



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

February 11, 2026
Eric Hollman, Planner

A.2. MANOR HILL COMMUNITY PROJECT

Site Plan, Special Use Permit and Aquatic Resource Permit Hearing for a proposed manufactured home community comprised of 14 lease lots. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-MH (Residence, Mobile Home) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

A Planning Board application for this project was first filed in 2017. It was reduced in size and the application was revised several times due to environmental and other site constraints, with long periods between submittals. On October 16, 2025, the Planning Board adopted a SEQRA Negative Declaration for the project as a Type I action. On December 3, 2025, the Town Board approved a resolution to rezone the site to R-MH (Residence, Mobile Home) District. On January 12, 2026, the Zoning Board of Appeals granted variances for yard setbacks on proposed Lots 9 – 14. The applicant submitted revised plans and responses to comments, seeking Planning Board approval.

In 2025, the applicant submitted to NYSDEC a request for an updated wetland Jurisdictional Determination (JD), due to changes in the NYSDEC Freshwater Wetlands regulations. On 11/10/2025, the NYSDEC identified the existing wetland on the site as Class II and required an Article 24 permit for wetland disturbance for the proposed roadway. Obtaining the NYSDEC permit may be a condition of the Planning Board's approval.

By 10/06/2025 correspondence to the Planning Board, Aspen Environmental noted prior issuance of an Army Corp of Engineers Nationwide Permit for wetland fill, that expires March 14, 2026. The applicant has an additional 12 months if the approved wetland mitigation (wetland creation) has commenced or is under contract to commence (required to be completed before wetland filling commences for the planned roadway).

Project plans and the SEQRA Negative Declaration for the project identify measures to protect endangered bat and turtle species per NYSEC and US F&W guidance, including a prohibition on tree cutting April 1 – October 14, and turtle exclusion fencing and monitoring during their nesting season.

Applicant response to Aspen's October 2025 comments states, "the Applicant will be requesting permission from the Board to fell trees on the subject property prior to the March 31 deadline." On a case by case basis, the Board has considered requests by project applicants for a waiver of Town regulations that prohibit any site preparation or ground disturbance prior to signature of final plans. Past experience has resulted in expediting some projects that were ready to go, and some sites that were cleared and remained with downed trees for several years.

In this case, staff recommends the Board discuss it and consider a very limited waiver for the minimum tree felling that could extend the U.S. Army Corp of Engineers Nationwide Permit another year, and would not affect site wetlands subject to a still-pending Article 24 Permit from the NYSDEC, nor residential neighbors or the Dutchess County Rail Trail adjoining the project site.

Recommendations:

Staff recommends that the Planning Board discuss the application and consider taking the following actions:

- A. Open** the public hearing.
- B. Close** the public hearing..
- C. Consider** granting conditional site plan and special use permit approval for the application, as follows:
“I move that the Planning Board grant conditional site plan and special use permit approval for the Manor Hill Community Project, 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. Town Planning Department comments (forthcoming).
 2. Town Engineer comments dated February __, 2026.
 3. Town wetland consultant Aspen Environmental comments dated February __2026.
 4. Town traffic consultant JMC’s comments dated February 9, 2026.
 5. Town Zoning Administrator’s comments dated February 9, 2026.
 6. Town Water Department comments dated February 9, 2026.
 7. Town Sewer Department comments dated January 30, 2026.
 8. Town Building Department’s review of a subsequent submittal.
 9. Town Highway Superintendent’s review of a subsequent submittal.
 10. Arlington Fire District comments dated February 9, 2026.
 11. Dutchess County Department of Behavioral and Community Health’s review, and approval upon final plans prior to signature by the Chair.
 12. NYS Department of Environmental Conservation’s issuance of an Article 24 Permit for wetland disturbance for this project.
 13. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plans for the project.
 - b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - c. Pursuant to Chapters 105 and 106 of the Town Code, the applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman’s signature.
 - d. This Site Plan and Special Use Permit Approval shall be void if construction is not started within one (1) year of the date of Planning Board approval, and completed within two (2) years of the date of such approval. Prior to its expiration, the site plan and special use permit approval may be renewed by request of the applicant for up to two (2) additional ninety (90) day periods. At the time of any Planning Board action to extend, renew or amend this application, the valid time period for site plan and/or special use permit approval shall be as then specified in the Town Code. The applicant shall receive no notice of the pending expiration and it is the sole responsibility of the applicant to renew the Site Plan and Special Use Permit Approval prior to its expiration.
 14. Comments of the Planning Board meeting.
- D. Consider** granting conditional approval of an aquatic resource permit for the application, as follows:
“I move that the Planning Board grant conditional approval for an aquatic resource permit for the Manor Hill Community Project, subject to the following:”

1. Wetland disturbance/mitigation plans and a narrative shall be finalized subject to Aspen Environmental approval, and shall be filed with the Town Planning Department, prior to issuance of site plan signature by the Chairman.
2. Evidence shall be submitted demonstrating that a U.S. Army Corp of Engineers Nationwide Permit authorization(s) is valid and consistent with the project at the time of Town wetland permit issuance.
3. Wetland disturbance/mitigation plans and narrative are to include time frames for wetland mitigation implementation, monitoring and close-out, subject to Aspen and Town staff approval.
4. Applicant shall pay the cost of all consultant fees incurred by the Town for review and monitoring of the aquatic resource permit.
5. If completion and close-out of the aquatic resource permit is to extend beyond issuance of a final Certificate of Occupancy (CO) for the Manor Hill Community Project, then a financial security to guaranty completion of the aquatic resource permit shall be filed with the Town prior to issuance of such CO, in an amount subject to Aspen review and approval, and in a form and accompanied by an Agreement subject to review and approval of the Planning Board Attorney and acceptance by the Town Board.

E. Planning Board to [conduct] or [waive] or [defer] architectural review approval for the proposed mobile homes.

- F.** Consider a resolution to permit tree felling activity prior to the Chair’s signature of the Site Plan, as follows *(Only if the Planning Board has granted conditional site plan, special use permit and aquatic resource permit approval):*

“I move that the Planning Board authorize a partial waiver of §210-151(H) to permit site clearing activity limited to tree felling only, prior to Chair signature of an approved Site Plan and consistent with approved bat mitigation, expressly subject to the following:”

1. Tree felling activity may occur on or prior to March 31, 2026, and thereafter is prohibited from April 1 through October 14, unless performed in accordance with NYSDEC and USF&W guidance.
2. Prior to signature of the approved Site Plan by the Planning Board Chair, site clearing activity is restricted to tree felling only; such activity shall not include relocation or removal of trees or brush, the use of heavy equipment, or any ground disturbance.
3. If the owner/applicant obtains Town acceptance of the final SWPPP, and submits evidence of coverage under the NYSDEC SPDES General Permit for Construction Activity, then tree felling activity including relocation or removal of trees or brush, and/or the use of heavy equipment, and/or ground disturbance, may be permitted at the written discretion of the Town Engineer.
4. Such tree felling activity shall be restricted to the area of disturbance and other conditions shown upon a Tree Felling Plan to be prepared by the applicant’s licensed professional plan preparer, subject to review and acceptance by the Town Engineering and Planning Departments. If NYSDEC has not issued an Article 24 Permit, then the Tree Felling Plan shall provide for the minimum tree removal necessary to maintain a U.S. Army Corp of Engineers Nationwide Permit, and shall not affect site wetlands nor screening for residential properties or for the Dutchess County Rail Trail adjoining the project site. No tree felling activity shall occur until after Town acceptance of the tree-felling plan.
5. Prior to the commencement of any tree felling activity, a site restoration agreement shall be executed subject to Town Board and legal approval, and a financial guarantee filed for such restoration in an amount to be approved by the Town Engineer and the Director of Municipal Development.

OR,

- A. **Open** the public hearing.
- B. **Close** the public hearing..
- C. Defer action on the site plan, special use permit and aquatic resource permit application, with comments, as follows:
“I move that the Planning Board defer action on this 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, including but not limited to the following:

1. Town Planning Department comments (forthcoming).
2. Town Engineer comments dated February __, 2026.
3. Town wetland consultant Aspen Environmental comments dated February __2026.
4. Town traffic consultant JMC’s comments dated February 9, 2026.
5. Town Zoning Administrator’s comments dated February 9, 2026.
6. Town Water Department comments dated February 9, 2026.
7. Town Sewer Department comments dated January 30, 2026.
8. Town Building Department’s review of a subsequent submittal.
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10. Arlington Fire District comments dated February 9, 2026.
11. Dutchess County Department of Behavioral and Community Health’s review, and approval upon final plans prior to signature by the Chair.
12. NYS Department of Environmental Conservation’s issuance of an Article 24 Permit for wetland disturbance for this project.
13. Comments of the Planning Board meeting.



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

TOWN DEPARTMENT, CONSULTANT AND FIRE DISTRICT COMMENTS

Project Name: MANOR HILL COMMUNITY PROJECT
Parcel ID #(s): 6162-16-970397-0000
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

Andrew Learn

1. Response to previous comment No. 1 is noted, comment remains. A stormwater maintenance agreement and access easement will be required prior to site plan approval.
2. Response to previous comment No. 2 is noted, comment remains. As previously noted, a legal agreement should be provided to prevent future development of the proposed open space and wetland mitigation areas.

Water:

3. Response to previous comment No. 3 is noted. Comment remains. As previously noted, DCDBCH approval of the proposed water supply improvements is required.
4. Response to previous comment No. 4 is noted. Please provide calculations as indicated to confirm that the proposed 6" water main will provide adequate fire flow to the proposed hydrants.

Sewer:

5. Response to previous comment No. 5 is noted. The Town has agreed in concept to accept dedication of the existing sewer main as part of the agreement with the developer to assist with the upgrade of the North Grand Pump Station. The signed offer of dedication referenced in the response letter should be submitted for review by the Town Attorney and this office.

Review For Meeting - Water Department

02/09/2026

Tom Colgan

The utility plan looks fine, but wouldn't the first hydrant serve you better if it were placed between lots 2 and 3? The fire department should have final say on this. Water service connection detail B is overdone with copper bent in a full circle. Picture a flattened question mark, where the copper runs parallel, and on top of the main doubles back alongside the main and is bent toward the lot it is intended for. If the copper is shaped correctly, one side of the main will have nothing in the way, allowing easier excavation in the future.

Review For Meeting - Zoning

02/09/2026

Kristina Granieri

Units 9, 10, 11, 12, 13, and 14, received a variance of 10 feet for each lot on 1/12/26.

No further comments.

Review For Meeting - Fire District - AFD

02/09/2026

Chris Mills

Previous comment concerning addressing and lot numbering still stands. What is the 911 address, and what are the lot numbers going to be? The proposed site is on a parcel that has a North Grand Ave address, but this is confusing to responders. The address should use the current Manor Hill address of 179 Van Wagner Rd and continue lot numbering in a logical order.

Review For Meeting - Building

02/09/2026

Bruce Flower

No comments regarding the site plan.

Review For Meeting - Sewer Department

01/30/2026

Jim Bynon

Lot 2 shall have the sewer lateral be a straight connection, with no bends, and the double cleanouts near the house. Please revise this detail

Review For Meeting - Highway Department

01/28/2026

Mike Simon

No conflict

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): **9703970000**

Project Name: **Manor Hill Community Project**

Applicant: **Manor Hill Mobile Home Park, LLC**

Address of Property: **246 Grand Ave, Poughkeepsie, NY 12603**

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 #: **ZR26-016**

Reviewer:

Tara Dillon



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

February 9, 2026

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

RE: JMC Project 24022
Manor Hill Community
179 Van Wagner Road & 246 North Grand Avenue
Town of Poughkeepsie, NY

Dear Chairman Whitehead and Members of the Board:

We have conducted a review of the January 27, 2026 submission material. Based on our review, we have the following comments:

1. The applicant has acknowledged the comments provided within our office's October 7, 2025 letter. Our office will review updated site plans when submitted as desired by the Town based on our previous comments.
2. The applicant is amenable to our recommendations mentioned in our October 7, 2025 letter such as treatments to discourage use of emergency access by typical traveling public, restricted road access signage, stop sign and stop bar at the Van Wagner Road intersection. The Town should provide a determination on these recommendations.
3. The Planning Board should provide a determination on the desired location of construction access to the proposed project whether via North Grand Avenue or via Van Wagner Road thru the existing mobile home property. If construction traffic is to access the site from North Grand Avenue, safety measures should be incorporated such as advance warning signage and flaggers.

We will continue to coordinate with your Board, Town staff and the Applicant as desired.

Sincerely,

JMC

Marc Petrero, PE, PTOE
Senior Project Manager

Kevin Masciovecchio, PE
Project Manager

/sites/24022/Shared Documents/Admin/lt.Whitehead_2026-02-09.docx



February 13, 2026

Mr. Carl Whitehead, Chairman
Town of Poughkeepsie Planning Dept.
1 Overocker Road
Poughkeepsie, NY 12603

Re: *Manor Hill Community Project*

Dear Chairman and Planning Board members,

Aspen Environmental has reviewed the January 27, 2026 submission for the proposed Manor Hill Community project and requires these minor changes to site plan notes for various permit compliance. The rationale and details for these changes is also provided.

1) Site plans must reference the Blanding's turtle Education and Encounter Plan.

Specifically, NYSDEC's May 23, 2024 letter indicates that the proposed activity is not likely to result in the incidental take of the protected Blanding's turtle and a Title 5 permit is not required "as long as the attached Education and Encounter plan that was submitted on March 19, 2024, is followed." A site plan and Threatened and Endangered Species Habitat Suitability Report (TES report) (Ecological Solutions 1/17/18, last revised 2/22/24) was also submitted to and considered by NYSDEC.

Accordingly, site plans should reference the Education and Encounter Plan and indicate, in the sequencing notes, that site personnel shall be trained in the identification and proper encounter protocol prior to commencement of any construction activity on site. All site personnel, as well as future site residents, are required to be provided the Education and Encounter Plan and Hudsonia's publication "*Backyard Turtle Conservation Recommendations for Landowners and Residents*", as indicated in the TES report.

2) The temporary turtle barrier indicated on the site plan must include gates with bottom sweeps and must remain closed during the turtle's active season; gate signage is recommended.

As per the TES report and NYSDEC standard requirements for construction in proximity to Blanding's turtle habitat, an exclusion fence is indicated on the site

plan. The plan must also indicate exclusionary gates, at each construction entrance, with a lower sweep. The gates should be installed such that the default position is closed; signage should be included on the gates indicating that the gates are to remain closed at all times between 4/15 and 10/15 for the protection of Blanding's turtles.

3) Include turtle barrier fence installation in the sequence notes. Indicate that the exclusion fence must be installed prior to April 15.

Installation of the temporary turtle exclusion fence should be included in the sequence schedule notes indicated on the Erosion and Sediment Control plan (C601), not just the Blanding's Turtle Construction Sequence notes (C703), so as not to be overlooked. Both such notes must indicate the installation of turtle exclusion fencing by April 15, prior to the turtle's anticipated active season.

4) Indicate wetland mitigation area completion requirement in sequencing notes.

In accordance with the ACOE permit, grading and planting of the wetland mitigation area must be completed prior to the discharge of fill authorized by the permit. Thus the sequencing notes must reflect this. Wetland mitigation is currently #12 on the Erosion and Sediment Control Plan sequencing notes.

5) Remove Blanding's turtle nesting area notes if not relevant.

Blandings Turtle Construction Sequence notes 4 and 5 on the plan refer to utilizing stockpiled soils for Blanding's turtle nesting area. I do not recall any proposed nesting areas nor do I find any on the plans. These final comments should be addressed.

These are Aspen's only comments regarding the site plan. Prior comments appear to be fully addressed.

The applicant's response letter of January 27, 2026 also included several waiver requests.

1) The applicant has requested that the Town allow tree removal prior to final site plan approval in order to comply with tree felling restrictions for the protection of locally present endangered bat species. Aspen has no issue with the Town allowing for selective felling in advance of final site plan approval.

2) The applicant has requested conditional site plan approval should, upon resolution of all other matters, the applicant still be waiting for issuance of a NYSDEC Article 24 permit (freshwater wetlands). For reference, this is a new requirement as per the 2025 updated state wetland regulations. Given that the applicant has received authorization for wetland disturbance from the ACOE (Nationwide General Permit 29 dated 2/22/23), accompanied by a NYSDEC issued Blanket Section 401 Water Quality Certification, indicating that the wetland disturbance as proposed is in compliance with State water quality standards, and given avoidance, minimization and mitigation of wetland impact, as confirmed through issuance of the ACOE Nationwide permit, Aspen finds this also to be a reasonable request.

Finally, the issuance of the Nationwide permit was only accomplished through several years of cooperation between the Town and the applicant towards the reduction of wetland disturbance and ample and appropriate mitigation. In addition to the benefit provided through elimination of the former and highly problematic community sewage disposal system immediately adjacent the wetland, Aspen finds that the site plan with wetland mitigation fully satisfies the Town code and recommends issuance of a Town Aquatic Resource Permit.

Furthermore, as the ACOE issued permit includes an abundance of conditions including but not limited to coverage requirements and invasive species management, monitoring and reporting for 5 years, and remedial action should the goals not be achieved, Aspen recommends that the Town not take on the burden of long term review, nor necessitate surety bonding or collateral for the mitigation. Rather, Aspen suggests that the Town require copy of the required annual reporting and any documentation which is to be provided to the ACOE, including final closeout with the ACOE.

Should you have any questions, feel free to contact me at your earliest convenience.

Sincerely,

Karol Knapp
President, Aspen Environmental

Submitted electronically



January 27, 2026

**BY HAND DELIVERY
AND ELECTRONIC SUBMISSION**

Carl Whitehead, Chairman
and Members of the Planning Board
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, New York 12603

Re: Manor Hill Community Project
Applications for Site Plan Approval, Special Use Permit, and Aquatic Resources Permit
Supplemental Submission & Responses to Comments
Premises: 246 North Grand Avenue, Poughkeepsie, NY (Tax Map No. 6162-16-970397)

Dear Chairman Whitehead and Members of the Planning Board:

On behalf of Manor Hill Mobile Home Park, LLC (the “Applicant”), the owner of the property located at 246 North Grand Avenue, Poughkeepsie, New York (the “Premises”), we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant’s pending Applications for Site Plan Approval, Special Use Permit, and Aquatic Resources Permit (collectively, the “Applications”), proposing to construct a fourteen (14)-unit mobile home community with associated site improvements at the Premises (the “Project”).¹

**PRIOR TOWN BOARD, ZONING BOARD OF APPEALS, AND PLANNING BOARD
APPROVALS RELATED TO THE PROJECT:**

As this Board may know, on December 2, 2025, the Town of Poughkeepsie (the “Town”) Town Board approved the Applicant’s Application for Change of Zone with the Town Board to reclassify the Premises from the Residence, Single-Family 20,000 Square Foot (R-20) Zoning District to

¹ **Note:** Since its initial appearance before this Board, the Applicant has reduced the total number of proposed units at the Premises from twenty-two (22) units down to fourteen (14) units.



January 27, 2026
Page 2

the Residence, Mobile Home (R-MH) Zoning District. A copy of the Town Board's approval resolution is enclosed herewith at **Exhibit A**.

In addition, on January 12, 2026, the Town's Zoning Board of Appeals ("ZBA") granted an area variance from the rear yard setback requirement outlined in § 210-83(B)(3) of the Town Code for units 9 through 14 within the Project. A copy of the ZBA's Decision Agenda, indicating that the requested variances were granted, is enclosed herewith as **Exhibit B**.

Finally, as the Planning Board is aware, during its meeting on October 16, 2025, this Board issued a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA") for the Project, confirming that the Project *will not* create any potentially significant adverse environmental impacts. A copy of the Planning Board's Negative Declaration is enclosed herewith as **Exhibit C**.

SITE PLAN REFINEMENTS AND RESPONSE TO COMMENTS:

Since the Applicant last appeared before this Board at its October 16, 2025 meeting Agenda, the Applicant has taken the time to refine the Project and to supplement its pending Application materials to respond to comments from the Planning Board, its consultants, and members of the public related to the Application. These design changes are described in detail in the point-by-point response to comments letter prepared by Lawrence J. Paggi, PE, PC, dated January 27, 2026, enclosed herewith as **Exhibit D**, and reflected on the enclosed revised plans for the Manor Hill Community Project, prepared by Lawrence J. Paggi, PE, PC, dated December 22, 2017 and last revised January 23, 2026 (the "Plans").

Specifically, the Plans now include the following updates:

- A recreational area has been proposed for the Project, which will include picnic tables, park benches, grills, and a gazebo.
- A proposed 6-foot-high privacy fence has been incorporated along the southern lot line of the Premises.
- Street lighting has been proposed for the Project, with three (3) decorative lighting posts incorporated along the roadway within the proposed mobile home park.
- Four (4) additional parking spaces have been proposed for use by visitors to the proposed mobile home park.



January 27, 2026
Page 3

- The roadway through the mobile home park has been widened slightly in the location of the proposed community mailbox structure.
- The sizes of all proposed mobile homes have been clarified within the revised Plans.
- Additional notes and details have been incorporated into the Plans to identify the proposed Blanding's Turtle protection practices and tree removal restrictions.

With this submission, the Applicant respectfully submits that it has fully addressed all comments provided by this Board, its consultants, and members of the public, and further that the Application complies with the applicable standards for Site Plan Approval outlined in Town Code Section 210-152, as well as the general and specific standards for Special Use Permit Approval for mobile home parks outlined in Town Code Sections 210-83 and 210-152.1, and the standards for Aquatic Resources Permit approval outlined in Town Code Section 116-8.

INDEX OF ENCLOSURES:

In support of this correspondence, attached please find fourteen (14) hard copies and an electronic copy of the following materials:

- Exhibit A:** Town Board Resolution 12:3-#2 of 2025, dated December 3, 2025;
- Exhibit B:** Zoning Board of Appeals Decision Agenda, dated January 12, 2026;
- Exhibit C:** Negative Declaration issued by the Town Planning Board, adopted October 16, 2025; and
- Exhibit D:** Response to Comments Letter, prepared by Lawrence J. Paggi, PE, PC, dated January 27, 2026.

In addition, attached please find six (6) full size and fourteen (14) 11" x 17" hard copies of the updated plans for the Manor Hill Community Project, dated December 22, 2017 and last revised January 23, 2026, and the Gross Area Graphic, dated July 21, 2021 and last revised September 15, 2025, both prepared by prepared by Lawrence J. Paggi, PE, PC, along with electronic copies of all referenced materials.

Finally, please be advised that a check payable to the Town in the amount of \$250.00, representing the Planning Board meeting fee, has been delivered under separate cover.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on February 19, 2026 to continue the Public Hearing on the Applications and to answer any questions that the Board may have, at



January 27, 2026
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which time we respectfully request that the Board consider closing the Public Hearing and rendering a decision on the Applications.

In the meantime, should the Planning Board or Town Staff have further questions or wish to have additional information related to the Project, please do not hesitate to contact me. Thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'T.M. Palmer', with a long, sweeping horizontal line extending to the right.

Taylor M. Palmer

cc: Manor Hill Mobile Home Park, LLC
Lawrence J. Paggi, PE, PC
Bruce Flower, Town of Poughkeepsie Building Inspector
Michael Welti, AICP, Town of Poughkeepsie Director of Municipal Development
Eric Hollman, Town of Poughkeepsie Planner
Lisa Cobb, Esq., Town of Poughkeepsie Planning Board Attorney
Jessica Zalin, Esq., Cuddy & Feder LLP

Exhibit A

RESOLUTION 12:3- # 2 OF 2025

WHEREAS, the Town Board of the Town of Poughkeepsie, held a duly noticed public hearing on the 3rd day of December, 2025 at 7:00 p.m. at Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York on an application from Manor Hill Mobile Home Park, LLC, requesting that the zoning for tax parcel number 6162-16-970397, located at 246 North Grand Avenue in the Town of Poughkeepsie consisting of approximately 5.53 acres, be changed from Residence, Single Family (R-20) to Residence, Mobile Home (R-MH); and

WHEREAS, the proposed zoning map amendment is attached hereto and incorporated herein and the Town Board does hereby waive a verbatim reading of said amendment and does direct that said amendment be spread across the record as if it, in fact, had been read verbatim; and

WHEREAS, the proposed zoning map amendment would allow the applicant to erect manufactured homes on 14 lease lots on this vacant parcel adjacent to their existing mobile home park; and

WHEREAS, the Planning Board, serving as Lead Agency under SEQRA, determined that the proposed Manor Hill Community Project, including the zoning map amendment, will not have a significant adverse impact on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for a Type I Action dated October 16, 2025; and

WHEREAS, on October 16, 2025, the Planning Board conveyed a positive recommendation to the Town Board regarding adoption of the proposed zoning map amendment; and

WHEREAS, a written recommendation dated November 17, 2025 was received from the Dutchess County Department of Planning and Development stating that adoption of the proposed zoning map amendment is a matter of local concern; and

WHEREAS, the Legal Notice of Public Hearing was posted on November 17, 2025 and published in the Poughkeepsie Journal on November 21, 2025; now therefore

BE IT ENACTED, pursuant to Article III, §210-11 of the Town of Poughkeepsie Code that the zoning designation of tax parcel number 6162-16-970397, located at 246 North Grand Avenue in the Town of Poughkeepsie consisting of approximately 5.53 acres, be changed from Residence, Single Family (R-20) to Residence, Mobile Home (R-MH), and

BE IT FURTHER ENACTED that said local law shall take effect immediately upon filing with the Secretary of State.

Dated: December 3, 2025

Moved: Barbara Laird

Seconded: Michael Cifone

Motion passes/ fails: Ayes 6 Nays 0

ES/mem
t-11/18/2025
m-12/3/2025

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Laird	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Burger	<u>absent</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Cifone	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Sharpe	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Supervisor Edwards	<u>✓</u>	___	___

Attachment - Proposed Zoning Map Amendment

BE IT ENACTED by the Town Board of the Town of Poughkeepsie as follows:

1. Pursuant to Article III, §210-11 of the Town of Poughkeepsie Zoning Code the zoning designation of tax parcel number 6162-16-970397 (246 North Grand Avenue), consisting of +/- 5.53 acres in the Town of Poughkeepsie, currently designated as Residence, Single Family (R-20) be rezoned to Residence, Mobile Home (R-MH).

Exhibit B



Town of Poughkeepsie Zoning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3650 Phone
845-790-4772 Fax

DECISION AGENDA TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS January 12, 2026 - 6:00 PM

A public meeting of the Town of Poughkeepsie Zoning Board of Appeals was held on January 12, 2026, at 6:00 PM. The meeting was held in a hybrid format.

OLD BUSINESS

- 1. Public Hearing – Height and Setback Variances – Vertical Bridge CC FM, LLC Applicant/Owner. 2 Pendell Road, Grid No. 6162-02-615714-0000, Zoned R-M.** The applicant is seeking to install a 150-foot monopole wireless telecommunications facility to be located 23 feet, 6 inches from the side yard property line, where §217-17(E), note “e” of the Town Code requires a 50-foot side yard setback, which is to be doubled for principal non-residential structures per §217-17(E)(1), requiring a 100-foot setback. A variance of 73 feet, 6 inches is required. The applicant is proposing a height for the monopole of 150 feet where §217-17(E), note “h” of the Town Code limits the height of buildings other than dwellings to 40 feet, requiring a variance of 110 feet. **Unlisted Action, Coordinated Review.** The Planning Board is the Lead Agency for this matter but has not yet made a determination of significance.

At the Applicant’s request, this application was adjourned to February 9, 2026.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 7-0-0

- 2. Public Hearing – Driveway Width Variance – Ryan Wendl and Victoria Sibalich, Owners/Applicants, 89 Kensington Lane, Grid No. 6363-03-108027-0000, Zoned R-4A.** The applicants are seeking to legalize an expansion of driveway width. Per §210-92(Q), a driveway shall not be more than 15 feet in width. The preexisting driveway as part of the Stratford Farms subdivision was allowed to be 20 foot wide. The applicant has extended a portion of the driveway to a width of 32.5 feet, requiring a variance of 17.5 feet. **Type II Action.**

The Board voted to deny this variance. The applicants will be required to remove the extra parking area.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 5-2-0
Nays: Christine Soricelli
Tony Gates

- 3. Public Hearing – Coverage and Driveway Width Variances – Ghada and Firas Haddad, Owners/Applicants, 55 Scenic Drive, Grid No. 6160-04-765019-0000, Zoned R-20.** The applicants are seeking to legalize an existing driveway of 32.9 feet in width, where §210-

92(Q)(1) of the Town Code permits only a driveway of 15 feet, requiring a variance of 17.9 feet. The applicants also are seeking to legalize impervious surface coverage of 62%, where §210-16(E) of the Town Code sets a maximum of 35%, requiring a variance of 27%. **Type II Action.**

At the Applicant's request, this application was adjourned to February 9, 2026.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 7-0-0

- 4. Public Hearing – Required Distance Variance – Wally Alrowhani, Applicant, Seldon Properties (Anthony Branchinelli) Owner, 2519-2521 South Road, Grid No. 6060-02-975536-0000, Zoned B-H.** The applicant is seeking a variance from §210-111.1(C)(1) of the Town Code, which prohibits tobacco stores from being located within 500 feet of any other tobacco store, measured from property line to property line. The applicant is proposing to operate a tobacco store on a parcel where the nearest property line is 205.5 feet (measured in a straight line) away from a parcel with an existing tobacco store (2506 South Road), requiring a variance of 294.5 feet. **Unlisted Action.**

The Board voted to deny the variance request.

Motion: Phyllis Capone
Second: Arthur Grace
Vote: 7-0-0

- 5. Public Hearing – Refuse Enclosure Setback Variance – Creek Road Plaza LLC, Owner/Applicant, 64-68 Creek Road, Grid No. 6162-02-65673-0000, Zoned B-N.** The applicant is seeking to legalize the expansion of a refuse enclosure that is located 10.6 feet from a property used for residential purposes, where §210-112 of the Town Code prohibits refuse and storage containers and receptacles from being located within 50 feet of any residential district, requiring a variance of 39.6 feet. **Unlisted Action.**

At the Applicant's request, this application was adjourned to February 9, 2026.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 7-0-0

NEW BUSINESS

- 6. Public Hearing – Rear Lot Line Variance – Manor Hill Community Project, Manor Hill Mobile Home Park LLC - Owner/Applicant, 246 N Grand Avenue, Grid No. 6162-16-970397-0000, Zoned R-MH.** In connection with a new mobile home development, the applicant is seeking variances from §210-83(B)(3) of the Town Code, which requires that each mobile home be located with a minimum clearance of 40 feet from the rear lot line, to allow a clearance of 30 feet for units 9, 10, 11, 12, 13, and 14, requiring a variance of 10 feet for each lot. **Unlisted Action.** The Planning Board, as Lead Agency, issued a determination of non-significance (negative declaration) on October 16, 2025.

The Board voted to grant the requested variances.

Motion: Christine Soricelli
Second: Arthur Grace
Vote: 7-0-0

DISCUSSION

7. Applicant: O’Conner Management LLC. Address: [no number] Route 9D, Grid # 6158-01-390820, Zoned B-H. The Applicant proposes to construct a new electric motor vehicle repair facility within 4.34-acre undeveloped property, and desires to have a “display vehicle.” “Open display areas” are discussed in the “Motor Vehicles Sales and Service” definition in §210-9 of the Town Code, but not in connection with a “Motor Vehicle Repair Facility.” **Unlisted Action.** The Planning Board is the Lead Agency for the SEQRA determination of this matter but has not yet made a determination of significance.

No action was taken on this matter.

OTHER BUSINESS

8. Lead Agency Request from the Town of Poughkeepsie Planning Board – Popeye’s Amended Site Plan, 535 Haight Ave and 836-840 Main Street, Grid #s 6161-08-894787-0000 and 6161-08-905797. Zoned Arlington Town Center – ATC. Site Size: ±0.50 and ±0.33 acres. In connection with the development of the adjacent parcel, the applicant is proposing to eliminate 2 parking spaces and establish an easement with 836-840 Main Street to use 2 parking spaces on that site as employee parking.

The Board voted to consent to the Planning Board being Lead Agency.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 7-0-0

9. Lead Agency Request from the Town of Poughkeepsie Planning Board – Hudson Valley Credit Union - Arlington Branch, 842 & 836-840 Main Street, Grid ## 6161-08-930788-0000, 6161-08-905797 and 6161-08-894787. Zoned Arlington Town Center – ATC. Site size: ±0.87; ±0.50 and ±0.33 acres. The applicant proposes demolishing the existing restaurant building and constructing a credit union building in its place, and the installation of ITMs.

The Board voted to consent to the Planning Board being Lead Agency.

Motion: Paul Lahey
Second: Christine Soricelli
Vote: 7-0-0

The Board voted to adjourn the meeting at 7:11 p.m.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 7-0-0

PRESENT

- Chair Lahey
- Member Capone
- Member Gates
- Member Grace
- Member Montanino
- Member Slomin
- Member Soricelli

ABSENT

Exhibit C



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance
ADOPTED October 16, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **TOWN OF POUGHKEEPSIE PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and therefore a Draft Environmental Impact Statement will not be prepared.

Name of Action: Manor Hill Community Project

SEQR Status: Type 1
Unlisted

Coordinated SEQRA Review: Yes
 No

Conditioned Negative Declaration: Yes
 No

Location

246 North Grand Avenue, Tax Parcel 6162-16-970397, 5.53 +/- acres
Zoned R-20 (Residence Single-Family 20,000 SF) District.

Description of Action

The proposed action is for a proposed manufactured home community comprised of 14 lease lots on a vacant 5.53-acre parcel, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. Site primary road access is proposed from the existing Manor Hill Mobile Home Park at 179 Van Wagner Road, adjoining southeast of the site and in common ownership. Secondary site access to the northwest on North Grand Avenue is proposed for gated, emergency access only. The project proposes connection of sewer and water services to existing Town facilities, inclusive of a new Town sewer main. Development for the 14 manufactured homes would include an internal private access road of about 1250 linear feet (LF) (0.62 acre), parking, stormwater facilities, screening area from adjoining properties (1.23 acres), open space (0.58 acre), and a recreation area (0.132 acre).

The site is bordered on the north by the Dutchess County Rail Trail in public recreation use, on the south by single-family residential properties zoned R-20 (Residence Single-Family 20,000 SF), and on the southeast by the existing Manor Hill Mobile Home Park zoned R-M (Residence, Multifamily). The adjoining Manor Hill Mobile Home Park is in common ownership, and was connected by a private sewer line across the project site to Town sewer facilities in North Grand Avenue just prior to this application, due to the failure of the existing mobile home park's septic system.

The site of 5.53 acres contains a wetland area totaling 0.91 acre, which was delineated slightly beyond the property lines to the north and south, and conveys drainage. The project proposes 9214 SF (0.212 acre) wetland fill or disturbance, by the proposed access road with utilities and by stormwater facilities, both designed to minimize such disturbance. The project proposes a wetland mitigation plan to enlarge onsite wetlands by 9328 SF (0.214 acre), in compliance with a Nationwide Permit #29 issued by the U.S. Army Corps of Engineers.

The action is categorized as a Type I action for SEQRA review because the proposed project is contiguous to publicly owned and operated parkland or recreation area (the Dutchess County Rail Trail), and proposed 4.96 acres disturbance exceeds 25% of the threshold for physical alteration of 10 acres.

Required Permits and Approvals

- Town Planning Board: Site Plan, Special Use Permit and Aquatic Resource Permit approvals.
- Town Board: Zoning Map Amendment, Acceptance of Sanitary Sewer Main Amended Offer of Dedication, Acceptance of stormwater and other easements and agreements.
- Zoning Board of Appeals: Area Variances
- Town Highway Department: Highway Work Permit
- Dutchess County Department of Behavioral and Community Health: Approval
- NYS Department of Environmental Conservation (NYSDEC): State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity; potential Wetland Permit
- U.S. Army Corps of Engineers (USACE): Nationwide Permit #29

Documents, Studies, Materials and Comments Reviewed and Considered by the Lead Agency

A Planning Board site plan, special use permit (SUP) and aquatic resource permit application (revised 9/22/25) was submitted to the Town Planning Department for review; along with a Full Environmental Assessment (FEAF) Part 1 (updated 9/18/25) and EAF Mapper Summary Report (dated 9/22/25); Site Plan set (revised 9/17/25); Stormwater Pollution Prevention Plan (SWPPP, revised through 8/14/25); Threatened and Endangered Species Report (revised 2/22/2024); responses to reviewer comments and other correspondence on the project; comments of reviewing agencies, Town departments and consultants; numerous other documents of record; and comments of the public at a duly noticed public hearing.

The application and FEAF were circulated to involved and interested agencies with the Planning Board's declaration of intent to be lead agency on 11/20/2017, and again with amended application materials on 12/4/2019. The applicant appeared before the Planning Board on 11/16/2017, 11/21/2019, 6/17/2021, 4/18/2024, and 10/16/2025. Submittals for the meetings of 1/18/2018 and 6/18/2020 were reviewed but the applicant withdrew prior to appearing.

The public hearing was opened at the 4/18/2024 Planning Board meeting, and adjourned through 10/16/2025, (inclusive of new notice for 10/16/2025), and further adjourned pending action by the Town Board and the Zoning Board of Appeals.

Reasons Supporting This Determination:

1. Land

The total acreage involved in the proposed action is 5.53 +/- acres with 4.96 acres of proposed physical disturbance, inclusive of 0.21-acre disturbance for grading and connection of the proposed site access road to that of the adjoining Manor Hill Mobile Home Park, in common ownership. Stormwater controls are proposed by drainage basins, bioretention areas, and other stormwater facilities. Due to the fact that the proposed action will physically disturb greater than one acre of land, it is subject to coverage under a State Pollutant Discharge Elimination System (SPDES) General Permit, resulting in the need for the preparation of a project-specific Stormwater Pollution Prevent Plan (SWPPP). The proposed project will comply with all applicable standards of the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity. Additionally, the proposed action is subject to the applicable erosion and

sediment controls for construction. These required measures are anticipated to mitigate land disturbance impacts. There are no moderate to large-scale stormwater impacts anticipated as a result of this proposed action. Therefore, no significant adverse environmental impacts are anticipated.

2. Geologic Features

There are no unique or unusual land forms within the project site (e.g., cliffs, dunes, minerals, fossils, caves). Therefore, no significant adverse environmental impacts are anticipated.

3. Surface Water

A Town aquatic resource permit will address proposed impacts, avoidance and mitigation of Town aquatic resources, based upon compliance with a Nationwide Permit #29 issued by the U.S. Army Corps of Engineers. Town aquatic resources of 0.91 acre were delineated by the applicant in accordance with U.S. Army Corps of Engineers permitting, consistent with Town aquatic resource permit regulations in Town Code Chapter 116, and reviewed by Town wetland consultant Aspen Environmental. Aquatic resources less than 1.0 acre do not require a Town aquatic resource buffer area.

Project layout was adjusted during review in consultation with the Town’s wetland consultant and U.S. Army Corps of Engineers to avoid and minimize impact to on-site wetlands, consistent with their relative ecological value and applicable regulations. The project proposes 9214 SF (0.212 acre) wetland fill or disturbance for the access road with utilities and stormwater facilities, both designed to minimize such disturbance. A wetland mitigation plan will enlarge onsite wetlands by 9328 SF (0.214 acre), in compliance with a Nationwide Permit #29 issued by the U.S. Army Corps of Engineers, for a net increase in wetland area of +0.002 acre. The plans include applicable stormwater, erosion and sediment controls for construction. Regarding the conveyance of drainage through the wetland to an existing outlet to the Dutchess County DPW Rail Trail, the proposed project will comply with all applicable standards of the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity.

The proposed plan demonstrates avoidance and minimization of wetland impact to the extent practicable and permissible. It provides compensatory mitigation in the form of wetland creation, for no net loss of wetlands. Proposed connection to the Town sewer system, with consideration of owner’s previous replacement of the adjoining Manor Hill Mobile Home Park septic system located in close proximity to the site wetland with connection to the Town sewer system, is an environmental benefit. Accordingly, the Town aquatic resource permit requirements are fulfilled.

No State-regulated wetlands were identified in the project vicinity. NYS DEC issued a “Notice of No Jurisdiction” dated May 23, 2024, in response to application materials that NYS DEC received on May 5, 2021, and resubmitted on March 19, 2024. In compliance with new NYS DEC regulations effective January 1, 2025, the applicant initiated a Jurisdictional Determination wetland assessment by the NYS DEC on August 11, 2025. It is anticipated that proposed plans inclusive of wetland mitigation will be sufficient for the NYS DEC. Additional measures required by NYS DEC, if any, will be implemented.

No other rivers, ponds or lakes will be affected. Therefore, no significant adverse environmental impacts are anticipated.

4. Groundwater

The proposed action is not anticipated to result in new or additional use of groundwater, nor have the potential to introduce contaminants to ground water or an aquifer. Therefore, no significant adverse environmental impacts are anticipated.

5. Flooding

The proposed action site is not located within the 100-year floodplain or 500-year floodplain. No significant adverse environmental impacts are anticipated.

6. Air

The proposed action will not require a state-regulated air emission source. Therefore, no significant adverse environmental impacts associated to air are anticipated.

7. Plants and Animals

The submitted application materials and the Planning Board’s environmental consultant Aspen Environmental identified potential habitat for endangered bat and turtle species. The project will permit proposed tree clearing to occur only between October 15 and March 31, in accordance with NYS DEC and US FWS guidance to avoid direct impacts at other times when the bats are not hibernating and may be present on the site. The project will follow a proposed Blandings Turtle Education and Encounter Plan and will include a restrictive turtle barrier and monitoring per NYS DEC guidelines, to protect significant turtle species.

No other significant habitat or species on the site were identified. No significant adverse environmental impacts are anticipated.

8. Agricultural Resources

The proposed action is not located in or adjacent to an Agricultural District. Therefore, no significant adverse environmental impacts are anticipated.

9. Aesthetic Resources

The proposed land use, as proposed, is not obviously different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. A screening area inclusive of landscape plantings subject to Planning Board approval is proposed between project development and adjoining residential uses. Therefore, no significant adverse environmental impacts are anticipated.

10. Historic and Archeological Resources

The proposed action is not anticipated to occur in or adjacent to a historic or archeological resource. No significant adverse environmental impacts are anticipated.

11. Open Space and Recreation

There is no anticipated loss of recreational opportunities or a reduction of an open space resource as designated in any adopted Town open space plan. The proposed project includes designated open space of 0.58 acre, a recreation area of 0.132 acre, and will be responsible for payment of recreation fees for residential development in accordance with Town Code. No concerns were identified for the adjoining Dutchess County Rail Trail. Therefore, no significant adverse environmental impacts are anticipated.

12. Critical Environmental Areas

The proposed action is not located in or adjacent to a Critical Environmental Area (CEA). Therefore, no significant adverse environmental impacts are anticipated.

13. Transportation

The proposed action is not anticipated to result in a change to the existing transportation system. Project access will be from Van Wagner Road through the existing Manor Hill Mobile Home Park, with gated emergency access only to North Grand Avenue due to limited sight distance. No significant adverse environmental impacts are anticipated.

14. Energy

The proposed action will utilize the local energy grid, electric and gas. Therefore, no significant adverse environmental impacts are anticipated.

15. Noise, Odor, and Light

The proposed action will not result in a permanent increase in noise. Construction-related noise is temporary and unavoidable, and must adhere to Town Code requirements. The proposed action will not result in outdoor odors. Any proposed lighting will be subject to the Town Code lighting regulations. Therefore, no significant adverse environmental impacts are anticipated.

16. Human Health

The proposed action will not result in the potential for exposure to contamination. No significant adverse environmental impacts are anticipated.

17. Consistency with Community Plans

The proposed action is not inconsistent with any adopted land use plan. Proposed rezoning from the R-20 to the R-MH District is consistent with adjoining mobile home park southeast of the site, provides screening and buffers for other adjoining residential uses consistent with R-MH District requirements, and is subject to Town Board review and approval. Therefore, no significant adverse environmental impacts are anticipated.

18. Consistency with Community Character

The proposed action is not inconsistent with the existing community character. Proposed manufactured homes on lease lots are not inconsistent with residential mobile home use to the southeast nor residential single-family lots to the southwest separated by proposed perimeter screening and landscaping. Therefore, no significant adverse environmental impacts are anticipated.

Other Potential Impacts

In addition to the discussion of impacts in the sections above, the Lead Agency has also considered, and hereby issues a determination, concerning the following:

1. The proposed action would not result in a substantial adverse change in existing air quality, ground water quality or quantity, or noise levels; a substantial increase in solid waste production; a substantial increase in potential for flooding, or leaching problems.
2. The proposed action would not result in the impairment or the environmental characteristics of a Critical Environmental Area.
3. The proposed action would not create a material conflict with the community’s current plans or goals as officially approved or adopted.
4. The proposed activity would not impair the character or quality of important aesthetic resources.
5. The proposed action would not result in a major change in the use of either the quantity or type of energy.
6. The proposed action would not create a hazard to human health.
7. The proposed activity would not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use.
8. The proposed action would not result in the creation of material demand for other actions that would result in one of the above consequences.
9. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
10. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

For Further Information:

Michael A. Welti, AICP, Director of Municipal Development
Town of Poughkeepsie
One Overocker Road
Poughkeepsie, New York 12603
Tele: 845-485-3657

This negative declaration was authorized at a meeting by the Planning Board held on October 16, 2025.

Exhibit D

January 27, 2026

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

Re: Manor Hill Community Project
Site Plan & Special Use Permit Applications
Tax ID #: 134689-6162-16-970397

Dear Chairman Whitehead and Members of the Planning Board:

Please find enclosed the following information regarding the above-mentioned project:

- Six (6) full size copies of the Site Plan, last revised January 23, 2026.
- Fourteen (14) 11"x17" copies of the Site Plan, last revised January 23, 2026.
- Fourteen (14) 11"x17" copies of a plan entitled "Gross Area Graphic," last revised September 17, 2025

The information above has been revised in response to the most recent comments received from various departments, consultants and staff. Line-by-line responses to each of the comments received are provided below.

Comment Letter from Town of Poughkeepsie Planning Department, dated October 7, 2025

Project Review Comments:

1. *Applicant is to address construction traffic, routing and parking to minimize typical temporary construction neighborhood effects and traffic hazards. A construction entrance is shown on C601 at the North Grand Avenue access only; previously it was shown for both ends of the site access road.*

Response: The construction entrance connecting to the Van Wagner Road side of the project has been removed to eliminate construction traffic through the existing mobile home streets.

2. *The Planning Board should determine if visitor and service parking are to be provided, and the quantity (if any). Illicit roadside parking would obstruct emergency access.*

Response: Four visitor/service parking spaces are now provided near the open space/recreation area.

3. *Proposed open space and recreation area:*

- a. *Unless Planning Board indicates otherwise, the two areas (total 25,454 SF) of wetlands and adjacent area appear to be acceptable designations of “open space” to meet mobile home park zoning requirements, as discussed previously. The proposed “recreation area” is outside of the wetland and mitigation areas.*

Response: Comment Acknowledged.

- b. *The Planning Board and applicant should discuss the proposed “recreational area” of 5737 SF adjacent southeast of the wetlands, proposed in response to Town request to serve the proposed homes. What amenities, if any, are to be provided? Open grass, woods, a playing field, playground, dog park, fitness trail or sports court? Are fencing, underdrains, storage or shelter structures warranted? A boundary fence or plantings may be warranted to buffer nearby mobile homes on the adjoining site. Applicant will need to show that any recreation facilities proposed do not conflict with nearby wetland areas nor deed restricted areas (not yet shown).*

Response: The recreation area includes park benches, grill areas and gazebo. These are indicated on the plans.

4. *Does the Planning Board agree with the applicant that road lighting is unnecessary and will be provided by future residential unit fixtures? Staff recommend a minimum of site area lighting for the North Grand Avenue entrance area likely for school bus pickup (applicant should consult the school district), and along the proposed access drive near the proposed recreation area and remote road connection to the Manor Hill Mobile Home Park.*

Response: Street lighting is now proposed at three locations along the proposed roadway, specifically at the potential school bus pickup location at north grand, at the recreation area & mailbox location, and at the fire hydrant location to the west of the proposed mobile home locations. Locations & photometrics are shown on C401 and a detail for the proposed fixture is provided on Sheet C703.

5. *Applicant is to further address snow plowing, timing, and potential storage areas, sufficient to ensure emergency access and to avoid encroachment on wetlands or deed restricted areas. Adequate storage areas appear readily available to serve the road of +1250 linear feet, located on-site, adjacent to the new connector road to Manor Hill Mobile Home Park, and/or with existing mobile home park snow storage (in common ownership or by easement). Response to previous comment is noted, indicating that no snow storage is proposed and owner shall plow and remove snow from the site.*

Response: Removing plowed snow from the site remains the proposed plan. If the planning board determines that snow storage on site is required, the applicant is amenable to indicating such.

6. *For the proposed mailbox structure per §210-83(C)(4), consider roadway widening (e.g., at least to 26' as provided near hydrants).*

Response: The roadway has been widened to 26-ft at the proposed mailbox structure.

7. *For Sheet T101 zoning data under §210-83(B)(1), calculation of mobile home park capacity (density), each of the required gross area exclusions (access roads, recreation, service facilities, and screen planting), are to be quantified, and corresponding areas labeled and delineated on C101 Site Plan.*

Response: Calculation of the mobile home park density shown on T101 now includes quantities for the required areas. These quantities are also shown on the gross area detail (sheet GA) along with a plan showing delineation & labeling of these areas. C101 does not include these delineations to avoid clutter and confusion on the site plan, however they can be added if determined to be required.

8. *Sheet C101 Easement Notes are to be revised as needed to reference any required amendments or new agreements for the reiterated sanitary sewer offer of cession and easement, and/or for the new water meter pit.*

Response: Additional notes shall be added to the plans to reflect all required easements and agreements. An offer of cession for the sewer main was executed as part of the sewer tenancy agreement established for the adjacent mobile home park. It is our understanding that the Town may require modifications to the existing offer relative to ongoing maintenance and repairs, which the Applicant takes no exception to.

9. *Regarding Sheet T101 Zoning data:*

- a. *With identification of all required variances, please list the date of ZBA approval when available.*

Response: The date of ZBA approval of the required variance is now provided on sheet T101.

- b. *In the Bulk Table, review and correct as needed the proposed minimum development lot line, rear and front yard setbacks. Many appear inconsistent with the graphic site plan.*

Response: The bulk table has been updated to reflect any inconsistencies with the graphic site plan.

- c. *Reconcile the slightly different open space SF area on Sheet T101 Zoning data vs. Sheet C101 Site Plan.*

Response: The discrepancy of the open space area has been reconciled

10. *Additional information items:*

- a. *Provide a graphic scale on all plan views.*

Response: Graphic scales provided for all plan views.

- b. *On the Title Sheet list of Site Plan set drawings, please correct Sheet C201 title to match the Sheet.*

Response: The title of sheet C201 shown on T101 has been corrected

- c. *On Sheet S101, correct seasonal tree removal restriction note to "...April 1 to October 15," consistent with the note as revised on other sheets.*

Response: The tree removal dates on Sheet S101 has been corrected.

- d. *On Sheet C101 Site Plan, correct call-outs for home sizes: They indicate proposed homes of 28' x48' or 28' x68', where the Champion Homes product booklet indicates homes of 26' 8" width only, and lengths up to 60'. For the smallest Lot #9, the building envelope limits the unit length to 48', not the optional 68' model listed.*

Response: The future mobile home sizes have been updated to reflect those available in the Champion Homes product booklet.

- e. *Detail the emergency access gate, and reference it on the Site Plan.*

Response: A reference to the emergency access gate is shown on the siteplan. A detail will be provided once the preferred design is coordinated with the fire department.

- f. *Plans are all to be stamped and signed by their licensed professional preparer.*

Response: A licensed PE stamp & Signature will be provided prior to final signature.

11. *The Planning Board may consider the Champion Homes product sheets submitted, and advise applicant if they will be sufficient or if additional architectural elevations/renderings will be required for future architectural review.*

Response: Comment acknowledged.

Town Planning Department Decision Letter, Dated 10/17/2025 (revised)

15. *Comments of the Planning Board meeting, including but not limited to the following:*

- a. *Address Board discussion of neighbor's request for fencing for adjoining residential lot to discourage trespass.*

Response: A 6-ft-high privacy fence is now proposed along the N/F Matthew Soper property line abutting the proposed home sites.

- b. *Planning Board members requested a playground for the recreation area.*

Response: The recreation area includes park benches, grill areas and gazebo. These are now indicated on the plans.

- c. *Street lights are to be shown on the next plan submittal.*

Response: Street lighting is now proposed at three locations along the proposed roadway, specifically at the potential school bus pickup location at north grand, at the recreation area & mailbox location, and at the fire hydrant location to the west of the proposed mobile home locations. Locations & photometrics are shown on C401 and a detail for the proposed fixture is provided on Sheet C703

- d. *Address visitor parking.*

Response: Four (4) visitor/service parking spaces are now provided near the recreation area.

- e. *Address snow removal on the plan.*

Response: Removing plowed snow from the site remains the preferred option. If the planning board determines that snow storage on site is required, the applicant is amenable to indicating such.

- f. *Address timing or limits for construction entrance use on North Grand Avenue to avoid residential use.*

Response: It is the Applicant's intent to utilize the North Grand Avenue access point during construction of the new mobile home park area. Throughout the construction period, the site—including the North Grand Avenue access—will be restricted to construction-related traffic only, with no residential access permitted. Upon completion of construction, the North Grand Avenue access will be secured with a gate to permanently restrict residential access.

Town Department, Consultant and Fire District Comments

Engineering – Andy Learn 10/07/2025

1. *Response to previous comment No. 1 is noted, comment remains. A stormwater maintenance agreement and access easement will be required prior to site plan approval.*

Response: Comment acknowledged.

2. *Response to previous comment No. 2 is noted, comment remains. As previously noted, a legal agreement should be provided to prevent future development of the proposed open space and wetland mitigation areas.*

Response: Comment acknowledged.

Water:

3. *Response to previous comment No. 6 is noted. Comment remains. As previously noted, DCDBCH approval of the proposed water supply improvements is required.*

Response: Comment acknowledged.

4. *Please confirm that the proposed 6” water main will provide adequate fire flow to the proposed hydrants.*

Response: Engineering calculations will be provided to demonstrate the adequacy of the 6-inch water line.

Sewer:

5. *Response to previous comment No. 7 is noted. The Town has agreed in concept to accept dedication of the existing sewer main as part of the agreement with the developer to assist with the upgrade of the North Grand Pump Station. The signed offer of dedication referenced in the response letter should be submitted for review by the Town Attorney and this office.*

Response: Comment acknowledged. An executed copy of the Offer shall be provided.

SWPPP:

6. *The County DPW has raised concerns regarding the concentrated discharge of stormwater toward the Rail Trail property. The DPW has indicated that they will review the SWPPP and provide their own comments. At this time our comments on the SWPPP have been addressed. It should be noted that there is an existing pipe discharge from the project site toward the rail trail and the proposed stormwater discharge from the site is in the same location.*

Response: The County DPW has since completed their review and indicated that they have no further comments. It is our understanding that the Town was copied on this correspondence.

Water Department – Tom Colgan 10/06/2025

1. *The utility plan looks fine. Water details are good except for one small note. Detail (3) on the water service connection shows the water service shaped like a complete loop. The service simply needs to follow and stay above the main before doubling back and then heading toward the residence. The radius of the bend is tighter and the copper looks like a compressed "question mark".*

Response: Comment acknowledged. The water service connection with the main will be updated once a detail of the preferred connection can be coordinated with the water department.

Building Department – Bruce Flower 10/03/2025

1. *No comment*

Fire District AFD – Chris Mills 10/02/2025

1. *What is the address of the proposed new site going to be? The existing Manor Hill MH Community has an address on Van Wagner Rd. The new parcel has an address on North Grand Ave, which would be confusing to responders. The Van Wagner side will be the main entrance, and the property should have an address that reflects that. Existing lot numbers should be continued in the new proposed area.*

Response: Comment acknowledged. The Applicant takes no exception to the new addresses taking on the Van Wagner naming convention. It is our understanding that address designation is ultimately determined by Dutchess County 911. We are happy to continue coordination with the Town and County to ensure that the desired addressing is achieved.

Highway Department – Mike Simon 09/23/2025

1. *No comment*

Sewer Department – Jim Bynon 09/23/2025

1. *No comment*

Zoning Department – Kristina Granieri 09/23/2025

1. *No comment*

Highway Department – Mike Simon 09/23/2025

1. *No comment*

JMC Consultants Comment Letter, dated 10/07/2025

1. *The applicant has modified the proposed access for the project to limit the North Grand Avenue access to emergency access only. Our office has no objection to this modification.*

Response: Comment acknowledged.

2. *Alternate roadway surface material is recommended for the area of the roadway which is proposed as emergency access only. Mountable curbing should be considered at the extends of the emergency access area to discourage typical passenger vehicles from utilizing the section of roadway.*

Response: Comment acknowledged. The Applicant is amenable to these modifications if determined to be required.

3. *Signage should be considered visible from North Grand Avenue as well as internal to the site to notify motorists of the restricted roadway access.*

Response: Comment acknowledged. Additional signage can be provided if determined to be required.

4. *The applicant has noted that the proposed site grading has been revised to provide balanced earthwork which reduces the volume of construction traffic to and from the property. The construction entrance should be located from the existing mobile home property (plan east) with no construction access along North Grand Avenue due to the limited sight distance.*

Response: Prior to designating the North Grand Avenue driveway as emergency access only, a sight distance analysis was reviewed and commented on by the Town's engineering consultant (CPL), and a site visit was held on February 23, 2024 with the Town Engineer and the Highway Superintendent, where it was determined that adequate sight distance was provided at the proposed driveway location, and that a sight distance easement from the N/F Cevallos property would not be required. Restricting access at this location during construction and requiring all construction vehicles to access via the existing mobile home park does not appear to be warranted, or advisable. However, if the Planning Board determines that such restriction is required, the plans will be revised to reflect this.

5. *A stop sign and stop bar is recommended on the existing driveway at its intersection with Van Wagner Road.*

Response: Comment acknowledged. Additional signage can be provided if determined to be required.

6. *“No Parking Anytime” signs are proposed as shown on Drawing C101. These signs should be angled to comply with MUTCD Section 2B.54.*

Response: A note referencing this requirement shall be added to the plans.

Dutchess County Dept. of Planning & Development Letter, dated 10/09/2025 - Dylan Tuttle

1. *Per Dutchess County Department of Public Works staff, the proposed drainage plan may have an adverse impact on the Dutchess County Rail Trail property, and a detailed review of the project’s SWPPP by DPW staff is necessary. We recommend that the Board not act on this project until that review is complete and the project’s drainage has DPW’s endorsement. For the reasons stated above, we recommend the Board condition its approval on a drainage plan that does not adversely affect the Dutchess County Rail Trail property, as determined by the Dutchess County Department of Public Works.*

Response: The County DPW has since completed their review and indicated that they have no further comments. It is our understanding that the Town was copied on this correspondence.

Aspen Environmental letter to Eric Hollman, Dated 10/06/2025 – Karoll Knapp

1. *Site development will involve tree removal. As per NYSDEC recommendations, and ACOE Nationwide permit conditions, tree removal must occur between 10/ 15 and 3/ 31, during the typical hibernation season for locally present protected bat species.*

Response: Comment acknowledged, the plans specify that tree removal must occur between 10/15 & 3/31. As part of this submission, the Applicant will be requesting permission from the Board to fell trees on the subject property prior to the March 31 deadline.

2. *An Army Corps of Engineers Nationwide Permit for fill in the wetlands has been issued, with an expiration date of March 14, 2026. However, the permittee has an additional 12 months if the proposed activity has commenced or is under contract to commence before the expiration date. Note that this is not a permit for the entire Manor Hill Community project, rather the approved wetland mitigation, which is to be completed before the wetland fill work may commence.*

Response: Comment acknowledged.

Aspen Environmental letter to Carl Whitehead, Dated 10/06/2025 – Karoll Knapp

1. *My only question at this time is with regard to Blanding’ s turtle protection. A NYSDEC letter dated 5/ 23/ 24 indicates that the project must follow the Education and Encounter*

plan submitted to the agency on March 19, 2024. (The plan appears to be included in the revised Threatened and Endangered Species Habitat Suitability Assessment Report, last dated 2/ 22/ 24 and submitted to the Town In April of 2024.) In its letter, NYSDEC makes no mention of a restrictive barrier or monitor. However, the referenced Education and Encounter plan indicates that site personnel will be trained by a license monitor and references a turtle exclusion fence. Accordingly, use of a restrictive turtle barrier and monitor, as per NYSDEC guidelines, should be included on the plans. As the issue of Blanding' s turtle protection has been addressed, a commitment to comply with the recommendations of NYSDEC should be sufficient to satisfy the Board with regard to SEQR. However, final plan approval must include details of the necessary protection mechanisms.

Response: The revised plans indicate proposed locations for bladings turtle protection fence on Sheet C601. Construction details and notes describing required schedule & turtle monitor requirements are provided on Sheet C703.

2. *Finally, as previously suggested, Aspen strongly recommends a site meeting with the applicant/ engineer to discuss mitigation area details, timing restrictions and Blanding' s turtle protection prior to project commencement.*

Response: Comment acknowledged. The Applicant takes no exception to this request.

Dutchess County Department of Behavioral and Community Health Review

It is acknowledged that DCDBCH review and approval is required for the proposed water and sewer utilities. It is requested that demonstration of this approval be made a condition of final site plan approval.

Dutchess County Department of Public Works, Dated 9/23/25

The Dutchess County indicated that they have no further comments via email on 10/14/2025. It is our understanding that the Town was copied on this correspondence.

NYS Department of Environmental Conservation, Dated 5/23/24

The 5/23/24 Notice of No Jurisdiction issued by the NYSDEC indicated that wetland permitting and an individual Water Quality Certification from the NYSDEC was not required. The memo also indicated that relative to endangered and threatened species, the NYSDEC has determined that the proposed activity is not likely to result in the incidental take of Blanding' s turtles (*Emydoidea blandingii*), and therefore an Article 11, Title 5 permit is not required for this project as long as the Education and Encounter plan that was submitted on March 19, 2024, is followed. The referenced education and encounter plan has been included in prior submissions to the Town and is incorporated into the project documents. Due to the changes to the NYSDEC Freshwater Wetlands regulations enacted in 2025, a request for an updated Jurisdictional Determination (JD) was submitted to the NYSDEC by the Applicant. A letter of positive

jurisdiction was subsequently received from the NYSDEC on 11/10/2025, identifying the existing wetland as “Class II: it is located in an area identified as a Disadvantaged Community as defined in the Climate Leadership and Community Protection Act”. In response to the most recent JD, the Applicant is in the process of obtaining an Article 24 permit from the NYSDEC for the proposed wetlands disturbance associated with the new private road. It is requested that demonstration of this permit be made a condition of final site plan approval.

The Applicant requests that the Board place this project on the February 19th meeting agenda for discussion and further consideration of the above.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Paggi'.

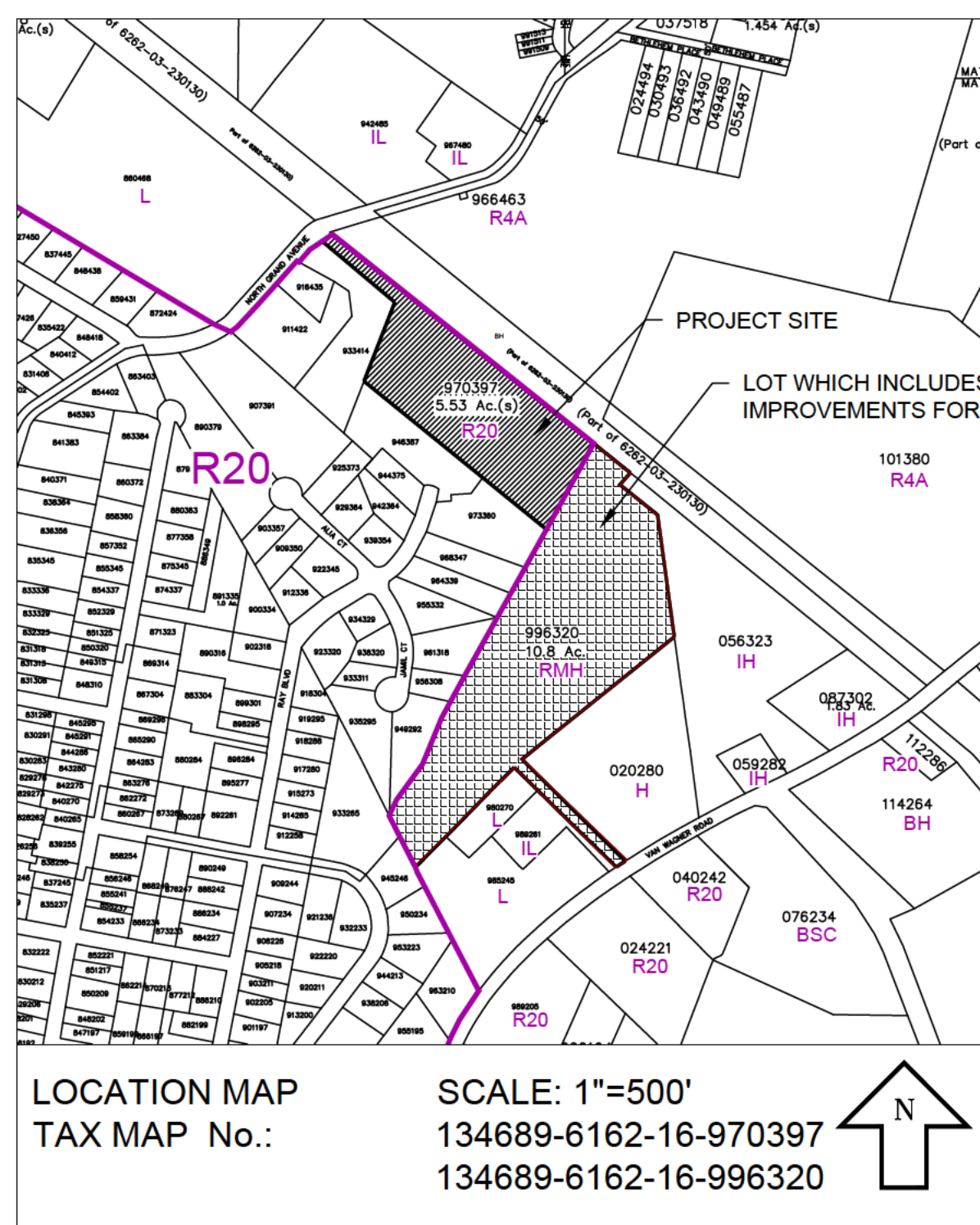
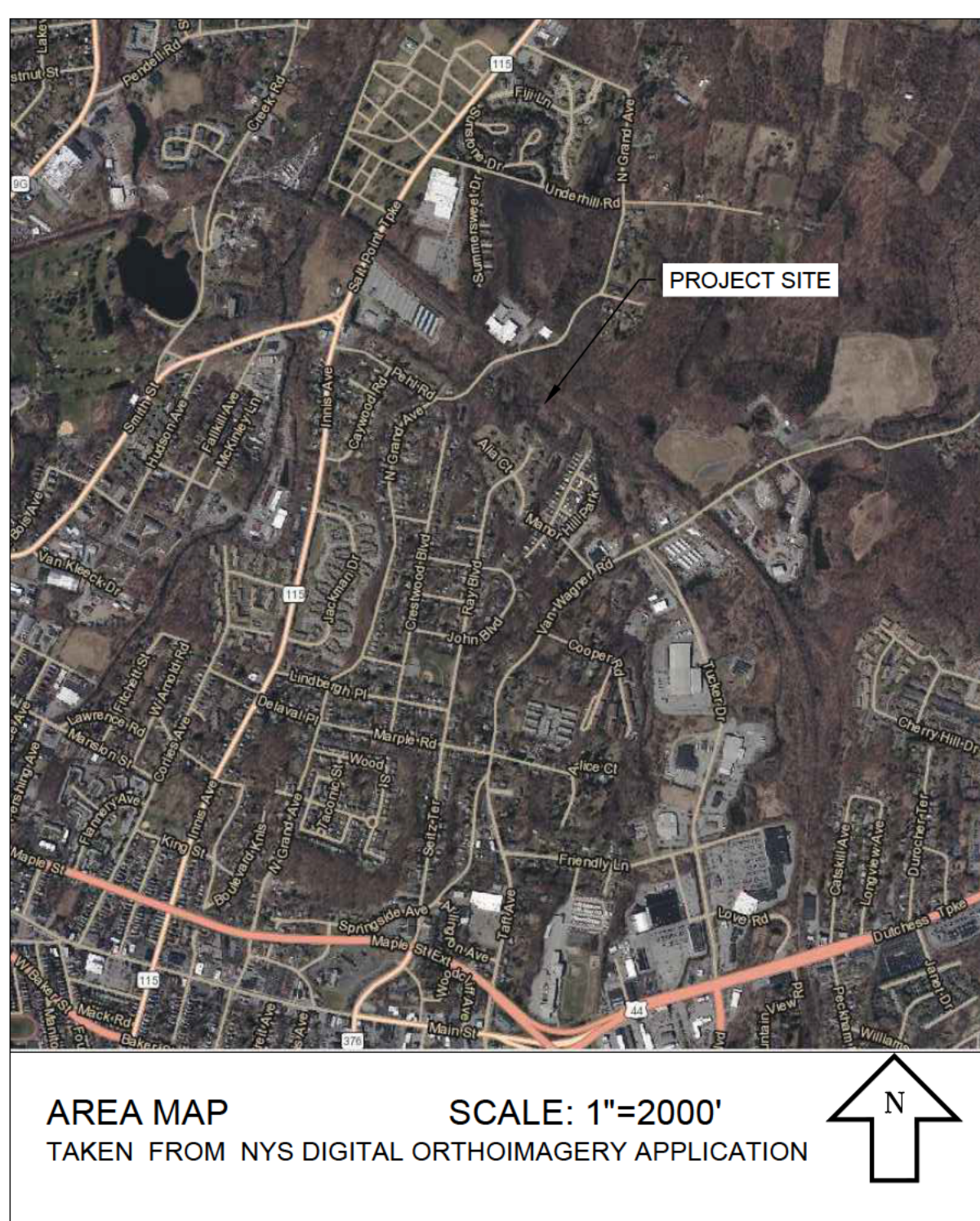
Christian Paggi, P.E.
Principal

Enclosures

Plans

MANOR HILL COMMUNITY PROJECT

246 NORTH GRAND AVENUE POUGHKEEPSIE, NEW YORK



AREA MAP SCALE: 1"=2000'
TAKEN FROM NYS DIGITAL ORTHOIMAGERY APPLICATION

LOCATION MAP TAX MAP No.: SCALE: 1"=500'
134689-6162-16-970397
134689-6162-16-996320

SITE DATA:

TAX ID No. 134689-6162-16-970397
TOTAL ACRES: 0.533 ACRES
EXISTING ZONE: R-20 (RESIDENCE, SINGLE-FAMILY, 2-ACRE)
EXISTING ZONE: R-MH (RESIDENCE, MOBILE HOME)

AREA AND BULK REGULATIONS FOR R4M DISTRICT - TOWN OF POUGHKEEPSIE CODE § 210-19(D):

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	6,000	7,154
MINIMUM FRONTAGE (FT)	15	59
MINIMUM LOT WIDTH (FT)	15	60
MINIMUM FRONT YARD (FT)	215	25
MINIMUM SIDE YARD (FT)	10	10
MINIMUM REAR YARD (FT)	10	30
MINIMUM DEVELOPMENT		
LOT LINE (FT):	30	59

SINGLE-WIDE MOBILE HOMES MAY BE PLACED ON LOTS OF 5,000-SF.
NO MOBILE HOME SHALL BE PLACED WITHIN 15-FT OF ANY ACCESS ROAD.

TOWN OF POUGHKEEPSIE CODE § 210-19(D)(1) NOTE:

DEVELOPMENT OF PREVIOUSLY UNDEVELOPED PROPERTY ADJACENT PROPERTY TO BE DEVELOPED FOR RESIDENTIAL USE SHALL INCLUDE A FIFTY-FOOT SETBACK FROM THE ADJOINING RESIDENTIAL PROPERTY. THE SETBACK SHALL BE LANDSCAPED TO A DEPTH OF NOT LESS THAN 20 FEET IN A LOCATION AS APPROVED BY THE PLANNING BOARD. THE LANDSCAPING SHALL CONSIST OF A MIXTURE OF EVERGREEN AND DECIDUOUS PLANTINGS AS APPROVED BY THE PLANNING BOARD. THE PLANNING BOARD SHALL USE ITS DISCRETION TO ESTABLISH APPROPRIATE LANDSCAPING AND SETBACKS FOR REDEVELOPMENT PROJECTS INVOLVING THE CONVERSION OR THE REHABILITATION OF EXISTING STRUCTURES AND PREVIOUSLY DISTURBED LAND AREAS, ROADS, PATHWAYS, AND SIDEWALKS PROVIDING ACCESS THROUGH THE BUFFER ARE PERMITTED. THE SETBACK AREA SHALL BE PERMANENTLY PRESERVED BY RECORDED DEED INSTRUMENT IN A FORM APPROVED BY THE TOWN ATTORNEY, AND WHICH SHALL PROVIDE FOR TOWN ENFORCEMENT OF SAID RESTRICTION.

TOWN OF POUGHKEEPSIE CODE § 210-19(D)(1) NOTE:

REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	6,000
MINIMUM FRONTAGE (FT)	15
MINIMUM LOT WIDTH (FT)	15
MINIMUM FRONT YARD (FT)	215
MINIMUM SIDE YARD (FT)	10
MINIMUM REAR YARD (FT)	10
MINIMUM DEVELOPMENT	
LOT LINE (FT):	30
MINIMUM BUFFER TO ADJOINING RESIDENTIAL LOTS (FT):	30/25

SINGLE-WIDE MOBILE HOMES MAY BE PLACED ON LOTS OF 5,000-SF.
NO MOBILE HOME SHALL BE PLACED WITHIN 15-FT OF ANY ACCESS ROAD.
FOR SITE AREAS ADJOINING RESIDENTIAL USES, A 50-FOOT SETBACK AND 25-FOOT LANDSCAPE BUFFER ARE REQUIRED.

TOWN OF POUGHKEEPSIE CODE § 210-83 - SUPPLEMENTARY REGULATIONS FOR R4M DISTRICT:

§ 210-83(B)(1) PARK SIZE AND CAPACITY

REQUIRED - A MINIMUM 10% (24,102 SF) OF TOTAL PARK AREA SHALL BE USED FOR OPEN SPACE.
PROPOSED - 10.6% (25,454 SF) OPEN SPACE PROVIDED

§ 210-83(B)(7) SCREENING AND LANDSCAPING REQUIREMENTS AND PROPOSED CONFORMANCE:

REQUIRED - AT LEAST 20 FEET WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG EXTERIOR LOT LINES AND PUBLIC ROADS.
PROPOSED - 25 FEET WIDE LANDSCAPE AREA TO BE PROVIDED ALONG EXTERIOR LOT LINES AS PER TOWN OF POUGHKEEPSIE CODE § 210-19(D)(1).

*VARIANCE REQUIRED:

1. AREA VARIANCE REQUIRED FOR CLEARANCE FROM REAR LOT LINE FOR UNITS 9, 10, 11, 12, 13 & 14. 30-FT MINIMUM CLEARANCE PROVIDED WHERE 40-FT REQUIRED BY TOWN OF POUGHKEEPSIE CODE SECTION § 210-83(B)(3). ZBA APPROVAL ON JANUARY 12, 2026.

§ 210-83(B)(3) CLEARANCES:

EACH MOBILE HOME SHALL BE LOCATED ON THE LOT WITH THE FOLLOWING MINIMUM CLEARANCES:
REQUIRED - SIDES: 10-FT FROM SIDE LOT LINES
ENDS: 40-FT FROM REAR LOT LINES; 25-FT FROM ACCESS ROADS
EXTERIOR LOT LINE: 30-FT

PROPOSED - SIDES: 10-FT FROM SIDE LOT LINES

ENDS: 30-FT FROM REAR LOT LINE; 25-FT FROM ACCESS ROAD
EXTERIOR LOT LINE: 30-FT MINIMUM

§ 210-83(B)(4) PARKING REQUIREMENTS AND PROPOSED CONFORMANCE:

REQUIRED - AT LEAST TWO OFF-ROAD PARKING SPACES FOR EACH MOBILE HOME WITHIN THE MOBILE HOME LOT, EACH SPACE AT LEAST 8' WIDE AND AT LEAST 18' LONG.
PROPOSED - TWO (2) OFF-ROAD PARKING SPACES FOR EACH MOBILE HOME WITHIN THE MOBILE HOME LOT, EACH SPACE IS 9'x18'

§ 210-83(B)(6) OPEN SPACE REQUIREMENTS AND PROPOSED CONFORMANCE:

REQUIRED - A MINIMUM 10% (24,102 SF) OF TOTAL PARK AREA SHALL BE USED FOR OPEN SPACE.
PROPOSED - 10.6% (25,454 SF) OPEN SPACE PROVIDED

§ 210-83(B)(7) SCREENING AND LANDSCAPING REQUIREMENTS AND PROPOSED CONFORMANCE:

REQUIRED - AT LEAST 20 FEET WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG EXTERIOR LOT LINES AND PUBLIC ROADS.
PROPOSED - 25 FEET WIDE LANDSCAPE AREA TO BE PROVIDED ALONG EXTERIOR LOT LINES AS PER TOWN OF POUGHKEEPSIE CODE § 210-19(D)(1).

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1. AREA VARIANCE REQUIRED FOR CLEARANCE FROM REAR LOT LINE FOR UNITS 9, 10, 11, 12, 13 & 14. 30-FT MINIMUM CLEARANCE PROVIDED WHERE 40-FT REQUIRED BY TOWN OF POUGHKEEPSIE CODE SECTION § 210-83(B)(3). ZBA APPROVAL ON JANUARY 12, 2026.

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 herein including all conditions of approval. The applicant and the owner understand their obligation to the Town to keep the proposed plan in compliance with 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 herein 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)

Department	Date
Planning Department	
Building Department	
Fire Department	
Water Department	
Sewer Department	
Zoning Administrator	
Engineering Department	

PLAN SET INDEX

- T101 - COVER PAGE
- S101 - EXISTING CONDITIONS PLAN
- C101 - SITE PLAN
- G201 - GRADING PLAN
- U101 - UTILITY PLAN
- C601 - VEHICLE CIRCULATION AND SIGHT DISTANCE PLAN
- W201 - WETLAND MITIGATION PLAN
- E201 - EROSION AND SETTLEMENT CONTROL PLAN & DETAILS
- C701 - CONSTRUCTION DETAILS
- C702 - CONSTRUCTION DETAILS
- C703 - CONSTRUCTION DETAILS

SITE DATA:

AREA AND BULK REGULATIONS FOR R4M DISTRICT - TOWN OF POUGHKEEPSIE CODE § 210-19(D):

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	6,000	7,154
MINIMUM FRONTAGE (FT)	15	59
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MINIMUM SIDE YARD (FT)	10	10
MINIMUM REAR YARD (FT)	10	30
MINIMUM DEVELOPMENT		
LOT LINE (FT):	30	59
MINIMUM BUFFER TO ADJOINING RESIDENTIAL LOTS (FT):	30/25	

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14
17,491	14,255	13,141	10,656	9,818	8,795	8,780	8,765	7,154	7,738	7,753	7,768	7,783	7,797
185.6	62	60.1	59.1	60	60	60	60	60	60	60	60	60	60
171.4	64.5	63.2	63.3	60	60	60	60	60.9	60	60	60	60	60
26.3	25.7	25.3	25	25	25	25	25	25	25	25	25	25	25
10.3	10.1	16	13.2	11.5	15.9	16	16	10.6	10	15.3	15.5	15.4	15.8
63.2	91.2	89.9	62.0	61.8	61.5	61.2	61.0	33.5	43.9	44.1	44.3	44.6	44.6
185.6	62	60.1	59.1	66.9	60	60	60	75.1	60	60	60	60	60

SINGLE-WIDE MOBILE HOMES MAY BE PLACED ON LOTS OF 5,000-SF.
NO MOBILE HOME SHALL BE PLACED WITHIN 15-FT OF ANY ACCESS ROAD.
FOR SITE AREAS ADJOINING RESIDENTIAL USES, A 50-FOOT SETBACK AND 25-FOOT LANDSCAPE BUFFER ARE REQUIRED.

TOWN OF POUGHKEEPSIE STANDARD NOTES:

- IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SUBMIT TO THE PLANNING BOARD PROOF OF THE CONDITIONS APPROVAL, 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, MITIGATION 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 COMMENTS.
- IN THE EVENT THE APPLICANT SECURES 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 PROCEED TO OBTAIN DEPARTMENT OF PLANNING AND ENGINEERING DEPARTMENT APPROVAL OF THE CONSTRUCTION PLAN, PHASING IMPLEMENTATION PLAN SHALL ADDRESS BUILDINGS, ACCESS, UTILITIES, PARKING, LANDSCAPING, LIGHTING, PEDESTRIAN AMENITIES, PUBLIC SAFETY AND SEPARATION FROM CONTIGUOUS 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.
- THE SITE PLAN DEVELOPMENT CHECKLIST CERTIFICATION FORM AS SHOWN IN THE TOWN OF POUGHKEEPSIE PLANNING BOARD APPLICATION FORMS (AS MAY BE AMENDED) SHALL BE COMPLETED AND SUBMITTED TO THE TOWN ENGINEER ON A MONTHLY BASIS, COMMENCING WITH THE PERMIT ISSUANCE OR INITIAL SITE DISTURBANCE (WHICHEVER OCCURS EARLIER), AND CONTINUING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT. THE TOWN ENGINEER WILL PERMIT BY THE WRITTEN APPROVAL OF THE TOWN ENGINEER OR OF THE DIRECTOR OF MUNICIPAL DEVELOPMENT OR DESIGN.

TOWN OF POUGHKEEPSIE AQUATIC PERMIT NOTES:

- BY ACCEPTANCE OF THIS PERMIT THE OWNER/APPLICANT/PERMITEE AGREES THAT THE PERMIT IS CONTINGENT UPON STRICT COMPLIANCE WITH CHAPTER 116 OF THE TOWN CODE AND ANY SPECIAL CONDITIONS OF THE ISSUING AGENCY.
- THE PERMITEE SHALL NOTIFY THE ISSUING AGENCY IN WRITING NOT LESS THAN 72 HOURS IN ADVANCE OF THE TIME WORK IS COMMENCED, AND SHALL PROMPTLY NOTIFY THE ISSUING AGENCY IN WRITING OF THE COMPLETION OF WORK.
- THE PERMITTED WORK SHALL BE SUBJECT TO INSPECTION BY AN AUTHORIZED REPRESENTATIVE OF THE TOWN OF POUGHKEEPSIE WHICH MAY ORDER WORK SUSPENDED IF THE PUBLIC INTEREST SO REQUIRES.
- THE TOWN OF POUGHKEEPSIE RESERVES THE RIGHT TO MODIFY, SUSPEND OR REVOKE THIS PERMIT AT ANY TIME AFTER DUE NOTICE WHEN: (A) THE SCOPE OF THE PROJECT IS EXCEEDED OR A VIOLATION OF ANY CONDITION OF THE PERMIT OR PROVISION OF THE LAW PERTINENT REGULATIONS ARE FOUND; OR (B) THE PERMIT WAS OBTAINED BY MISREPRESENTATION OR FAILURE TO DISCLOSE RELEVANT FACTS; OR (C) NEWLY DISCOVERED INFORMATION OR SIGNIFICANT PHYSICAL CHANGES ARE DISCOVERED.
- THE PERMITEE IS RESPONSIBLE FOR KEEPING THE PERMIT ACTIVE BY REQUESTING RENEWALS FROM THE ISSUING AGENCY, INCLUDING ANY FORMS, FEES OR SUPPLEMENTAL INFORMATION THAT MAY BE REQUIRED BY THE ISSUING AGENCY NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF THIS PERMIT.
- THIS PERMIT SHALL NOT BE CONSTRUED AS CONVEYING TO THE APPLICANT ANY RIGHT TO TRESPASS UPON PRIVATE LANDS OR INTERFERE WITH THE RIPARIAN RIGHTS OF OTHERS IN ANY MANNER FROM THE PERMITTED WORK OR AS AUTHORIZING THE ABANDONMENT OF ANY RIGHT, TITLE OR INTEREST IN REAL OR PERSONAL PROPERTY HELD OR VESTED IN A PERSON NOT PARTY TO THIS PERMIT.
- THE PERMITEE IS RESPONSIBLE FOR OBTAINING ANY OTHER PERMITS, APPROVALS, EASEMENTS AND RIGHT-OF-WAY WHICH IS REQUIRED. THE GRANTING OF THIS PERMIT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF OBTAINING ANY OTHER PERMISSION, CONSENT OR APPROVAL FROM ANY OTHER FEDERAL, STATE, REGIONAL, OR LOCAL GOVERNMENT AGENCY OR DEPARTMENT WHICH MAY BE REQUIRED.
- ANY MODIFICATION OF THIS PERMIT BY THE ISSUING AGENCY SHALL BE IN WRITING AND ATTACHED HERETO.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PRECLUDE CONTAMINATION OF ANY WETLAND OR WATERWAY BY SUSPENDED SOLIDS, SEDIMENT, FUELS, SOLVENTS, LUBRICANTS, EPOXY COATINGS, PAINTS, CONCRETE, OR OTHER ENVIRONMENTALLY DELETERIOUS MATERIALS ASSOCIATED WITH THE PROJECT.
- ALL ACTIVITIES AUTHORIZED BY THIS PERMIT MUST BE IN STRICT CONFORMANCE WITH THE APPROVED PLANS SUBMITTED BY THE APPLICANT OR HIS AGENT AS PART OF THE PERMIT APPLICATION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES DEPICED ON THE APPROVED PLANS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE APPROVED WORK AND SHALL BE CONTINUOUSLY MAINTAINED DURING THE TERM OF THE PROJECT. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPLACED AS NECESSARY OR AS DIRECTED BY THE ISSUING AGENCY OR ITS AUTHORIZED REPRESENTATIVE.
- A COPY OF THE APPROVED PLANS AND THIS PERMIT SHALL BE KEPT AND MAINTAINED ON SITE AT ALL TIMES.

TOWN OF POUGHKEEPSIE FIRE DEPARTMENT NOTES:

- FIRE HYDRANTS ARE TO BE INSTALLED, FLOW TESTED AND APPROVED BY BOTH TOWN WATER DEPARTMENT AND APPROPRIATE FIRE DEPARTMENT. HYDRANT LOCATIONS TO BE APPROVED BY FD. ALL HYDRANTS TO HAVE SIGNAGE AND NTPCA COLOR BANDING SHOWING DEMONSTRATED FLOW CAPABILITY. FLOW DATA FOR NEW AND EXISTING WATER MAINS TO BE PROVIDED TO TOWN WATER INSPECTOR AND FD.
- ALL STREET NAMES AND BUILDING NUMBERING AS REQUIRED BY DUTCHESS COUNTY LAW, STREET SIGNS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. APPROVED STREET NAMES TO BE SHOWN IN FINAL (SIGNED) SITE PLAN.
- THE NAME OF THE FIRE DISTRICT IN WHICH THE PROJECT IS LOCATED SHALL BE PROMINENTLY DISPLAYED ON THE MAP. FOR PROPERTIES BOUND BY OR ADJACENT TO A FIRE DISTRICT BOUNDARY, THE LOCATION OF THE BOUNDARY SHALL BE DEPICTED ON THE PLAN WITH THE PROPER NAME OF THE FIRE DISTRICTS SHOWN ALONG THE BOUNDARY LINE.
- ALL FIRE PROTECTION SYSTEMS AND NOTIFICATION DEVICES TO BE DESIGNED, INSTALLED, TESTED AND MAINTAINED ACCORDING TO NYS CODE AND/OR THE APPROPRIATE NFPA STANDARD.
- FIRE SPRINKLER AND/OR STANDPIPE SYSTEMS, FDC DESIGN, AND FIRE DETECTION SYSTEM DESIGNS ARE TO BE REVIEWED IN ADVANCE AND SIGNED OFF BY THE APPROPRIATE FD. FDC LOCATIONS TO BE SHOWN ON SITE PLAN AND APPROVED BY FD. FDC SIGNAGE DESIGN, WORKING AND INSTALLATION LOCATION AS APPROVED BY FD.
- AN EMERGENCY APPARATUS/TRUCK MOVEMENT PLAN SHALL BE DEPICTED ON THE PROPOSED PLAN, USING APPARATUS SPECIFICATIONS PROVIDED BY THE FD.
- ON ANY BUILDING WITH AN ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, A KEY BOX SHALL BE OBTAINED THROUGH THE APPROPRIATE FD AND INSTALLED AT A LOCATION APPROVED BY THE FD. MASTER KEYS, ELEVATOR KEYS, AND/OR MAGNETIC SWIRE CARDS FOR ALL DOORS SHALL BE PROVIDED, 2 OR MORE COMPLETE SETS OF KEYS, OR AS APPROVED BY THE FD, SHALL BE PROVIDED FOR INSTALLATION IN THE BOX. THE KEY BOX SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE ALL OF THE REQUIRED KEYS. MASTER KEYS, OR AN APPROVED ALTERNATIVE, SHALL BE PROVIDED FOR FD ACCESS WHEN CONSTRUCTION GATES ARE IN PLACE.
- ON ANY BUILDING WITH A FIRE ALARM SYSTEM, OTHER THAN A SINGLE FAMILY RESIDENCE, AN EXTERIOR STROBE LIGHT, CONNECTED TO THE FIRE ALARM SYSTEM SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FD. A MECHANICAL WATER GONG, OR 10W ELECTRONIC WATER FLOW BELL, TO BE INSTALLED AT ALL SPRINKLER SYSTEMS, INDEPENDENT OF THE FIRE ALARM SYSTEM. LOCATION OF BELL TO BE NEAR FDC, OR AS OTHERWISE APPROVED BY FD.
- ZONE MAPS TO BE INSTALLED ADJACENT TO ALL FIRE ALARM SYSTEM INDICATOR PANELS. PROPOSED DISPLAY MESSAGES FOR INDICATOR PANELS TO BE APPROVED IN ADVANCE BY THE APPROPRIATE FD.
- ONE OR MORE SETS OF FIRE ALARM SYSTEM DESIGN DRAWINGS TO BE MAINTAINED AND KEPT AT THE ALARM PANEL DRAWINGS TO SHOW ALL ALARM SYSTEM DEVICES, PLUS ANY ROOF-TOP UNITS.
- A REPRESENTATIVE OF THE FIRE DISTRICT SHALL BE PRESENT AT ANY PRE-CONSTRUCTION MEETINGS, AND THE FIRE DISTRICT SHALL BE PROVIDED NOT LESS THAN 48 HOURS NOTICE OF ANY PERIODIC MEETINGS AND INSPECTIONS, INCLUDING ANY TESTING OF FIRE SAFETY DEVICES AND HYDRANTS.
- ANY SPECIAL REQUIREMENTS AND FIELD CHANGES AGREED TO BY THE FIRE DISTRICT THAT ARE ABANDONED OR NOT COMPLETED WITHIN 30 DAYS OR LOCAL TOWN CODE, SHALL APPEAR ON THE FINAL SIGNED SITE PLAN MAP, AND BE APPROPRIATELY HIGHLIGHTED.
- ALL APPARATUS ACCESS ROADS AND/OR FIRE LINES TO BE EITHER BLACKTOP, CONCRETE, OR AS APPROVED BY THE APPROPRIATE FD.
- ALL ELEVATORS TO BE OF SUFFICIENT SIZE AND CAPACITY TO ACCOMMODATE A RECLUMBENT PATIENT ON AN AMBULANCE STRETCHER, ATTENDED BY AN EMS CREW.
- LIGHTING TRUSS CONSTRUCTION SOINAGE, AS DESCRIBED IN NYS CODE, TO BE INSTALLED FOR ALL BUILDING TYPES, EXCEPT FOR SINGLE FAMILY RESIDENCES.

TOWN OF POUGHKEEPSIE WATER DEPARTMENT NOTES:

- ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY NECAULGUE CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT. NET PACE OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
- THE WATER LINE MAY BE FLEXED WITH PIPE SPECIFICATIONS OR LAID DEEPER THAN A CROSSING WITH A SANITARY LINE. OCCURS TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION. IF THE DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS IS FOR THE WATER LINE.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPE AT THE POINT OF CROSSING. ONE TELL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
- THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH IMPROVEMENTS, TESTING AND INSPECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYS-OR CERTIFIED LABORATORY SHALL COLLECT FREE CHLORINE RESIDUAL, TOTAL AND FECAL COUNT AND 24-HOUR BACTERIAL COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
- THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST. EXTANT PRACTICES, WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
- THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD 900 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD 900 (LATEST REVISION) AND DISINFECTION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PROVIDED BY THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME, MUST BE SWAB- DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE HAMPING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

TOWN OF POUGHKEEPSIE SANITARY AND SEWER NOTES:

- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANHOLE. IT SHALL HAVE A DIAMETER EQUAL TO 50% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF POUGHKEEPSIE. ALL SANITARY SEWER COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A TOWN OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE TOWN PLUMBING CODE.
- MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. ALL CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
- MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE LOW PRESSURE AIR (OR APPROVED 1998) SANITARY MANHOLES SHALL BE USUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).
- SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
- FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE TOWN OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY OTHER UTILITY. LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE TOWN OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS AND SPECIFICATIONS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE TOWN SEWER SUPERINTENDENT PRIOR TO BACKFILLING PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE DETERMINED BY THE TOWN OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WITH THE FOLLOWING GRADATION REQUIREMENTS:

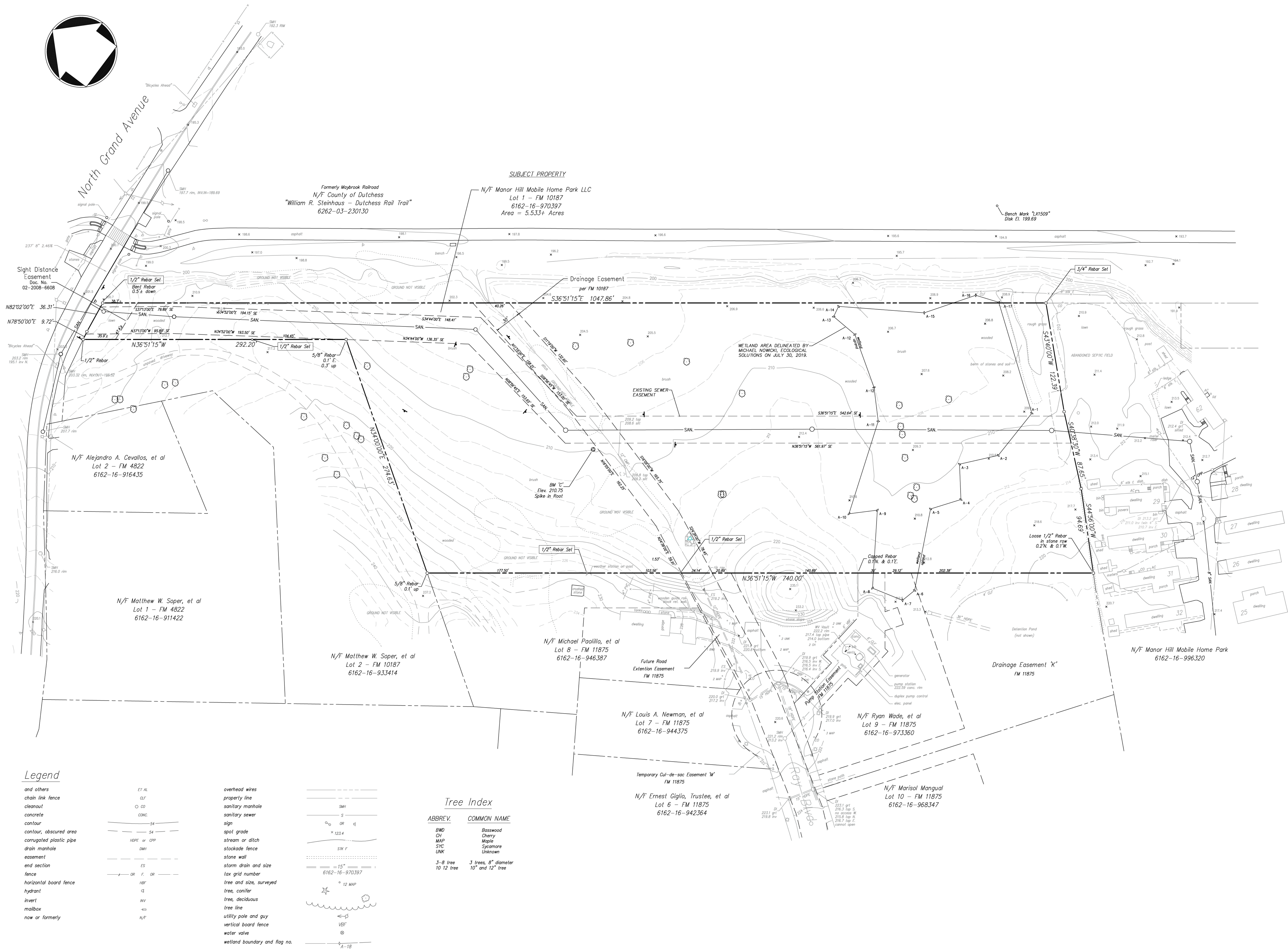
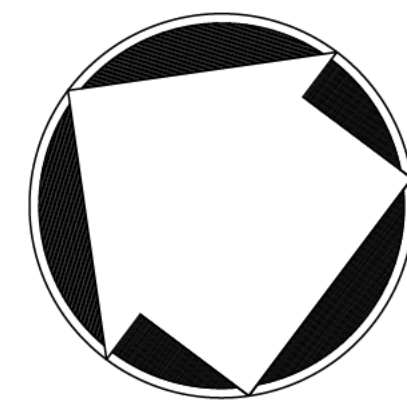
SEWER DESIGNATION	% PASSING
3/4 INCH	100
NO. 40	0-70
NO. 200	0-10

SEWER DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
40	5-40
200	0 - 15

SEWER DESIGNATION	% PASSING
3/4 INCH	100
NO. 40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SEWER DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.	

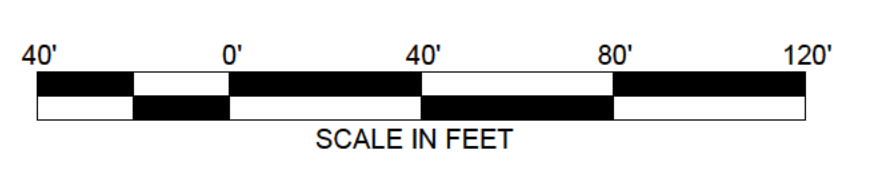


Legend

ET AL	overhead wires	---A-18---	wetland boundary and flag no.
chain link fence	property line		
cleanout	sanitary manhole		
concrete	sanitary sewer		
contour	sign		
contour, obscured area	spot grade		
corrugated plastic pipe	stream or ditch		
drain manhole	stockade fence		
easement	stone wall		
end section	storm drain and size		
fence	tax grid number		
horizontal board fence	tree and size, surveyed		
hydrant	tree, contour		
invert	tree, deciduous		
mailbox	tree line		
now or formerly	utility pole and guy		
	vertical board fence		
	water valve		

Tree Index

ABBREVI.	COMMON NAME
BWD	Basswood
CH	Cherry
MAP	Magnolia
SYC	Sycamore
UNK	Unknown
3-8 tree	3 trees, 8" diameter
10-12 tree	10" and 12" tree



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 FISHKILL, NEW YORK 12524
 Telephone: (845) 897-2375

FINAL	DATE
PRELIMINARY	1/23/2020

MANOR HILL COMMUNITY PROJECT
 179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
 DUTCHESS COUNTY, NEW YORK
 EXISTING CONDITIONS PLAN

DRAWN BY	CRP
CHECKED BY	LJP
DATE	DECEMBER 22, 2017
SCALE	1" = 40'
JOB NUMBER	17-24
SHEET NUMBER	

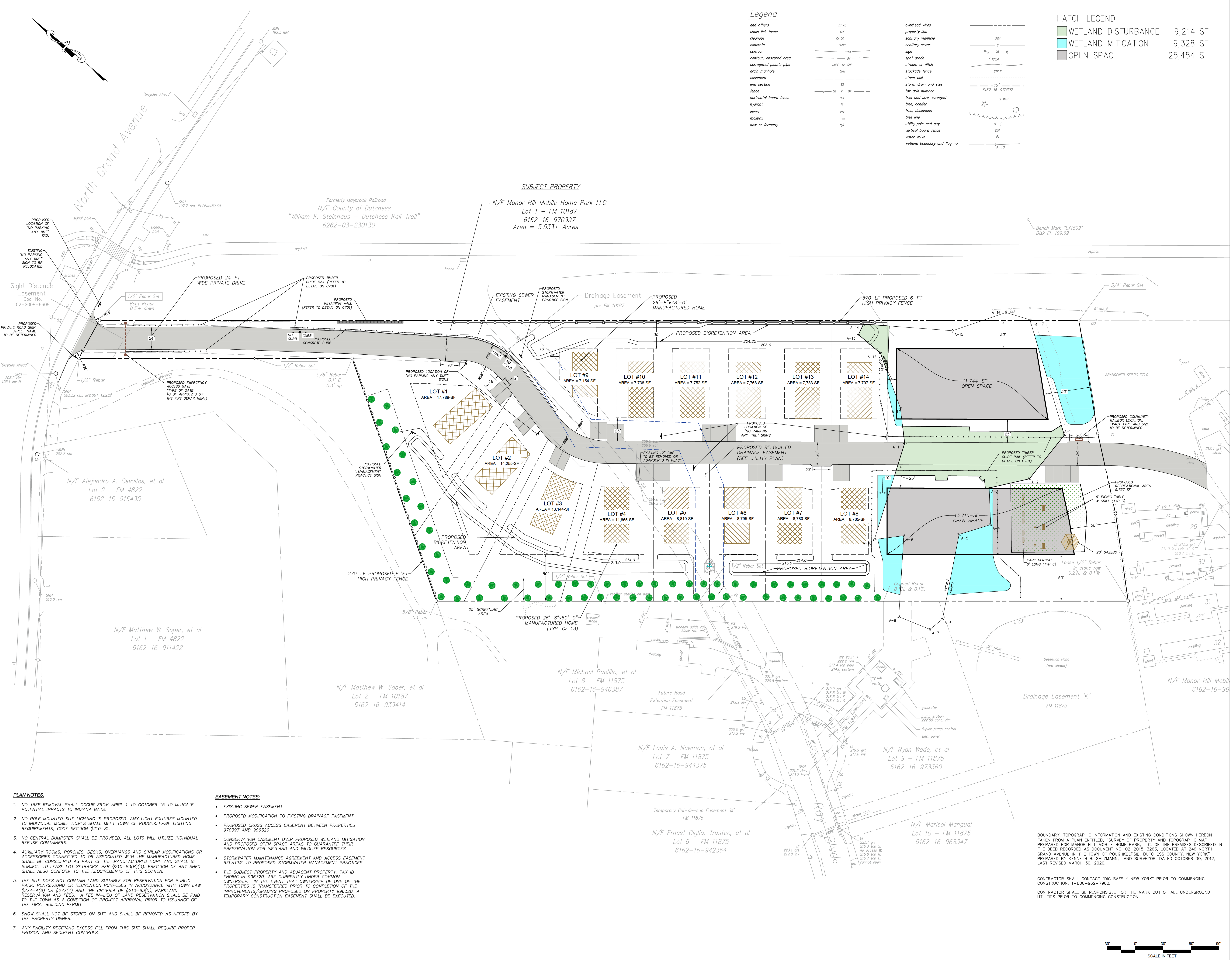
S101

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 15 TO MITIGATE POTENTIAL IMPACTS TO INDIANA BATS.

BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN HEREON TAKEN FROM A PLAN ENTITLED, "SURVEY OF PROPERTY AND TOPOGRAPHIC MAP PREPARED FOR MANOR HILL MOBILE HOME PARK, LLC OF THE PREMISES DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 02-2015-3263, LOCATED AT 246 NORTH GRAND AVENUE IN THE TOWN OF Poughkeepsie, DUTCHESS COUNTY, NEW YORK" PREPARED BY KENNETH B. SALZMANN, LAND SURVEYOR, DATED OCTOBER 30, 2017, LAST REVISED MARCH 30, 2020.

CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.



Legend

and others	ET AL	overhead wires	-----
chain link fence	CLF	property line	-----
cleanout	CO	sanitary manhole	SMH
concrete	CONC	sanitary sewer	S
contour	14	sign	□
contour, obscured area	HOPE or OP	spot grade	123.4
corrugated plastic pipe	DMH	stream or ditch	SW F
drain manhole	ES	stockade fence	-----
easement	OR F, OR	stone wall	-----
end section	HF	storm drain and size	15"
fence	IV	tax grid number	6162-16-970397
horizontal board fence	N/F	tree and size, surveyed	12 MAP
hydrant		tree, contour	12 MAP
invert		tree, deciduous	12 MAP
manhole		tree line	12 MAP
new or formerly		utility pole and guy	12 MAP
		vertical board fence	12 MAP
		water valve	12 MAP
		wetland boundary and flag no.	12 MAP

HATCH LEGEND

	WETLAND DISTURBANCE	9,214 SF
	WETLAND MITIGATION	9,328 SF
	OPEN SPACE	25,454 SF

- PLAN NOTES:**
- NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 15 TO MITIGATE POTENTIAL IMPACTS TO INDIANA BATS.
 - NO POLE MOUNTED SITE LIGHTING IS PROPOSED. ANY LIGHT FIXTURES MOUNTED TO INDIVIDUAL MOBILE HOMES SHALL MEET TOWN OF Poughkeepsie LIGHTING REQUIREMENTS, CODE SECTION §210-81.
 - NO CENTRAL DUMPSTER SHALL BE PROVIDED, ALL LOTS WILL UTILIZE INDIVIDUAL REFUSE CONTAINERS.
 - AUXILIARY ROOMS, PORCHES, DECKS, OVERHANGS AND SIMILAR MODIFICATIONS OR ACCESSORIES CONNECTED TO OR ASSOCIATED WITH THE MANUFACTURED HOME SHALL BE CONSIDERED AS PART OF THE MANUFACTURED HOME AND SHALL BE SUBJECT TO LEASE, LOT SETBACKS, PER §210-83(B)(3), ERECTION OF ANY SHED SHALL ALSO CONFORM TO THE REQUIREMENTS OF THIS SECTION.
 - THE SITE DOES NOT CONTAIN LAND SUITABLE FOR RESERVATION FOR PUBLIC PARK, PLAYGROUND OR RECREATION PURPOSES IN ACCORDANCE WITH TOWN LAW §274-A(6) OR §277(4) AND THE CRITERIA OF §210-93(D), PARKLAND RESERVATION AND FEES. A FEE IN-LIEU OF LAND RESERVATION SHALL BE PAID TO THE TOWN AS A CONDITION OF PROJECT APPROVAL PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
 - SNOW SHALL NOT BE STORED ON SITE AND SHALL BE REMOVED AS NEEDED BY THE PROPERTY OWNER.
 - ANY FACILITY RECEIVING EXCESS FILL FROM THIS SITE SHALL REQUIRE PROPER EROSION AND SEDIMENT CONTROLS.

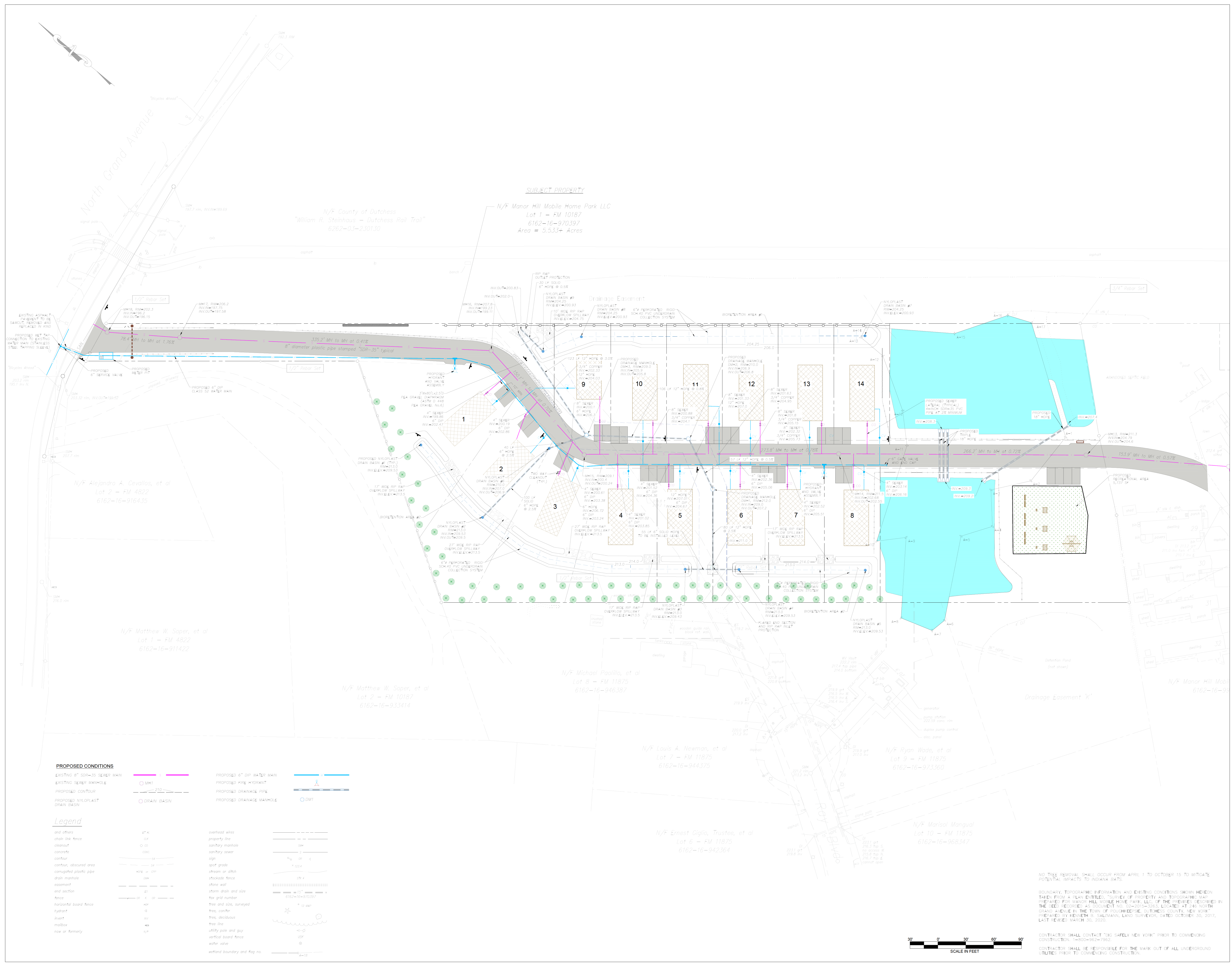
- EASEMENT NOTES:**
- EXISTING SEWER EASEMENT
 - PROPOSED MODIFICATION TO EXISTING DRAINAGE EASEMENT
 - PROPOSED CROSS ACCESS EASEMENT BETWEEN PROPERTIES 970397 AND 996320
 - CONSERVATION EASEMENT OVER PROPOSED WETLAND MITIGATION AND PROPOSED OPEN SPACE AREAS TO GUARANTEE THEIR PRESERVATION FOR WETLAND AND WILDLIFE RESOURCES
 - STORMWATER MAINTENANCE AGREEMENT AND ACCESS EASEMENT RELATIVE TO PROPOSED STORMWATER MANAGEMENT PRACTICES
 - THE SUBJECT PROPERTY AND ADJACENT PROPERTY, TAX ID ENDING IN 996320, ARE CURRENTLY UNDER COMMON OWNERSHIP. IN THE EVENT THAT OWNERSHIP OF ONE OF THE PROPERTIES IS TRANSFERRED PRIOR TO COMPLETION OF THE IMPROVEMENTS/GRADING PROPOSED ON PROPERTY 996320, A TEMPORARY CONSTRUCTION EASEMENT SHALL BE EXECUTED.

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NO.	REVISIONS	CHECKED BY	DATE
1	ISSUED FOR PERMIT	LJP	12/22/2017
2	REVISIONS	LJP	12/22/2017
3	REVISIONS	LJP	12/22/2017
4	REVISIONS	LJP	12/22/2017
5	REVISIONS	LJP	12/22/2017
6	REVISIONS	LJP	12/22/2017
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49	REVISIONS	LJP	12/22/2017
50	REVISIONS	LJP	12/22/2017

MANOR HILL COMMUNITY PROJECT
 179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF PoughKEEPSIE
 DUTCHESS COUNTY, NEW YORK
SITE PLAN

DRAWN: CRP
 CHECKED: LJP
 DATE: DECEMBER 22, 2017
 SCALE: 1" = 30'
 JOB NUMBER: 17-24
 SHEET NUMBER: C101



SUBJECT PROPERTY
 N/F County of Dutchess
 "William R. Steinhilber - Dutchess Rail Trail"
 6262-03-230130

N/F Manor Hill Mobile Home Park LLC
 Lot 1 - FM 10187
 6162-16-970397
 Area = 5.533+ Acres

N/F Alejandro A. Cavallos, et al
 Lot 2 - FM 4822
 6162-16-916435

N/F Matthew W. Saper, et al
 Lot 1 - FM 4822
 6162-16-911422

N/F Matthew W. Saper, et al
 Lot 2 - FM 10187
 6162-16-933414

N/F Michael Paolillo, et al
 Lot 8 - FM 11875
 6162-16-946387

N/F Louis A. Newman, et al
 Lot 7 - FM 11875
 6162-16-944376

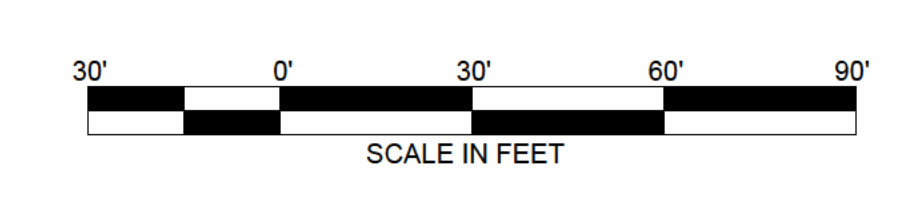
N/F Ernest Ciglio, Trustee, et al
 Lot 6 - FM 11875
 6162-16-942364

N/F Ryan Wade, et al
 Lot 9 - FM 11875
 6162-16-973360

N/F Marisol Mangual
 Lot 10 - FM 11875
 6162-16-968347

- PROPOSED CONDITIONS**
- EXISTING 8" SINK-SIS SEWER MAIN
 - EXISTING SEWER MANHOLE
 - PROPOSED CONTOUR
 - PROPOSED NYLOPLAST DRAIN BASIN
 - PROPOSED 6" DIP WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED DRAINAGE PIPE
 - PROPOSED DRAINAGE MANHOLE

- Legend**
- and others
 - chain link fence
 - clearcut
 - concrete
 - contour
 - corral, abandoned area
 - corrugated plastic pipe
 - drain manhole
 - easement
 - end section
 - fence
 - horizontal board fence
 - hydrant
 - invert
 - mailbox
 - now or formerly
 - overhead wires
 - property line
 - sanitary manhole
 - sanitary sewer
 - sign
 - spot grade
 - stream or ditch
 - stockade fence
 - stone wall
 - storm drain and size
 - tax grid number
 - tree and size, surveyed
 - tree, center
 - tree, deciduous
 - tree line
 - utility pole and guy
 - vertical board fence
 - water valve
 - wetland boundary and flag no.



NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 15 TO MITIGATE POTENTIAL IMPACTS TO INDIANA BATS.

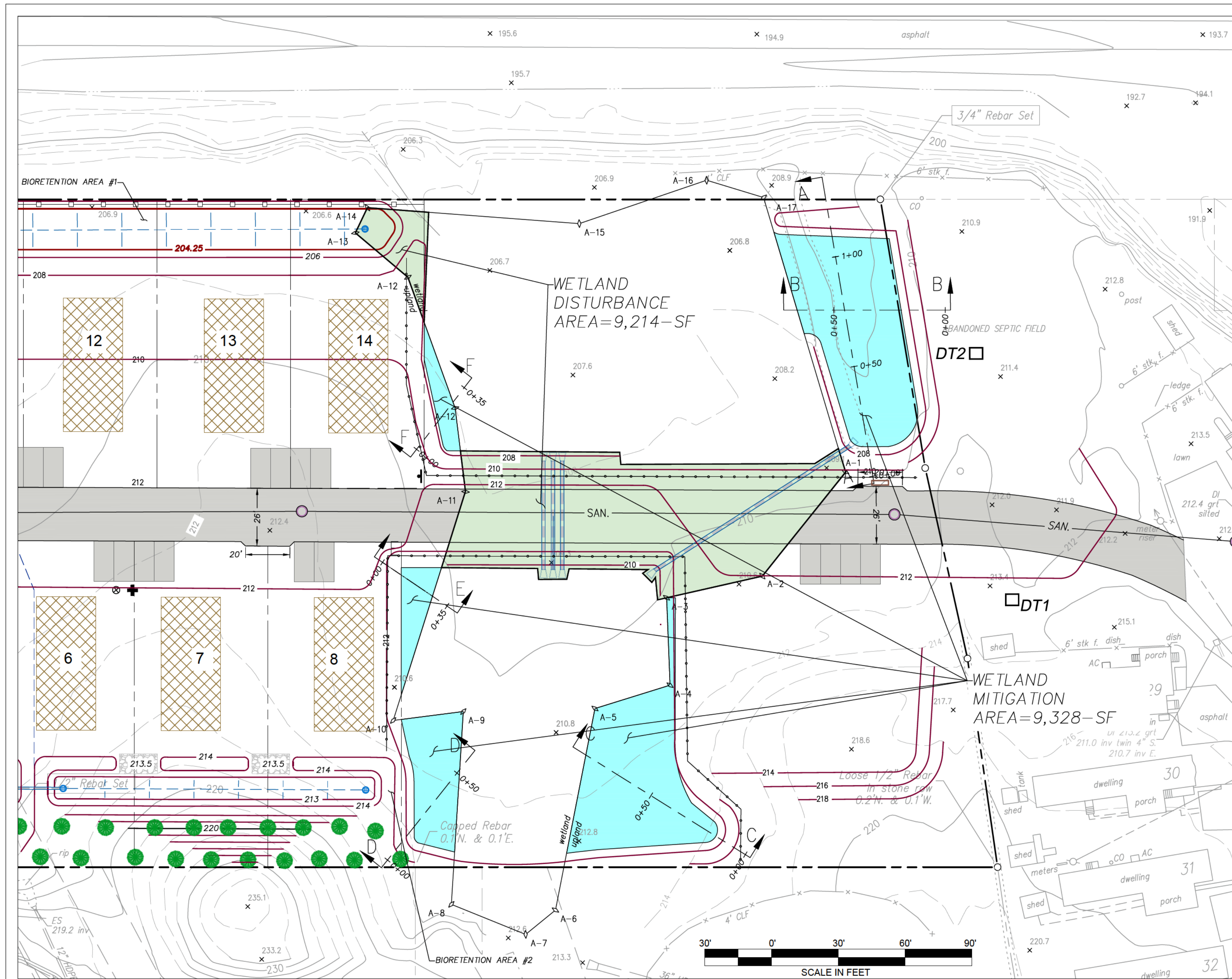
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CONTRACTOR SHALL CONTACT "DO SAFELY NEW YORK" PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7982.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

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NO.	REVISIONS	CHECKED BY	DATE
1	ISSUED FOR PERMIT	LJP	11/22/2017
2	REVISED PER CITY ENGINEER COMMENTS	LJP	12/15/2017
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WETLAND MITIGATION AREA - GRADING PLAN
SCALE: 1" = 30"



WETLAND MITIGATION AREA - PLANTING PLAN
SCALE: 1" = 30"

SOIL TEST RESULTS

SOIL TESTS PERFORMED ON 3/11/2021 AND WITNESSED BY LAWRENCE J. PAGGI, PE, PC.

TEST PIT No.	DEPTH	SOIL DESCRIPTION
DT1	6" 0"	0"-12" TOP SOIL MEDIUM BROWN SILTY GRITTY LOAM WITH SOME CLAY. GROUNDWATER @ 54"
DT2	5' 0"	0"-6" 6"-18" MEDIUM BROWN SILTY LOAM WITH GRIT 18"-48" ABANDONED SEPTIC SYSTEM STONE/SAND 48"-60" GRAY CLAY GROUNDWATER @ 48"

ADDITIONAL TEST PITS WERE HAND-DUG WITHIN THE PROPOSED WETLAND MITIGATION AREAS ON 10/29/22. PITS WERE DUG TO DEPTHS OF 18"-24" WHICH REVEALED DARK BROWN SILTY LOAM MATERIAL AND GROUNDWATER ENCOUNTERED AT 12"-18" BELOW EXISTING GRADE. SOILS ENCOUNTERED AT THE BOTTOM OF THE TEST PITS APPEARED TO CONTAIN CONG. CLAY.

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING
TREES: TOTAL 19 PROPOSED					
RM	ACER RUBRUM	RED MAPLE	#5 CONT	6"-8" HT	10'-0" O.C.
PO	QUERCUS PALUSTRIS	PIN OAK	#5 CONT	3'-4" HT	10'-0" O.C.
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	6"-8" HT	10'-0" O.C.
SHRUBS: TOTAL 72 PROPOSED					
PW	SALIX DISCOLOR	PUSSY WILLOW	#5 CONT	3' - 4' HT	6'-0" O.C.
WB	ILEX VERTICILLATA	WINTERBERRY	#5 CONT	3' - 4' HT	6'-0" O.C.
HBB	VACCINIUM CORYMBOSUM	HIGH-BUSH BLUEBERRY	#5 CONT	3' - 4' HT	6'-0" O.C.
HERBACEOUS					
FS	CAREX MULPINOIDEA	FOX SEDGE	#2 CONT	N/A	1' O.C.
WG	SCIRPUS CYPERINUS	WOOL GRASS	#2 CONT	N/A	1' O.C.

LANDSCAPING NOTES:

- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS, PLANTS NURSERY CROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED, AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANS-PLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL, HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS, IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
 - SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15 TO MAY 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING THE PLANTING OF TREES AND SHRUBS SHALL BE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO NOVEMBER 15.
 - PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
 - PROVIDE TEMPORARY ANNUAL RYEGRASS COVER FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
 - PRODUCTS:
 - TOPSOIL: THE TOP 6" - 12" OF ROOTSTOCK MATERIAL WILL BE TAKEN FROM WETLAND DISTURBANCE AREAS AND PLACED AS BEDDING MATERIAL IN THE PROPOSED WETLAND MITIGATION AREA. IF ADDITIONAL TOPSOIL IS NEEDED USE IMPORTED TOPSOIL AS NOTED BELOW.
 - IMPORTED TOPSOIL: PLACE TOPSOIL 6" TO 8" THICK CONFORMING TO THE FOLLOWING:
 - ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL, AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE FOREIGN MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLE PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WEI COMBUSTION METHOD ON A SAMPLE DRIED AT 105° F.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1" 00	100
1/4" 20	97 - 100
NO. 200	20 - 65 (OF THE 1/4" SIEVE)
 - SEED MIXTURE: SUPPLEMENTAL WETLAND SEED MIX IS TO BE APPLIED TO ALL MITIGATION AREA AT 4 POUNDS OF SEED PER ACRE AND CONSIST OF THE FOLLOWING:

% BY WT.	SPECIES	VARIETY
26.66%	EUPATORIUM PERFORIATUM	BONSET
20.80%	VERBENA HASTATA	BLUE VERVAIN
19.75%	PANICUM DICHTOMIFLORUM	SMOOTH PANIC GRASS
8.99%	SOLODAGO RUROSA	WHEATED GOLDENROD
8.74%	EUPATORIUM MACULATUM	JOE PYE WEED
6.65%	EUTHYMA GIGANTIFLORUM	GRASS LEAF GOLDENROD
4.59%	POLYGONUM PENNSYLVANICUM	GRASS LEAF GOLDENROD
2.80%	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER
0.79%	BIBING GERANIUM	MOODING BEGGAR'S TICK
0.21%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.12%	IRIS VERSICOLOR	BLUE FLAG
- LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE, AND AT LEAST 50% PASSES A 100-MESH SIEVE.
- FERTILIZER:
 - FOR SPRING SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 10% NITROGEN, 6% AVAILABLE PHOSPHORUS, AND 4% WATER SOLUBLE POTASH (10-6-4).
 - FOR FALL SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT, CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
 - FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH HIGH NITROGEN, 38% URAMITE OR APPROVED EQUAL, IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (3.D.2) ABOVE.
- TREES AND SHRUBS:
 - PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME: 20 PARTS TOPSOIL, 10 PARTS PEAT MOSS, 10 PARTS BONE MEAL.
 - PEAT MOSS: BROWN TO BLACK IN COLOR, WILD AND SEEDING FREE, DRIED SLAGGISH PEAT MOSS, CONTAINING NOT MORE THAN 8% MINERAL ON A DRY BASIS, AND CONFORMING TO NYSDOT 713-20.
 - BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
 - STAKES: 8 FT LONG, 2 IN WIDE WOOD STAKES.
 - HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
 - MULCH: GROUND OR SHREDED BARK, MEDIUM SIZE FROM HARD WOOD TREES, NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS. STANDARD OF QUALITY SHALL BE MANUFACTURED BY HYDE PARK PRODUCTS CO., OF NEW ROCHELLE, NEW YORK, OR APPROVED EQUAL.
 - PROVIDE COMPLETE COMMERCIAL FERTILIZER, OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES, CONTAINING AT LEAST 10% AVAILABLE PHOSPHORIC ACID, 3% TO 5% TOTAL NITROGEN, AND 3% TO 5% SOLUBLE POTASH.

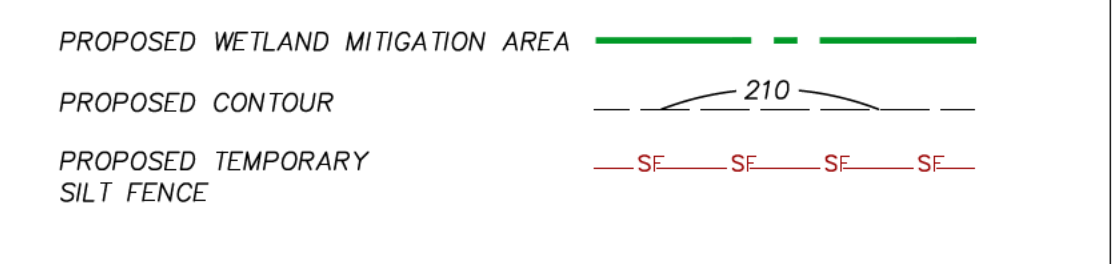
CONSTRUCTION NOTES:

- ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRINGING GRADES BACK TO ORIGINAL CONDITION BY IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING.
- THE TEMPORARY CONSTRUCTION ACCESS FOR THE WETLAND MITIGATION AREA WILL BE RESTORED TO ORIGINAL CONDITIONS UPON COMPLETION OF THE WETLAND MITIGATION.
- THE TEMPORARY CONSTRUCTION ACCESS WILL BE 10 FEET WIDE. TREES AND SHRUBS WILL BE CUT TO GRADE AND STUMPS WILL REMAIN. PLANKS WILL BE USED TO ALLOW CONSTRUCTION EQUIPMENT ACCESS. THE CONSTRUCTION ACCESS AREA WILL BE RETURNED TO ORIGINAL CONDITION.

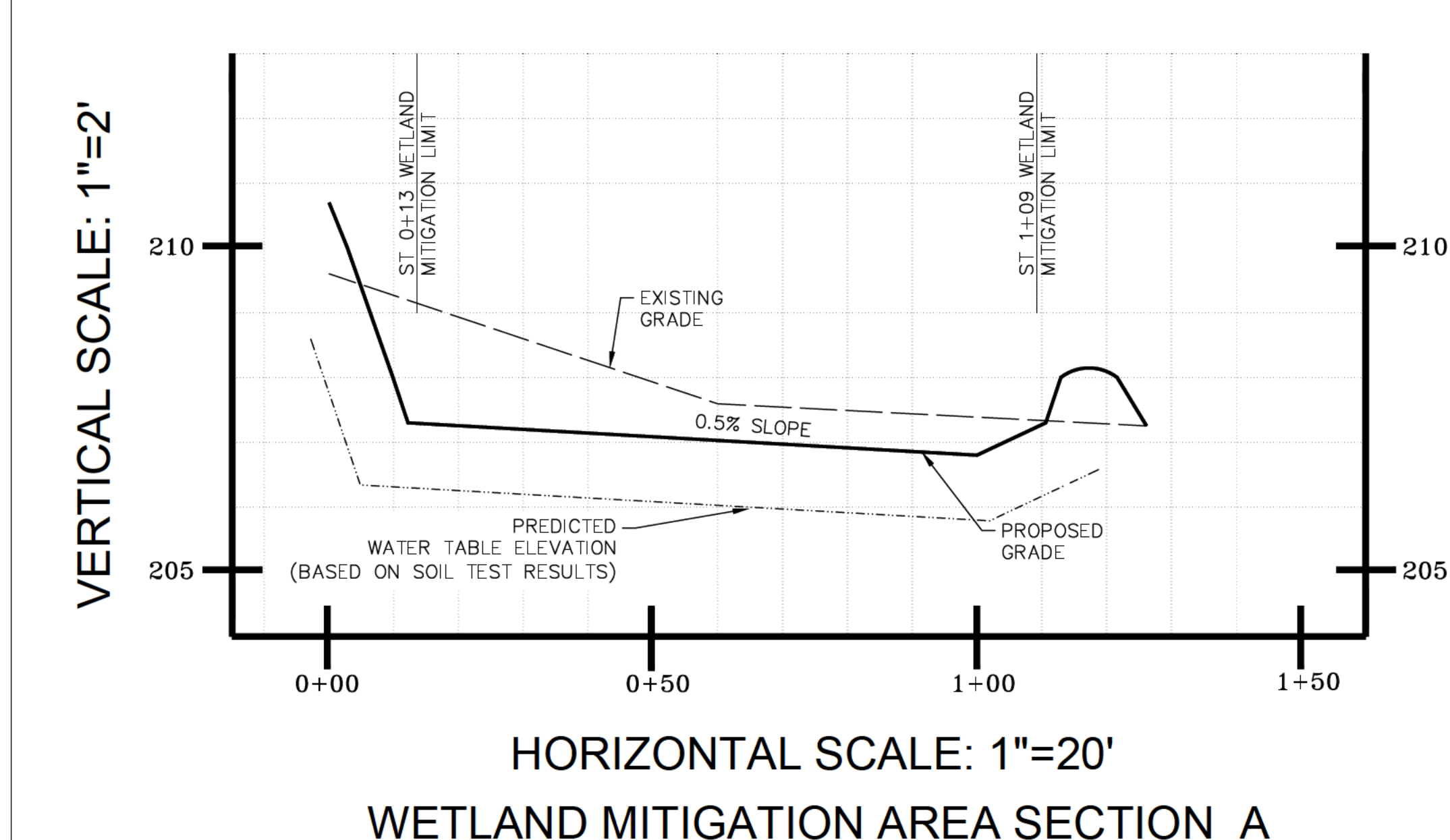
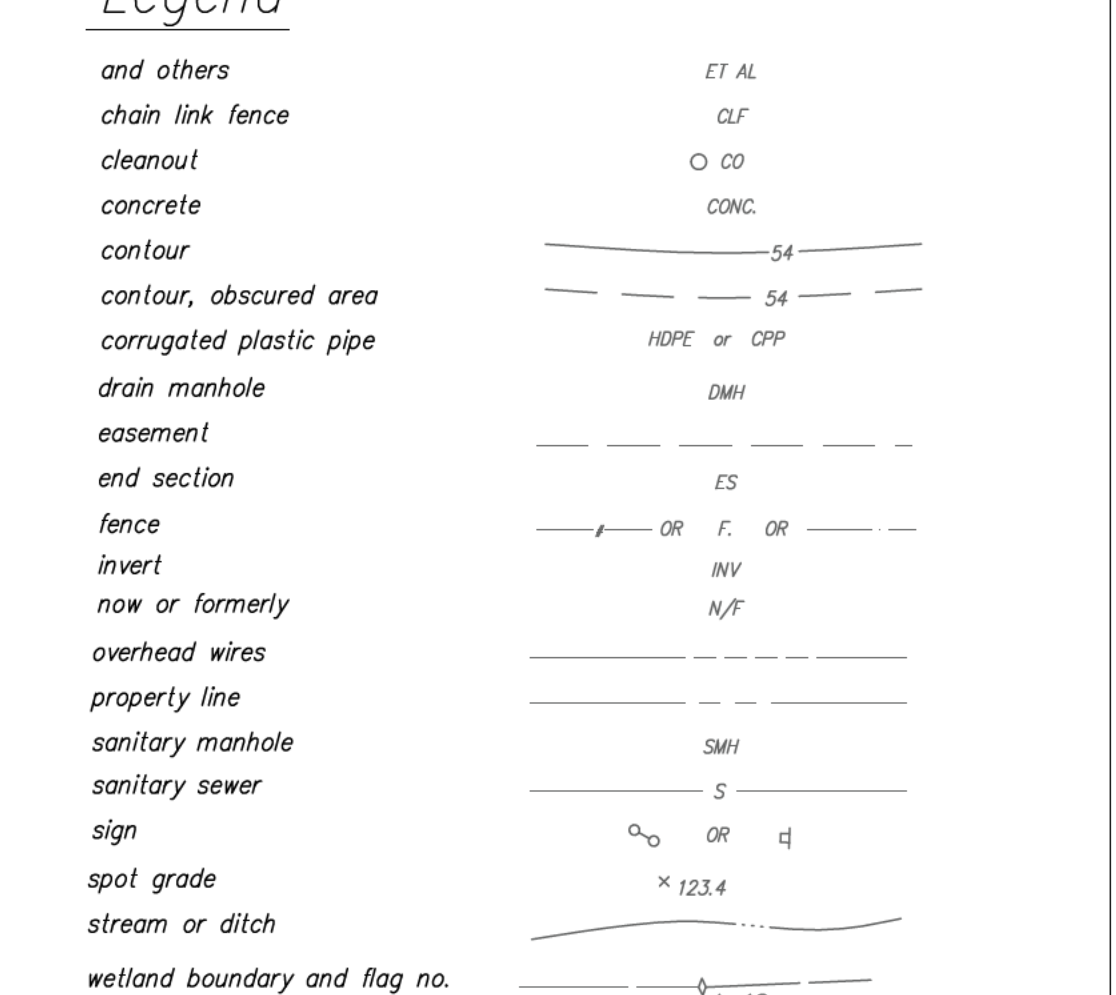
HYDROLOGY OF THE MITIGATION AREA

- THE WATER LEVEL AVAILABLE FOR THE PROPOSED WETLAND PLANTING IS BASED UPON OBSERVED EXISTING WETLAND SURFACE ELEVATION AND MITIGATION AREA CONDITION.
- THE WETLAND MITIGATION AREA IS ADJACENT TO THE EXISTING WETLAND ON SITE.
- THE PROPOSED MITIGATION EFFORT IS TO REMOVE EARTH MATERIALS FROM UP-SLOPE AREAS DIRECTLY ADJACENT TO EXISTING WETLAND TO PRODUCE A LOWER SLOPE THAT WILL RETAIN WATER. IT IS EXPECTED THAT SOME AREAS WILL RECEIVE SEEPAGE FROM NEARBY SLOPES AND SURFACE AND GROUNDWATER WILL ADDITIONALLY COLLECT IN THE MITIGATION AREA IN SUFFICIENT AMOUNTS TO SUPPORT WETLAND VEGETATION.
- THE EXISTING WETLAND AND UPLAND CONTRIBUTING AREA WILL SERVE AS A "REGENERATION NUCLEUS" FROM WHICH VEGETATIVE COVER CAN EXPAND RADIALLY BY VEGETATIVE REPRODUCTION INTO THE PROPOSED MITIGATION AREA. SINCE DIFFERENT PLANT SPECIES WITHIN THE SAME WETLAND MAY OFTEN EXHIBIT A WIDE RANGE OF MOISTURE REQUIREMENTS AND FLOODING TOLERANCES, THE PROPOSED ELEVATIONAL RANGES WILL PROVIDE A MICRO-TOPOGRAPHIC MOISTURE GRADIENT CONDUCTIVE TO A HIGH SPECIES DIVERSITY.

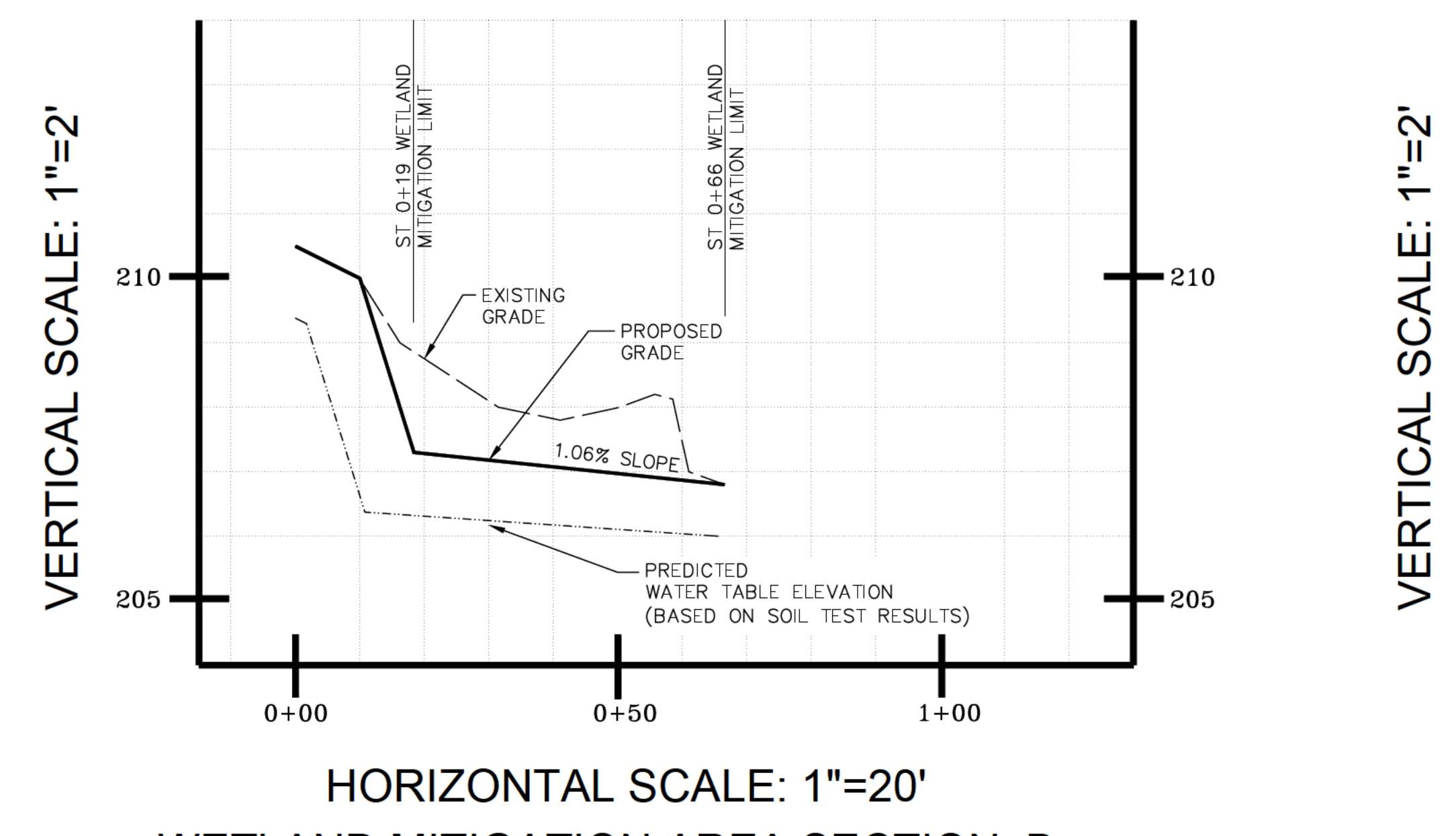
PROPOSED CONDITIONS



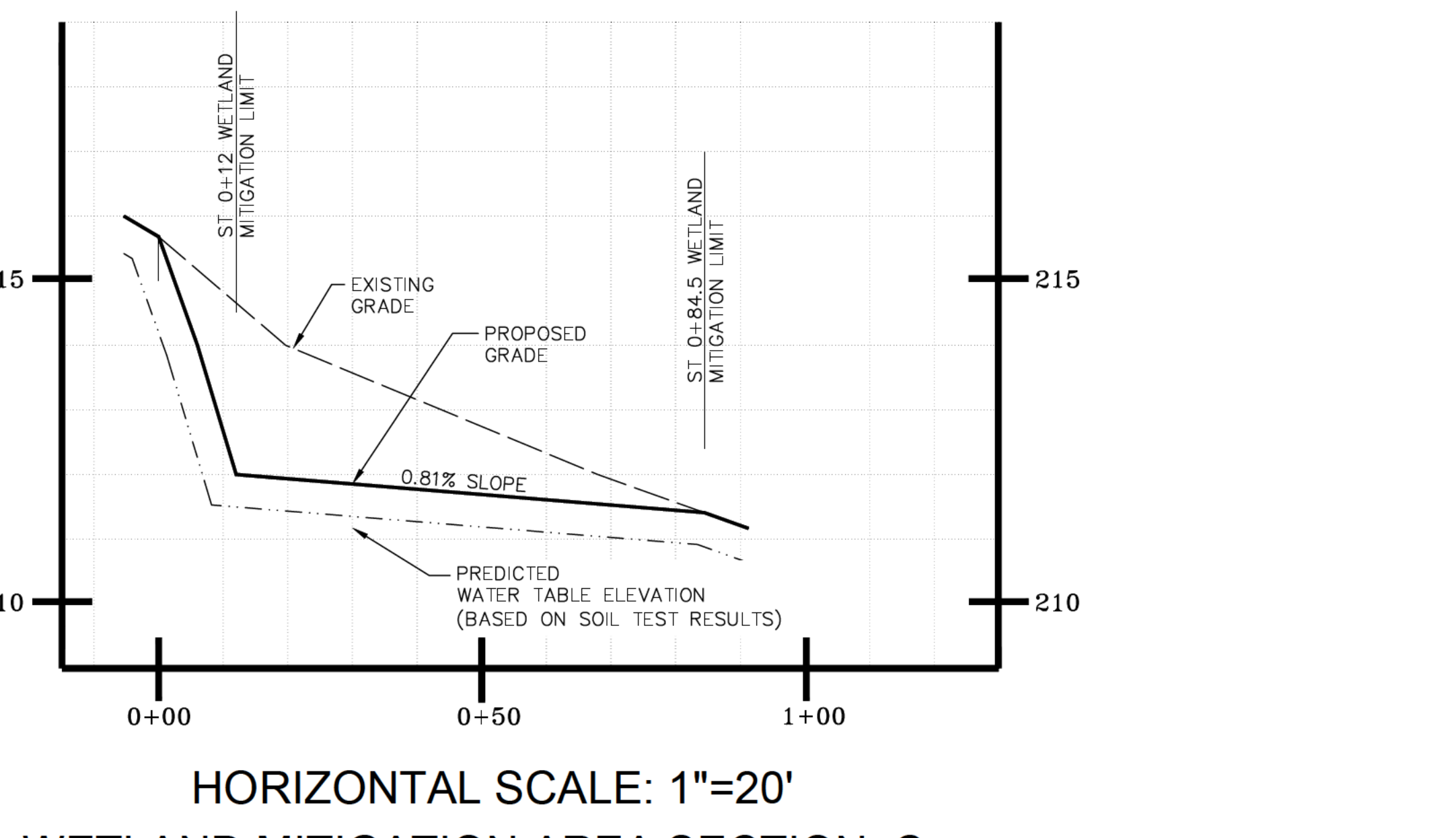
Legend



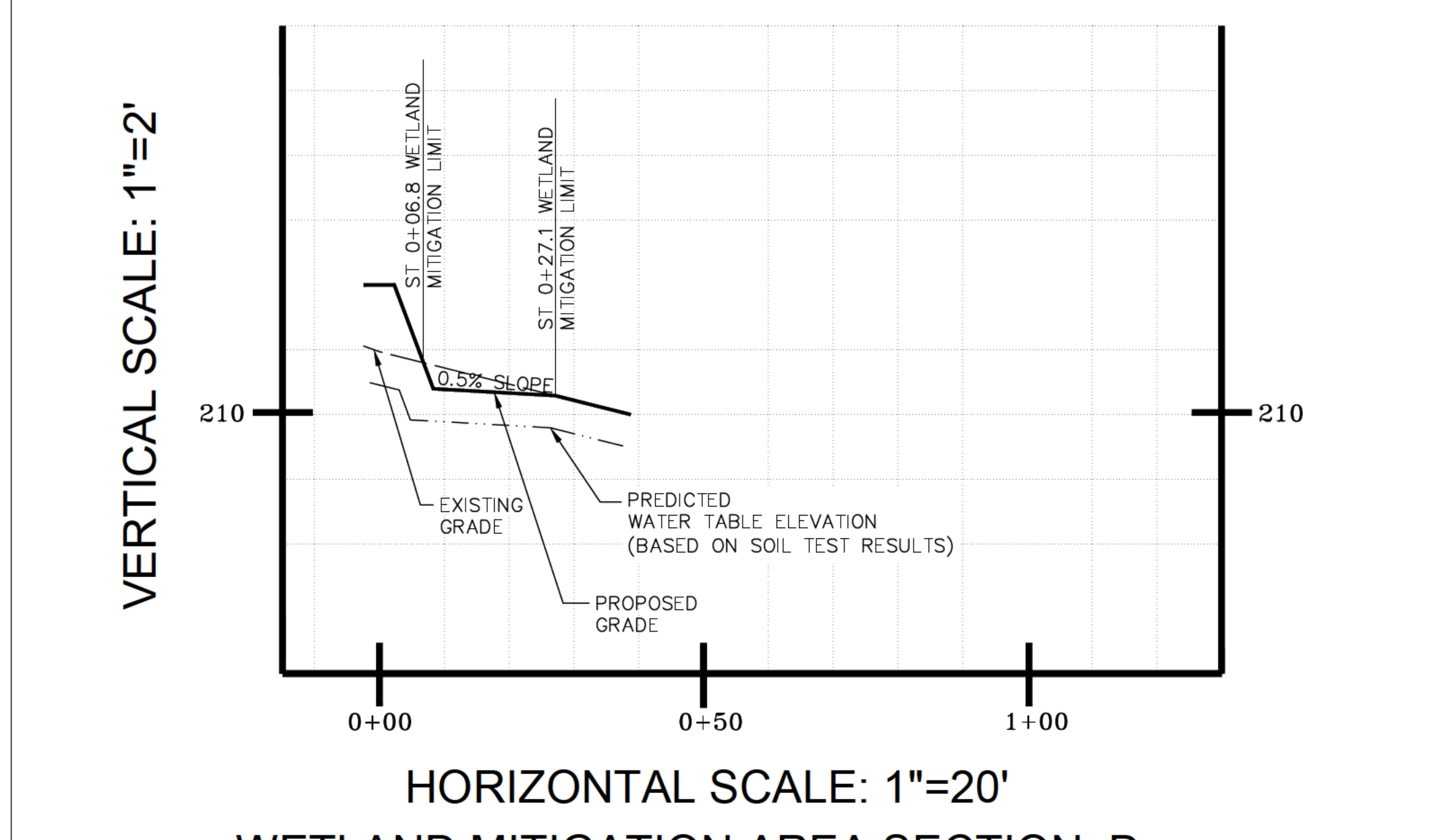
WETLAND MITIGATION AREA SECTION A



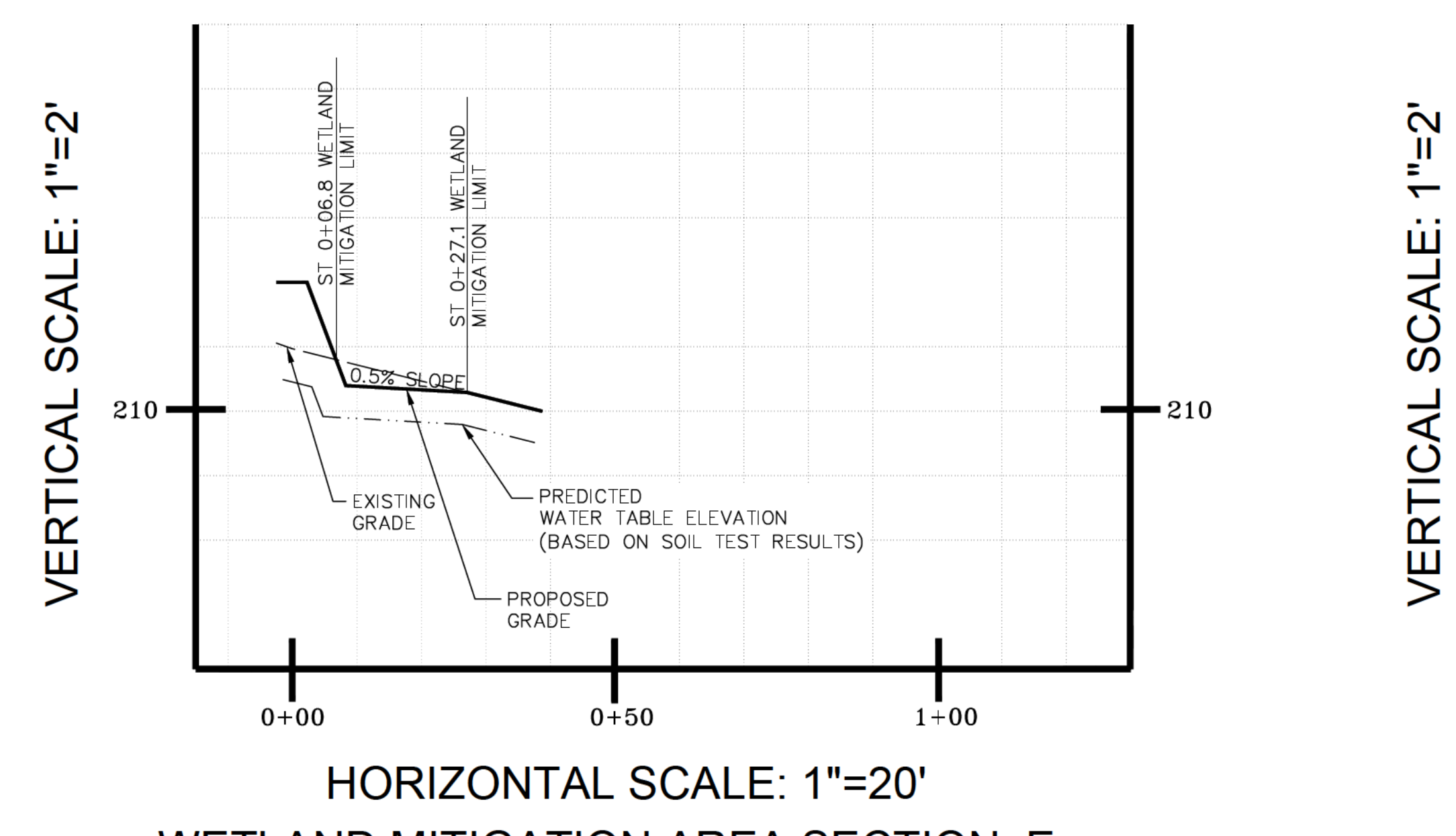
WETLAND MITIGATION AREA SECTION B



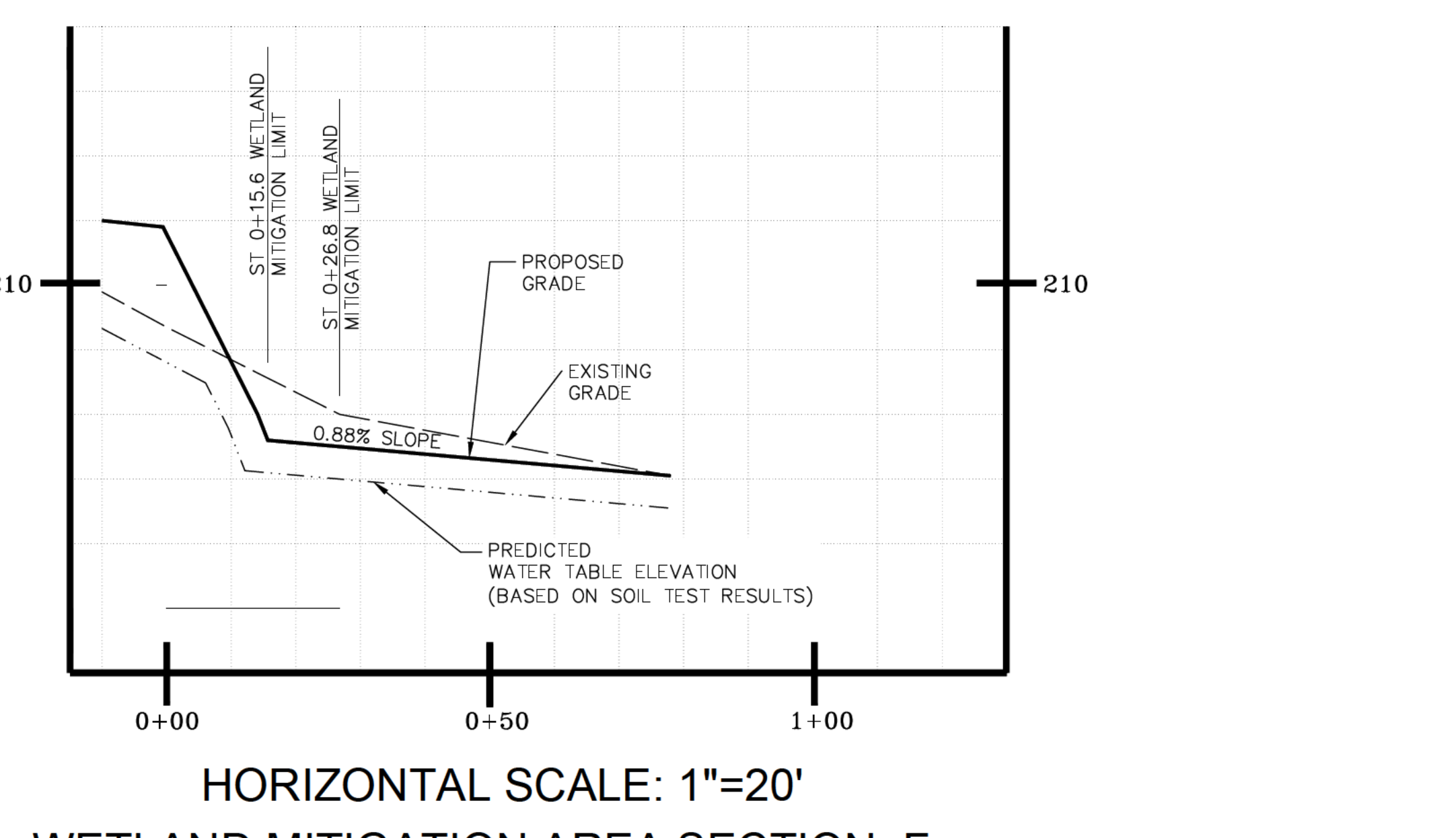
WETLAND MITIGATION AREA SECTION C



WETLAND MITIGATION AREA SECTION D



WETLAND MITIGATION AREA SECTION E



WETLAND MITIGATION AREA SECTION F

BOUNDARY, TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS SHOWN HEREON TAKEN FROM A PLAN ENTITLED, "SURVEY OF PROPERTY AND TOPOGRAPHIC MAP PREPARED FOR MANOR HILL MOBILE HOME PARK, LLC OF THE PREMISES DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 02-2015-3263, LOCATED AT 246 NORTH GRAND AVENUE IN THE TOWN OF Poughkeepsie, Dutchess County, New York" PREPARED BY KENNETH B. SALZMANN, LAND SURVEYOR, DATED OCTOBER 30, 2017, LAST REVISED MARCH 30, 2020.

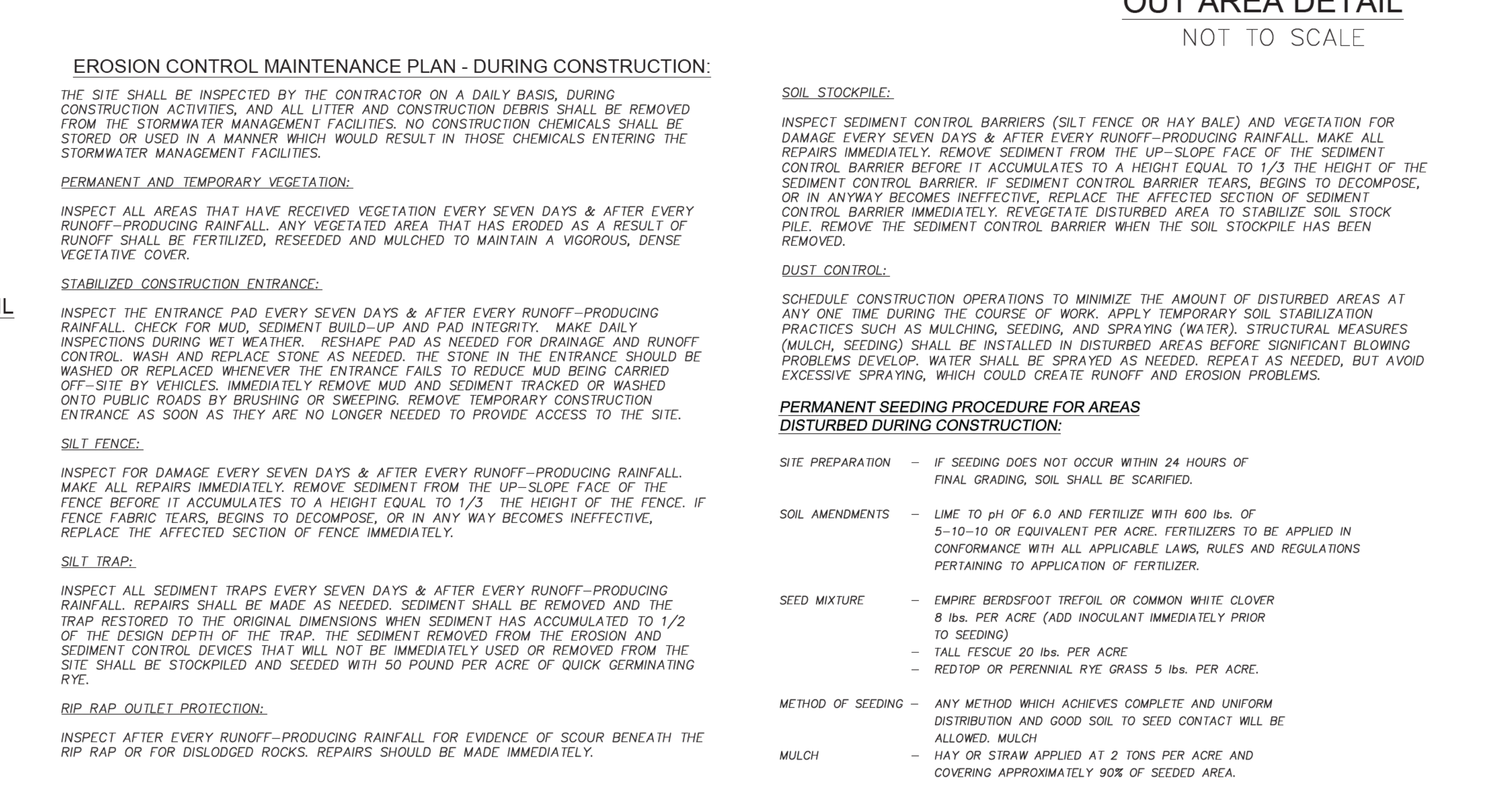
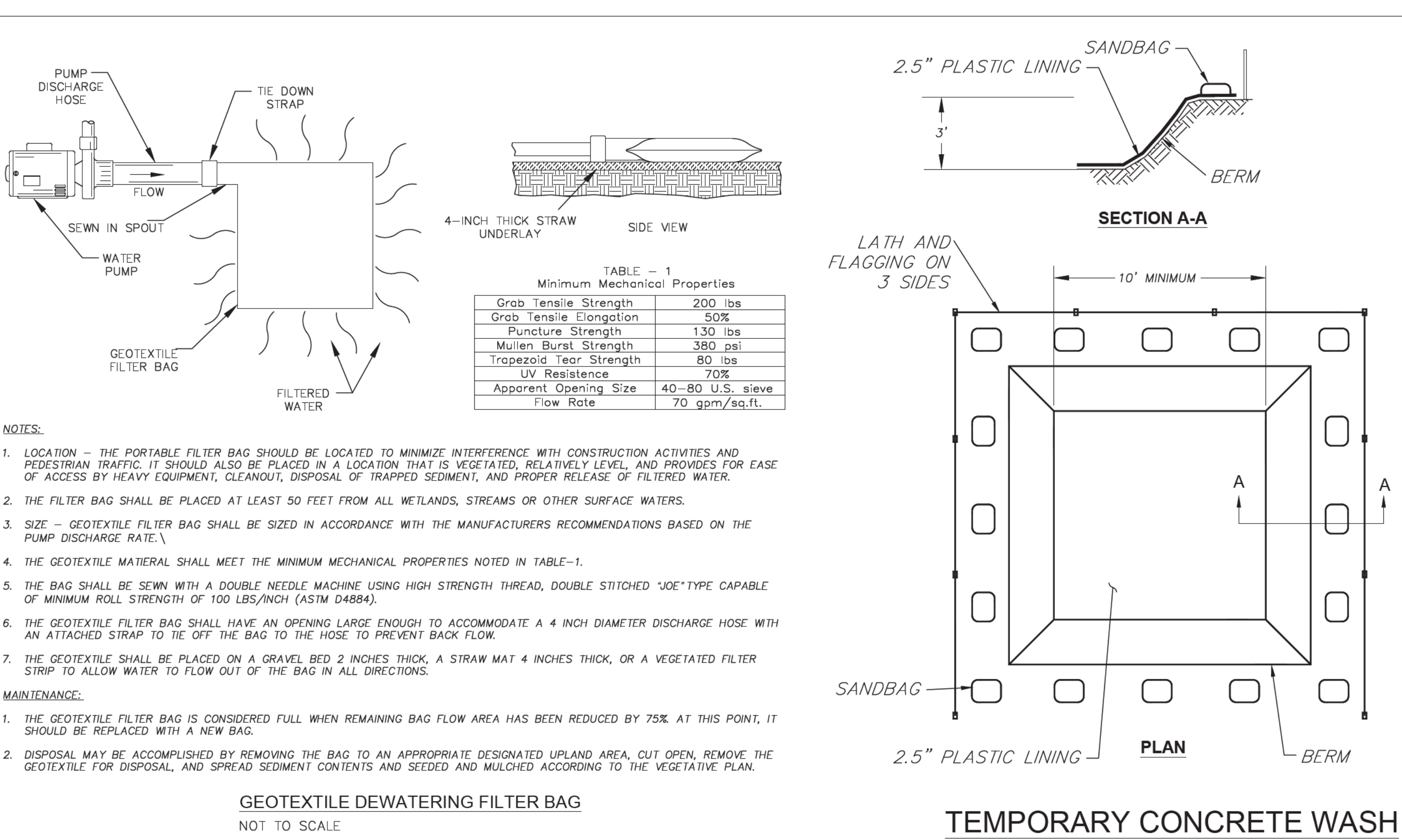
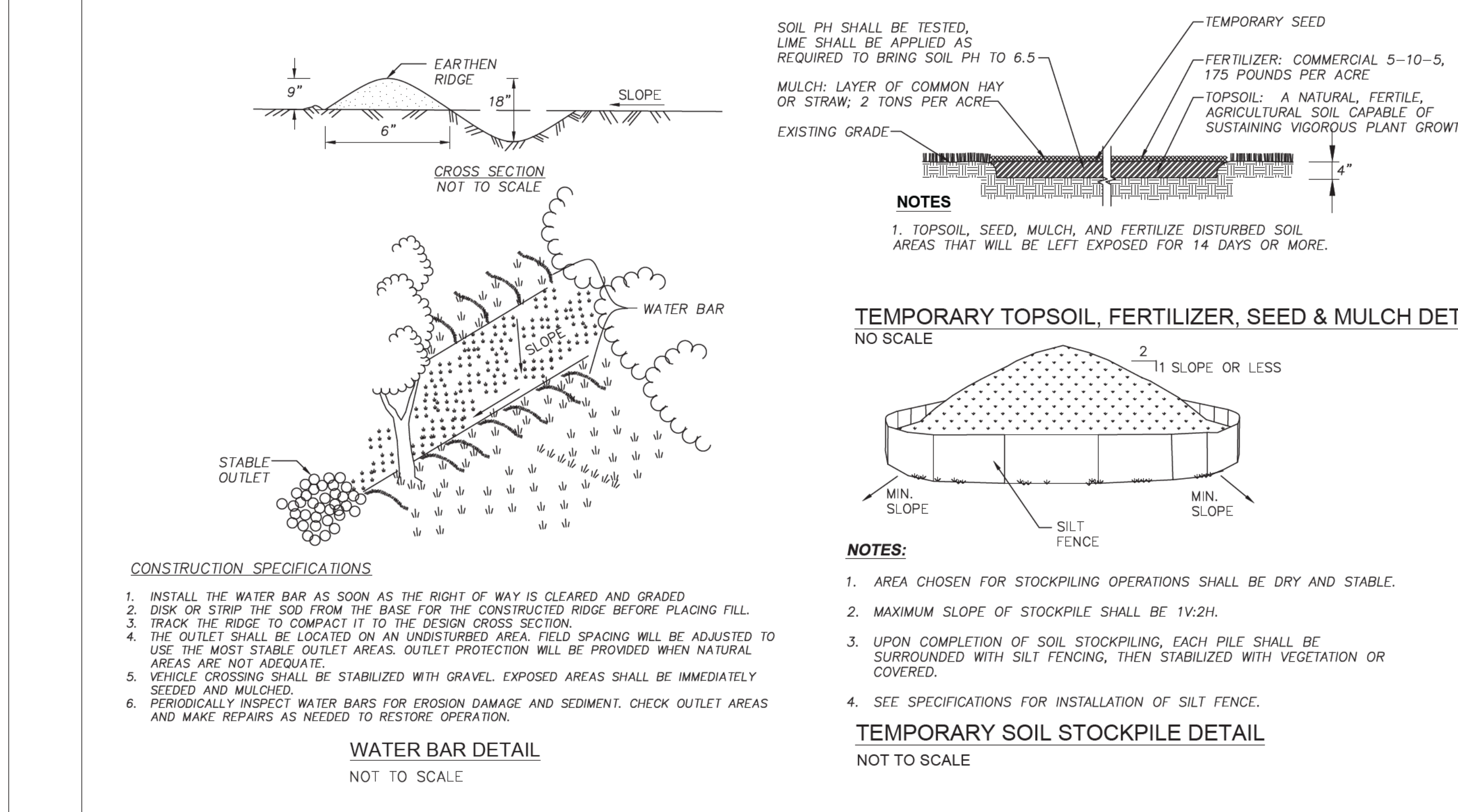
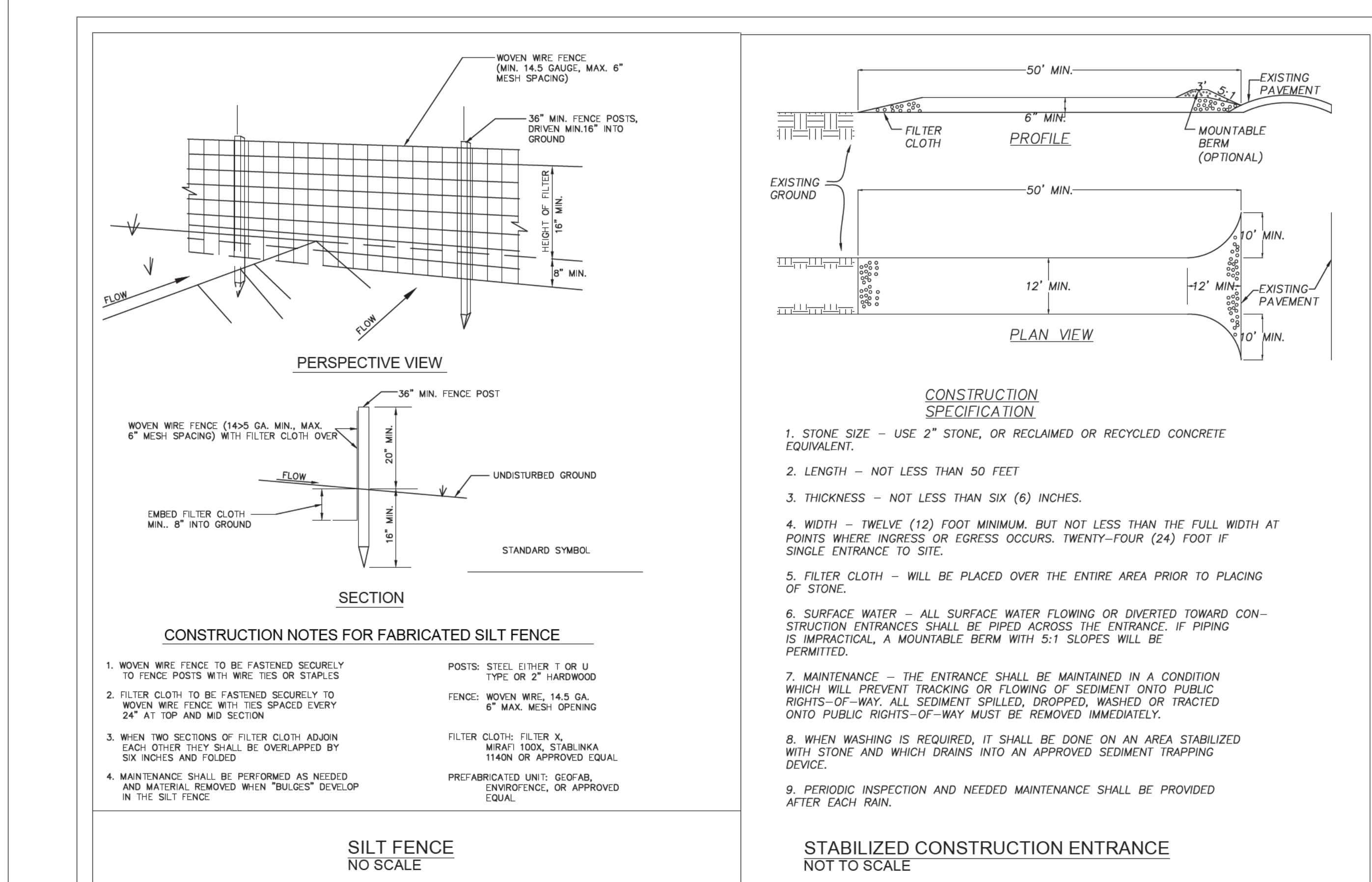
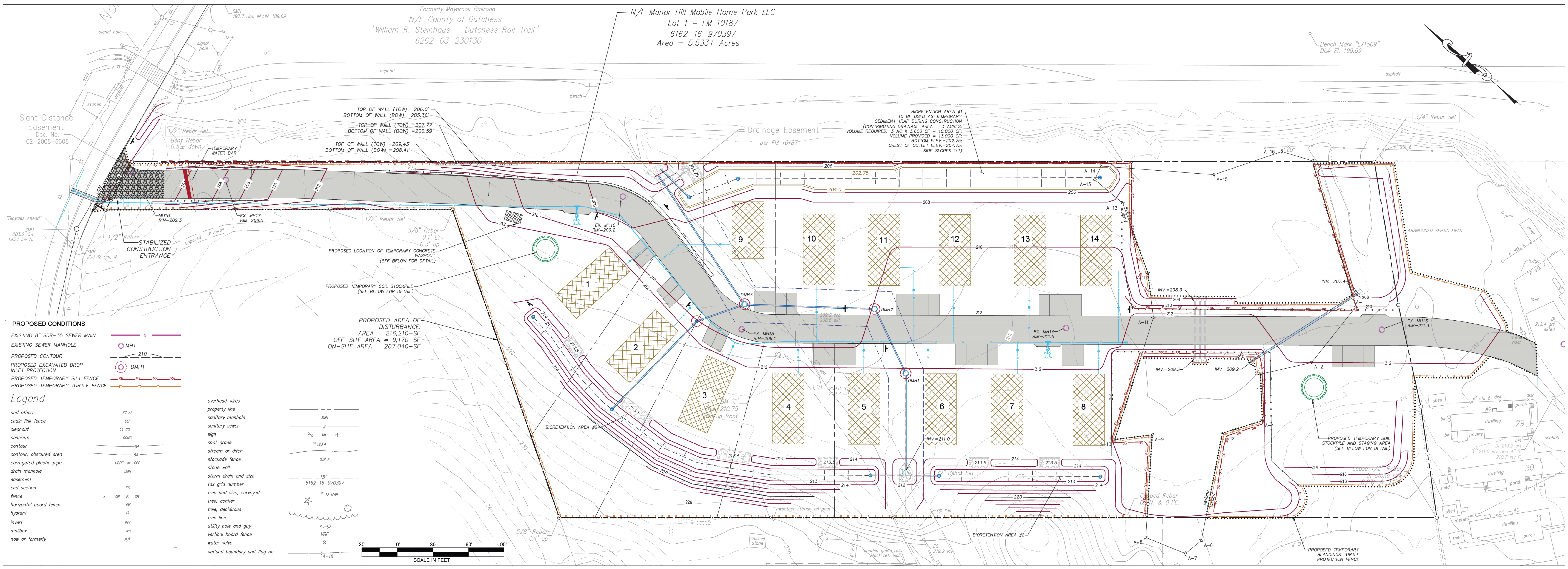
LAWRENCE J. PAGGI, PE, PC
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43 BROAD STREET
FISHKILL, NEW YORK 12524
Telephone: (845) 897-2375

MANOR HILL COMMUNITY PROJECT
179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK

WETLAND MITIGATION PLAN

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	7/7/20	LJP
2	REVISED	7/7/20	LJP
3	REVISED	7/7/20	LJP
4	REVISED	7/7/20	LJP
5	REVISED	7/7/20	LJP
6	REVISED	7/7/20	LJP
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50	REVISED	7/7/20	LJP

DRAWN BY: LJP
CHECKED BY: LJP
DATE: JULY 7, 2020
SCALE: AS NOTED
JOB NUMBER: 17-24
SHEET NUMBER: C501



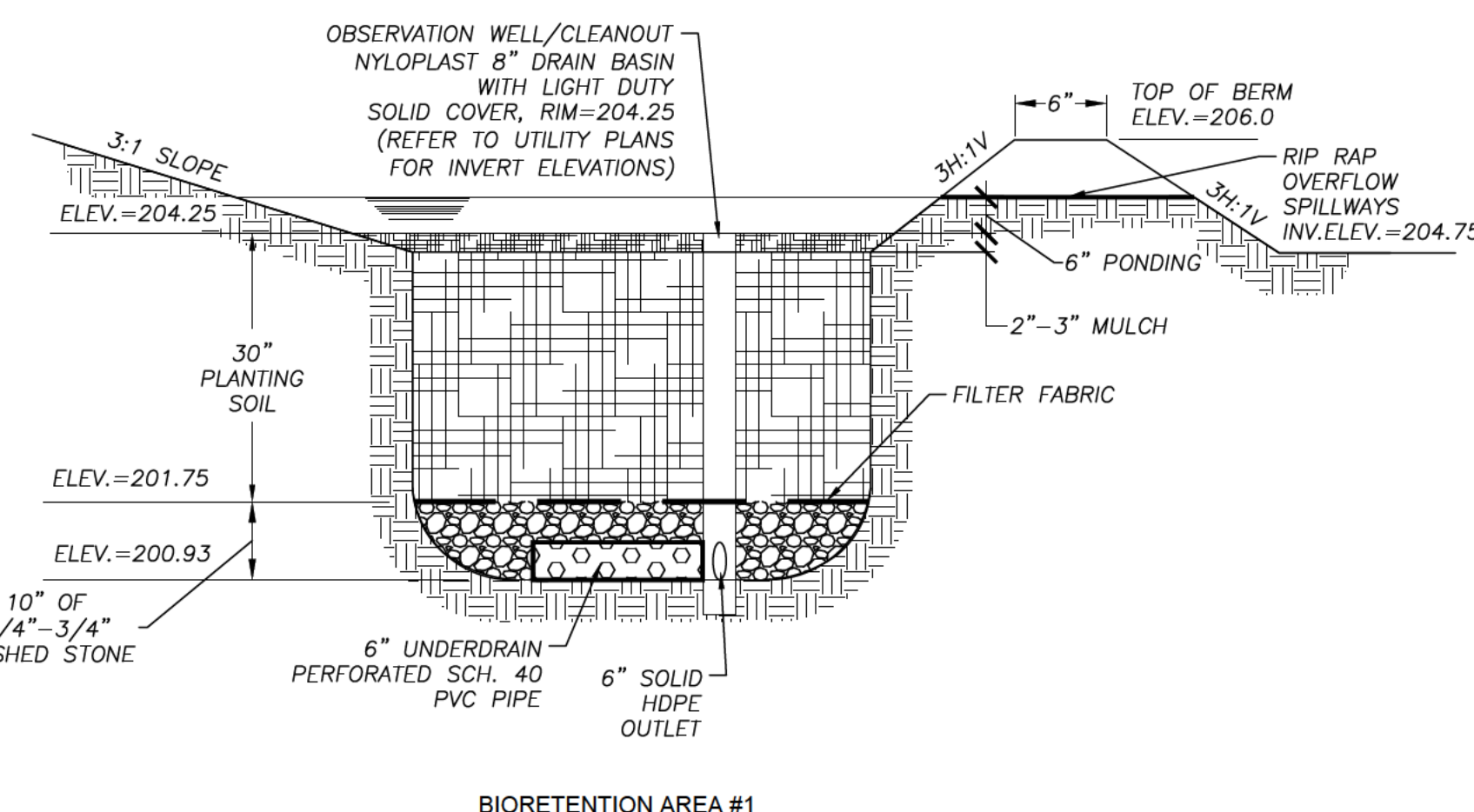
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43 BROAD STREET
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MANOR HILL COMMUNITY PROJECT
179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK

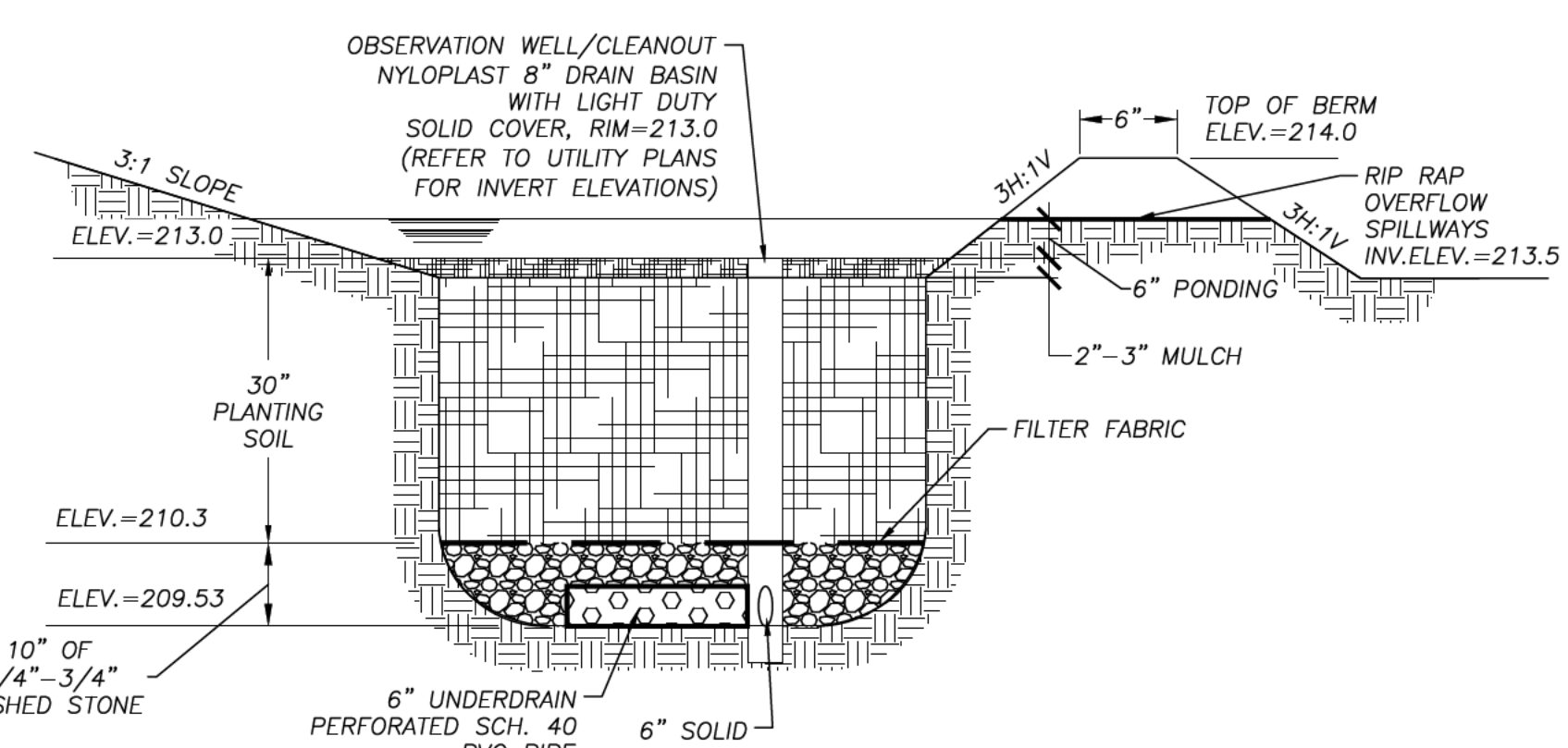
EROSION & SEDIMENT CONTROL PLAN & DETAILS

FINAL
PRELIMINARY
DRAWN BY: LJP
CHECKED BY: LJP
NO. OF REVISIONS: 1

DATE: FEBRUARY 26, 2024
SCALE: 1" = 30'
JOB NUMBER: 17-24
SHEET NUMBER: C601



BIORETENTION AREA #1



BIORETENTION AREAS #2

BIORETENTION AREA DETAIL (F-5)
NOT TO SCALE

SPECIFICATIONS FOR BIORETENTION

MATERIAL SPECIFICATIONS

THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE C.2.

PLANTING SOIL

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35% TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD FALL WITHIN SM, OR M, CLASSIFICATIONS OF THE UNITED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1\"/>

NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE AN HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF NOXIOUS WEEDS.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE	5.2 - 7.0
ORGANIC MATTER	1.5 - 4%
MAGNESIUM	15 LB./AC
PHOSPHORUS P2O5	75 LB./AC
POTASSIUM K2O	85 LB./AC
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED.

SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY.

SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION RIGS TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TIRE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO RESTRUCTURE THE SOIL PROFILE THROUGHOUT THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACK FILLING THE REQUIRED SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.

WHEN BACK FILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACK FILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12\"/>

PLANT INSTALLATION

MULCH AROUND INDIVIDUAL PLANTS ONLY. SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE.

ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

TREES SHALL BE BRACED USING 2\"/>

GRASSES AND LEGUME SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

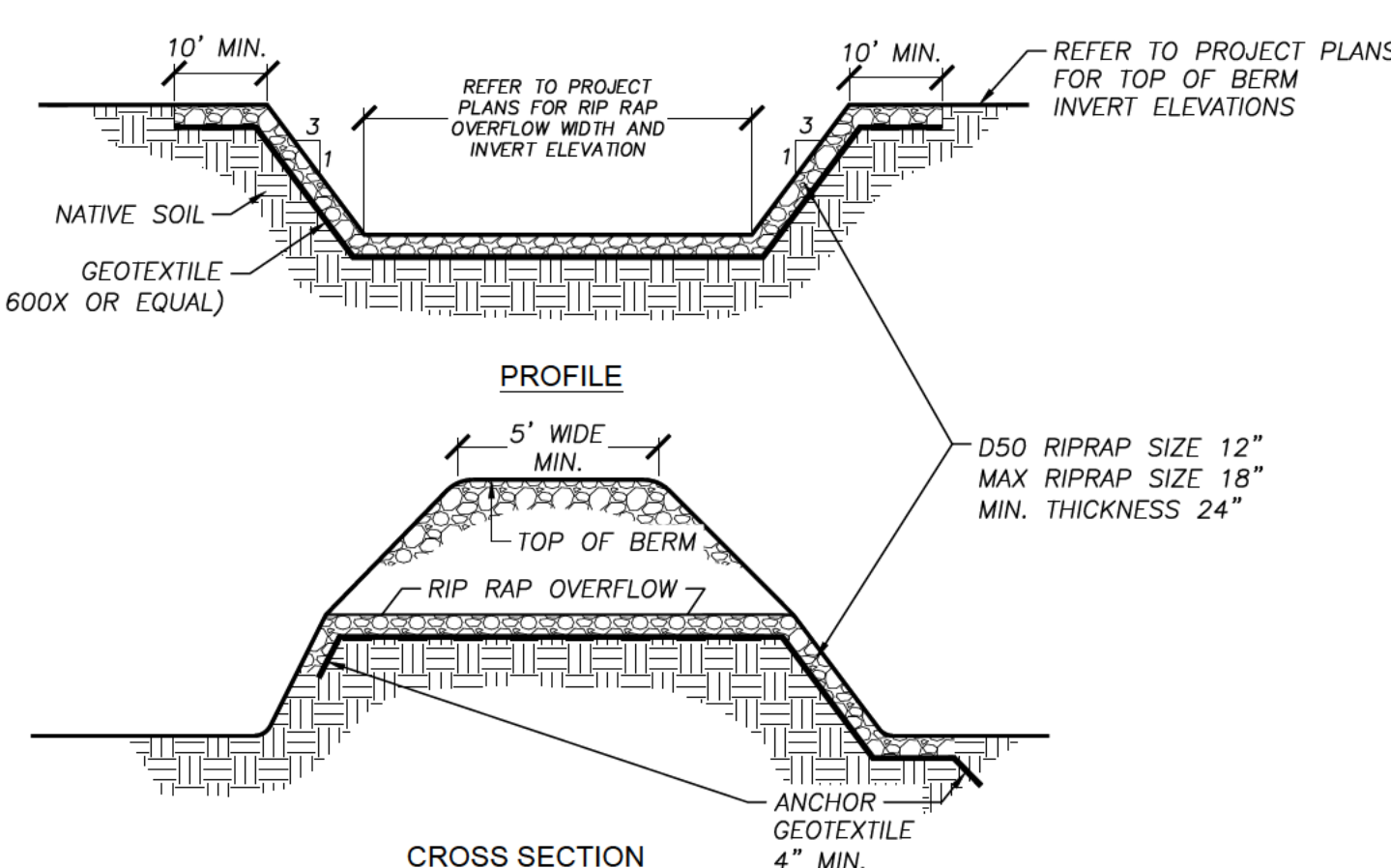
THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATTER TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY, ADDING FERTILIZERS, DEFLEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

UNDERDRAINS

UNDERDRAINS TO BE PLACED ON A 3\"/>

MISCELLANEOUS

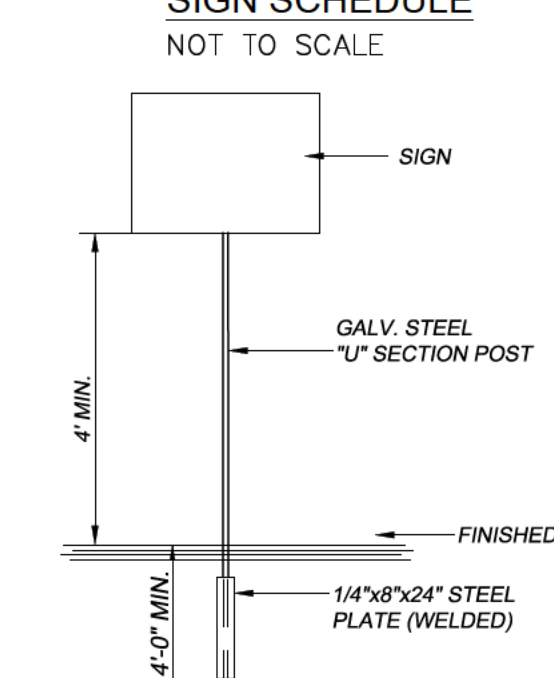
THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



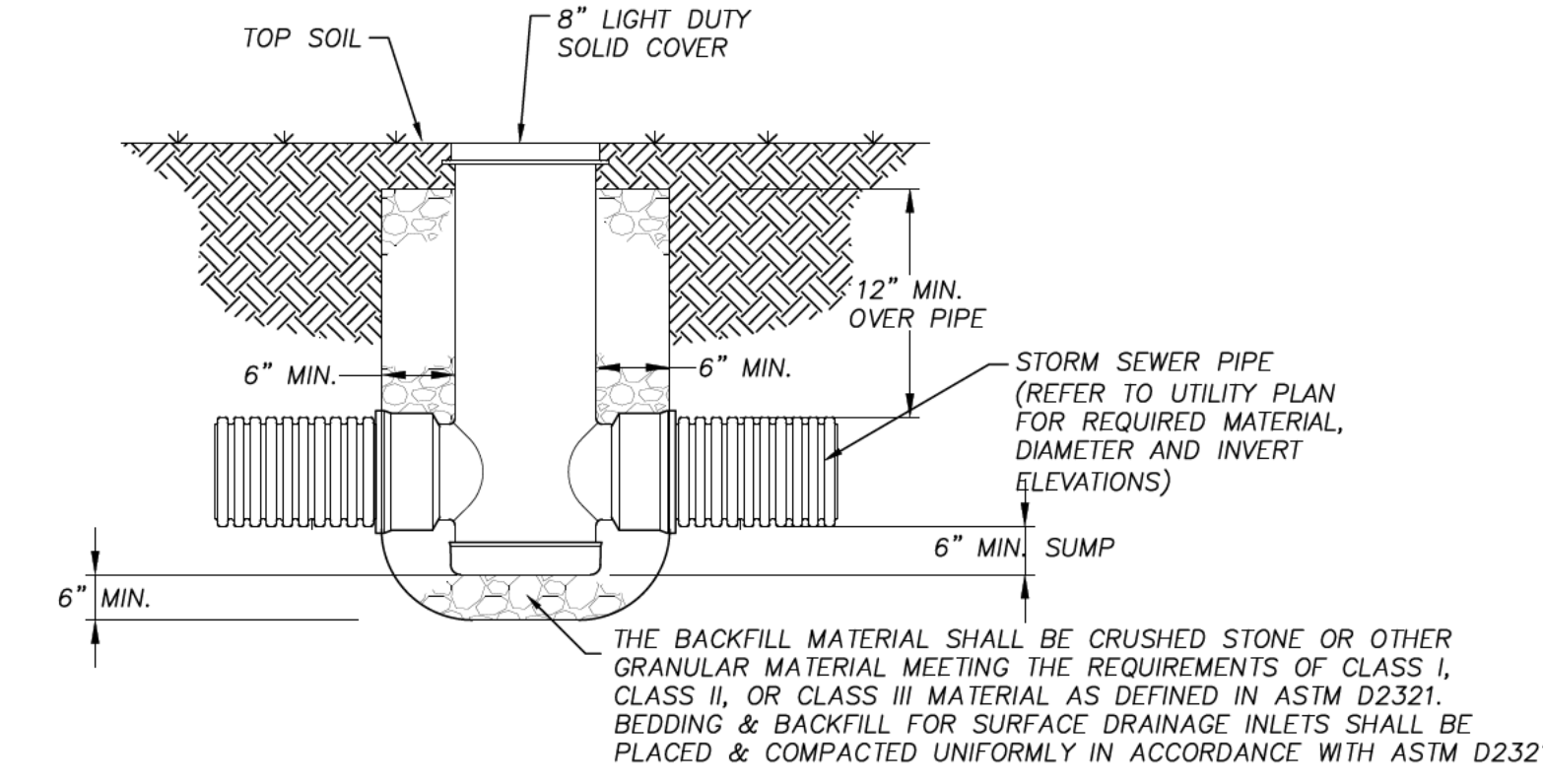
RIP RAP OVERFLOW CROSS SECTION
NOT TO SCALE

SIGN NO.	SIGN CASE	MIN. SIZE	BACK DROP	COLORS	LEGEND
1	STORMWATER MANAGEMENT PRACTICE - Bioretention Area (F-5) Project Identification	18\"/>			

SIGN SCHEDULE
NOT TO SCALE

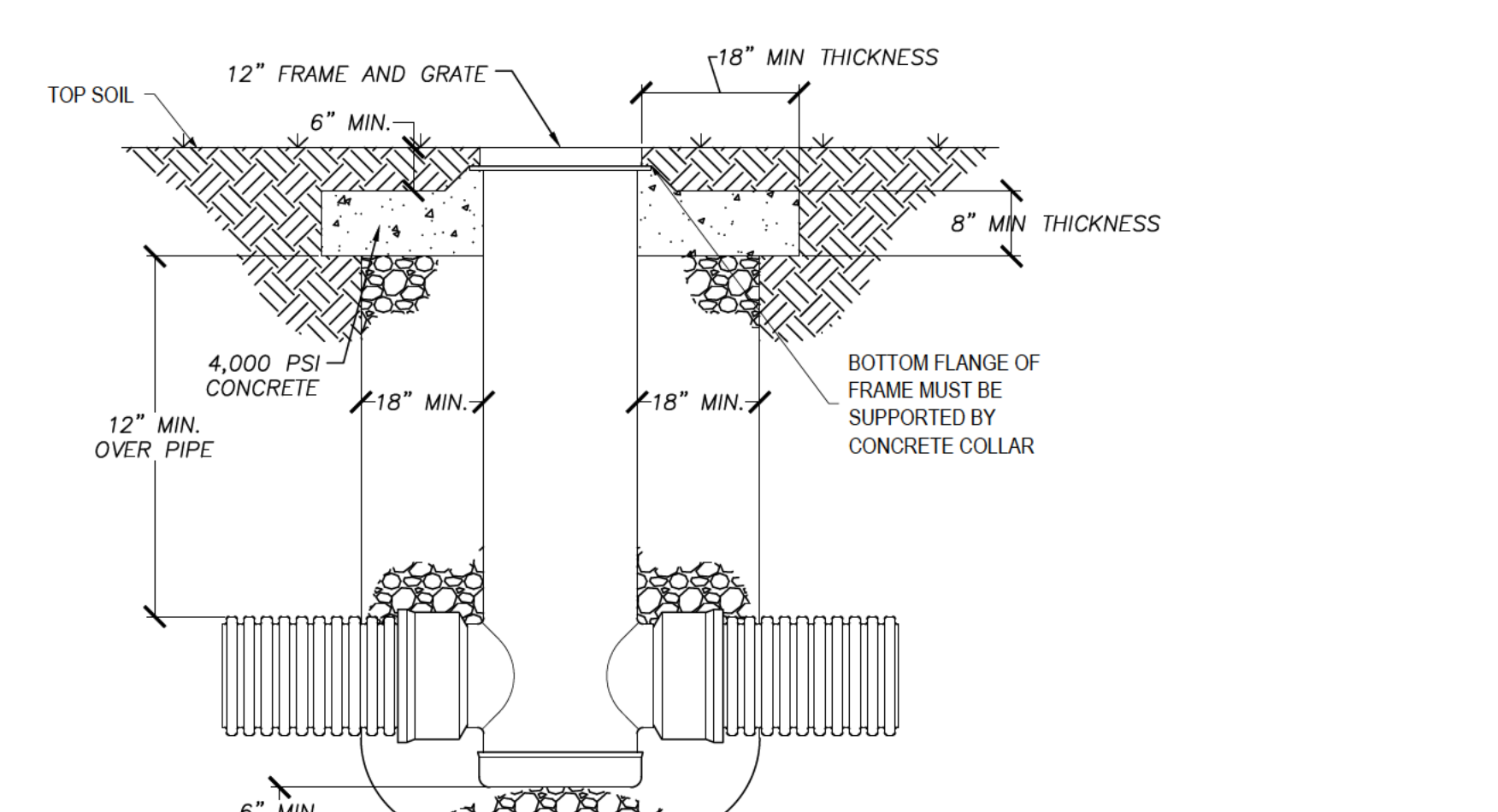


SINGLE POST SIGN MOUNTING
NOT TO SCALE



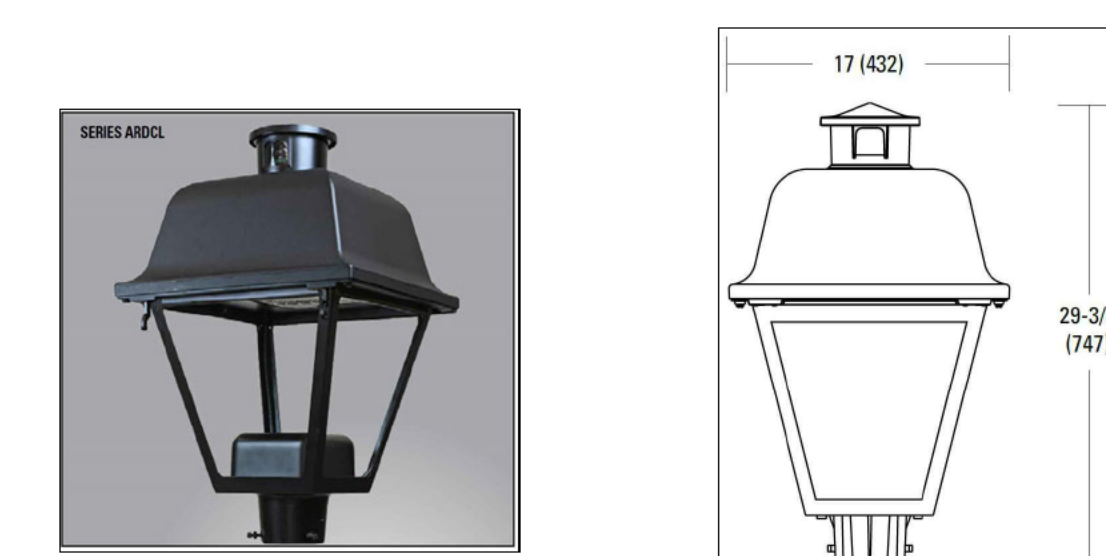
RAIN BASIN NON TRAFFIC INSTALLATION
NOT TO SCALE

- USE NYLOPLAST 8\"/>
- USE NYLOPLAST 12\"/>



- USE NYLOPLAST 12\"/>
- USE 12\"/>

NYLOPLAST TURF TRAFFIC INSTALLATION
NOT TO SCALE



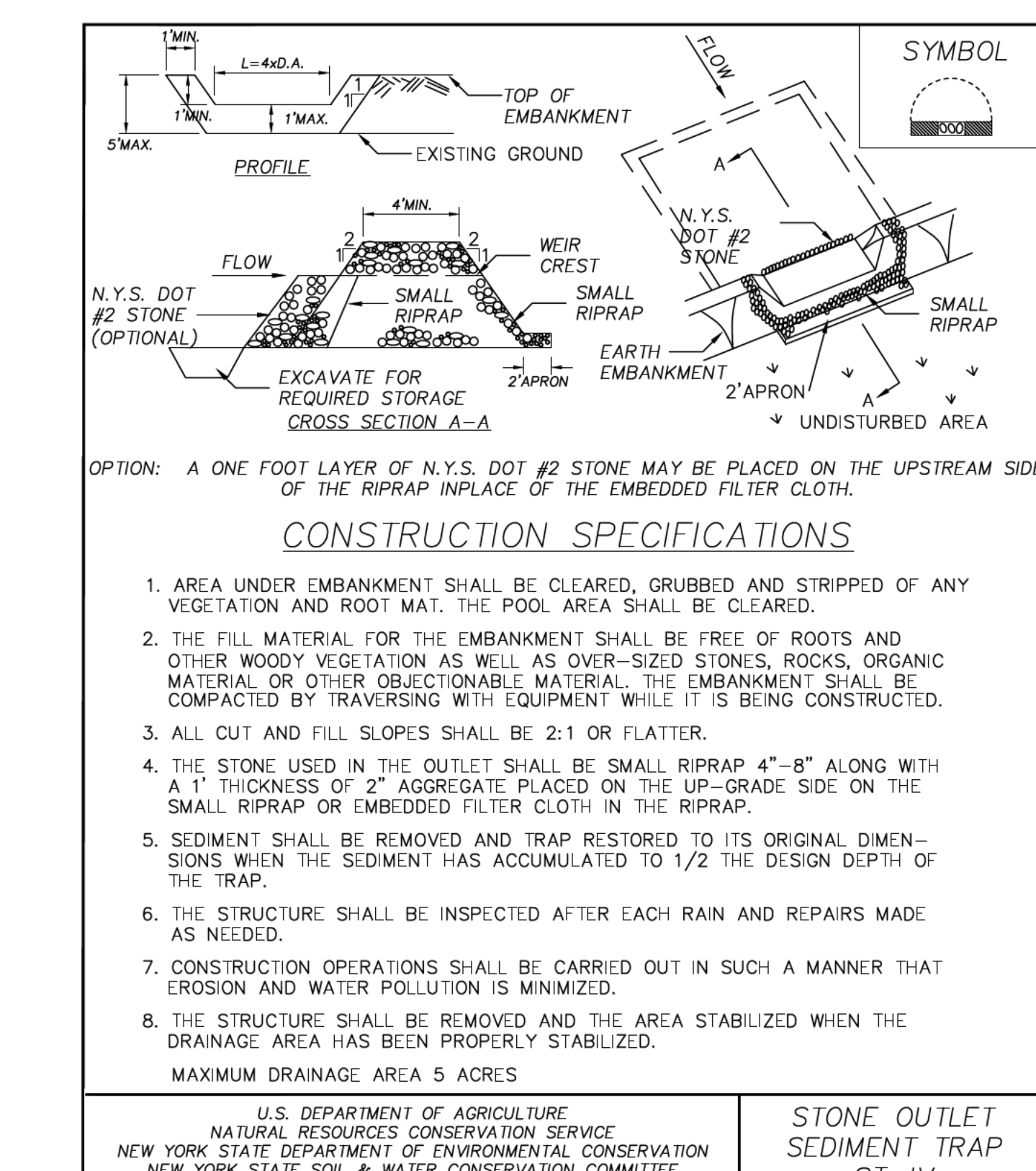
AMERICAN ELECTRIC LIGHTING - AMERICAN REVOLUTION DELUXE FULL CUTOFF LED FIXTURES
SERIES ARDCLP152-30K-RS5 & SERIES ARDCLP152-30K-RS

- NOTES:
- 1. COLOR TEMPERATURE OF LIGHTS SHALL NOT EXCEED 3000K
- 2. MOUNTING HEIGHT SHALL BE 12 FEET.

POLE MOUNTED LIGHT FIXTURE DETAIL
NOT TO SCALE

TABLE C.2 MATERIALS SPECIFICATIONS FOR BIORETENTION

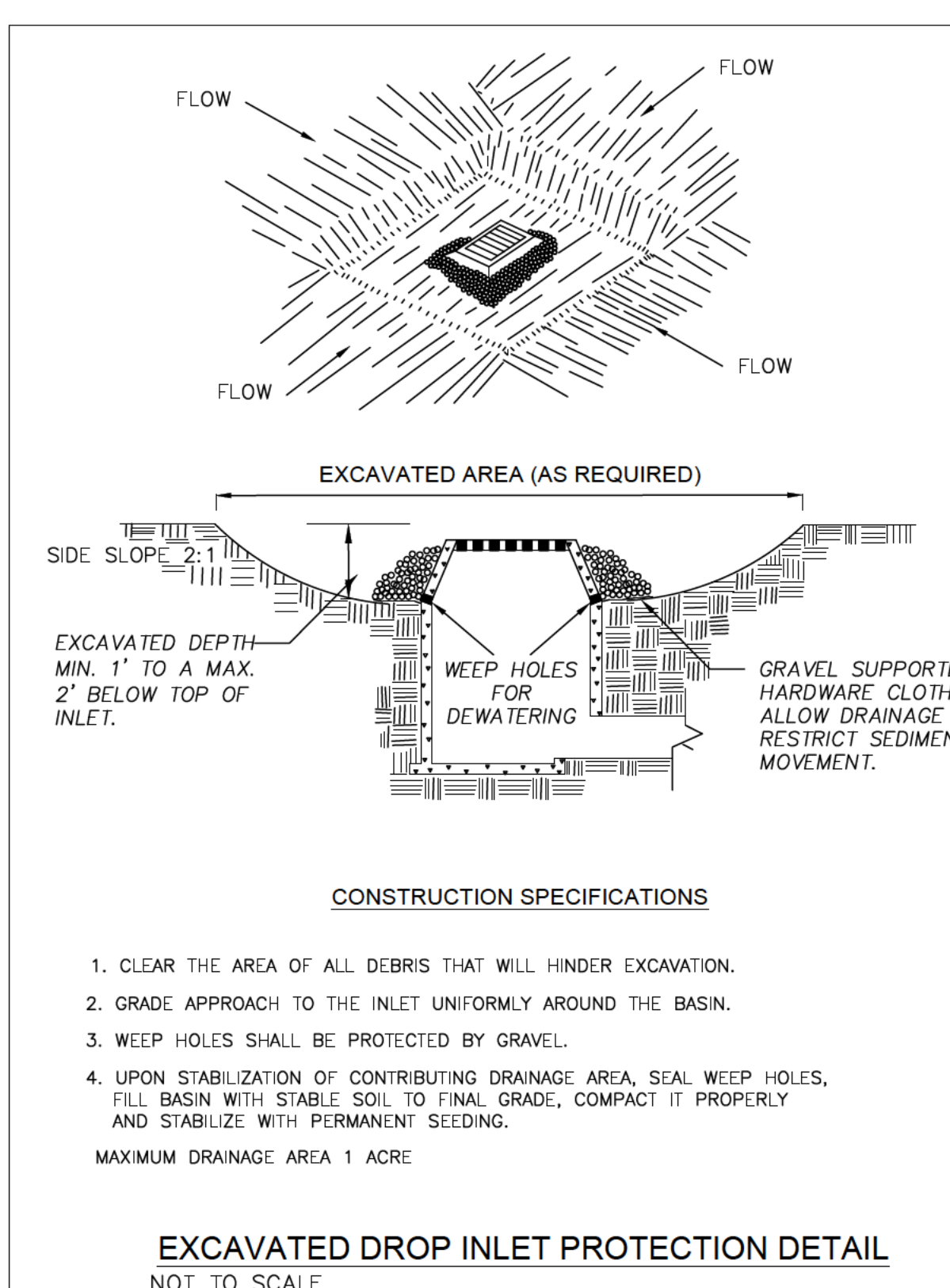
PARAMETER	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE YOUR LOCAL NRCS STANDARDS AND SPECIFICATIONS GUIDANCE.	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOIL (2.5\"/>			
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL, DAMPHRAM AND CURTAIN DRAIN	PEA GRAVEL ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 6 STONE: 2\"/>	
GEOTEXTILE	CLASS \"C\" APPARENT OPENING SIZE (ASTM-D-4751) GRAB TENSILE STRENGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43. NO. 67.	0.25\"/>	
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-279	6\"/>	



CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4\"/>
- 5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
- 6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- 7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- 8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

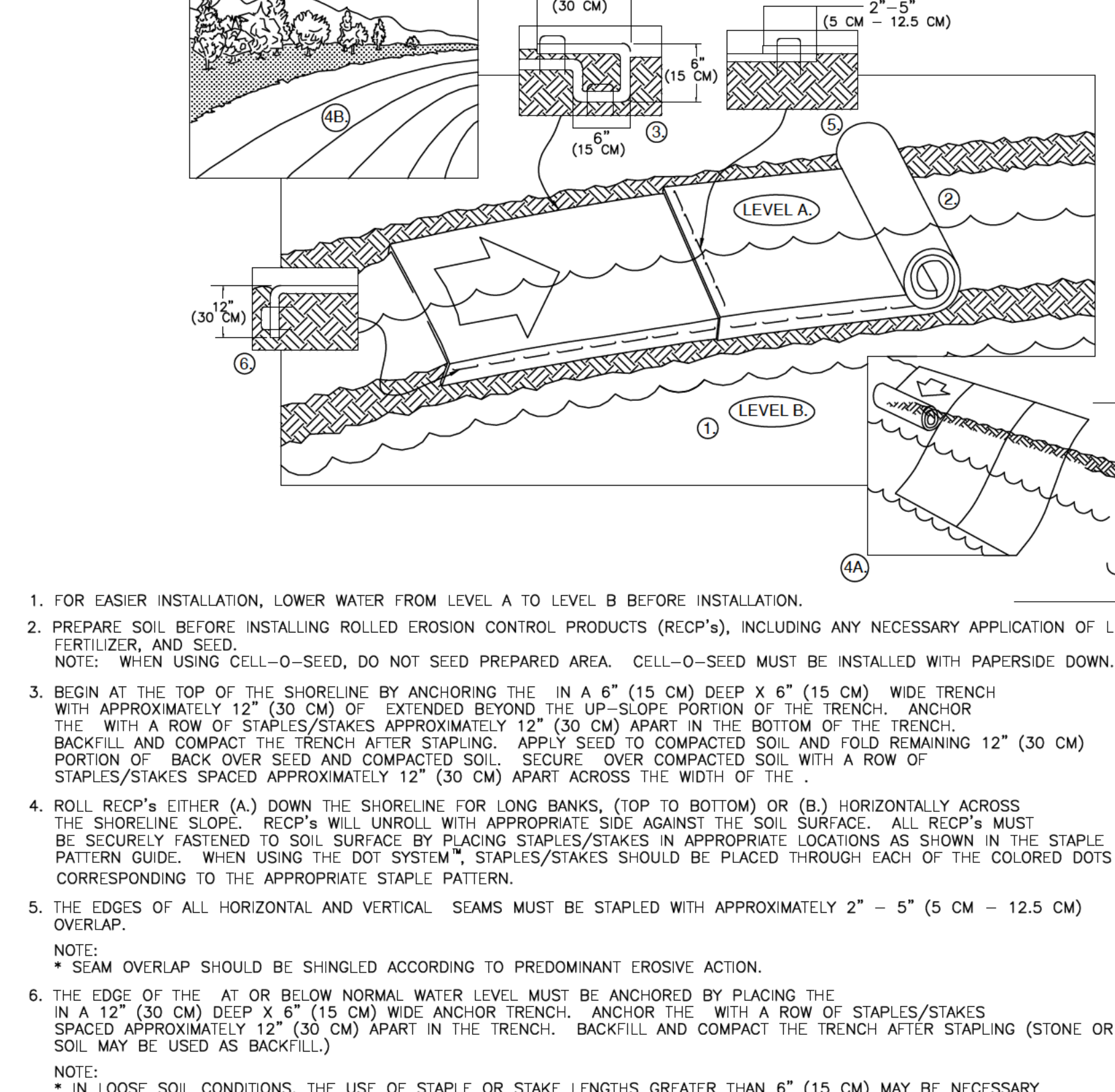
STONE OUTLET SEDIMENT TRAP ST-IV



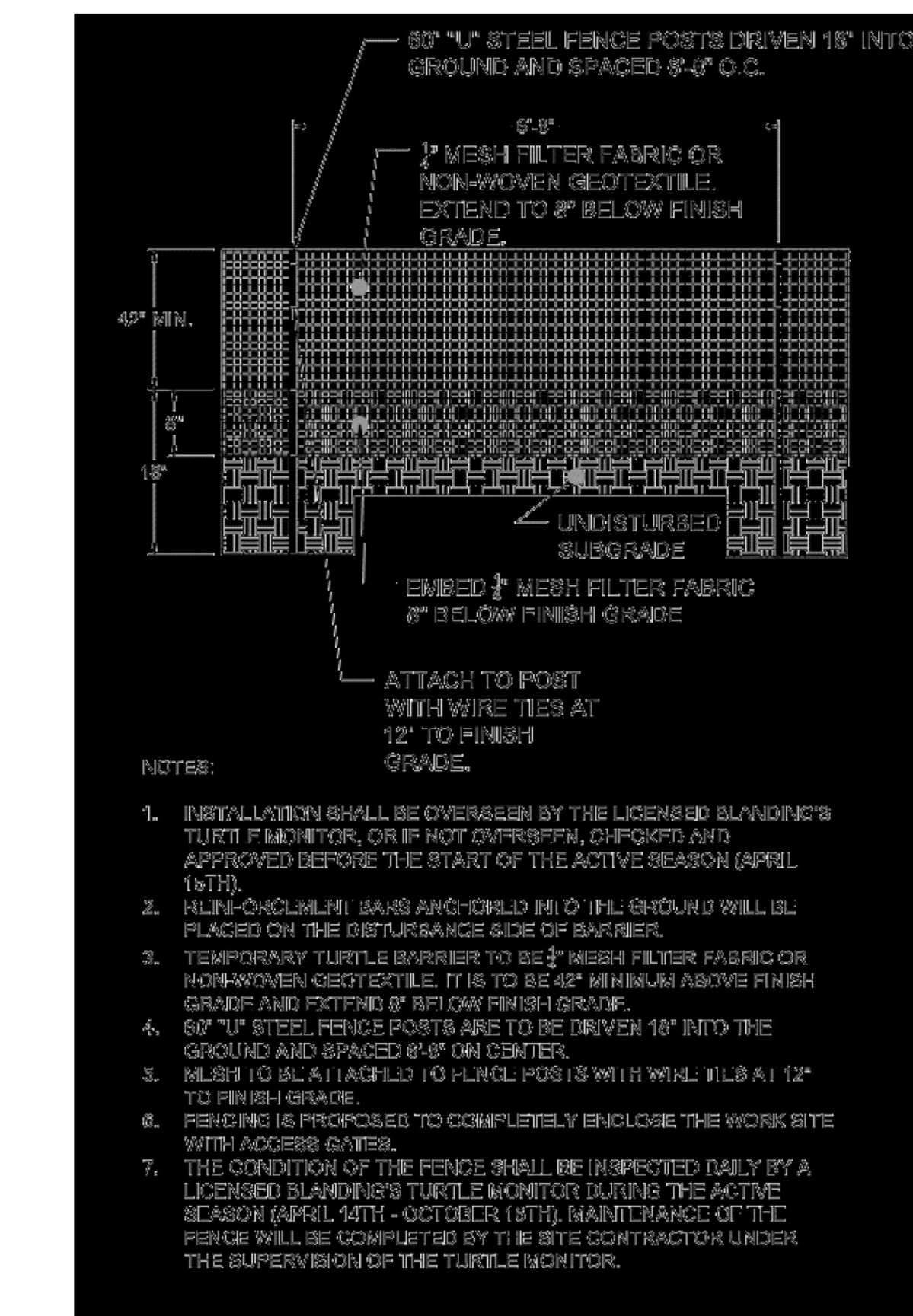
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES. FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

EXCAVATED DROP INLET PROTECTION DETAIL
NOT TO SCALE



NORTH AMERICAN GREEN \"BioNet C125BN\" DOUBLE NET COCONUT BLANKET INSTALLATION DETAIL



TEMPORARY TURTLE BARRIER FENCE DETAIL

BLANDINGS TURTLE CONSTRUCTION SEQUENCE

1. A TURTLE MONITOR SHALL BE ON SITE DURING ALL WORK CONDUCTED BETWEEN APRIL 15TH AND OCTOBER 14TH.
2. INSTALL CONTINUOUS TURTLE EXCLUSION BARRIER FENCE AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.
3. CLEAR & GRUB THE SITE IN THE PROPOSED PERMANENT DISTURBANCE AREA.
4. SOIL EXCAVATED FROM THE PERMANENT DISTURBANCE AREA FROM ANY FOOTINGS PARKING OR ROAD AREAS SHALL BE STOCKPILED WITHIN THE PERMANENT DISTURBANCE AREA. THESE STOCKPILED SOILS SHALL BE EVALUATED BY THE DESIGN ENGINEER AND TURTLE MONITOR TO DETERMINE THE SUITABILITY OF THE SOIL TO SUPPORT NESTING HABITAT.
5. IF SUITABLE, THESE SOILS SHALL BE USED FOR SPREADING OVER THE NESTING AREA AFTER OCTOBER 14TH. IF ALL ON SITE SOIL IS FOUND UNACCEPTABLE FOR NESTING, GRAVEL/SANDY SOIL MATERIAL SHALL BE IMPORTED AND SPREAD OVER THE NESTING AREA AFTER OCTOBER 14TH.

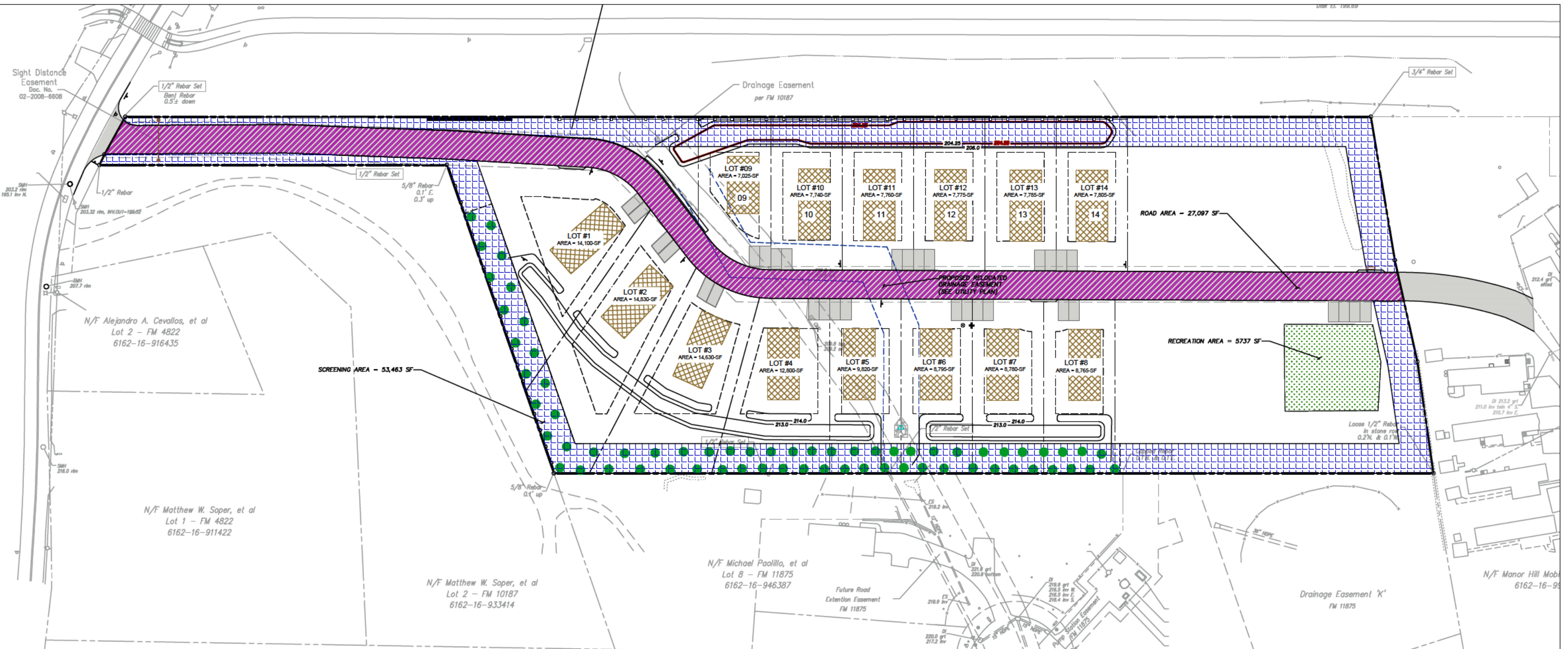
LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
Telephone: (845) 897-2375

NO.	REVISIONS	DATE	BY	DATE
1	ISSUED FOR PERMITS	06/27/2024	LJP	06/27/2024
2	PERMITS SUBMISSION	07/17/2024	LJP	07/17/2024

MANOR HILL COMMUNITY PROJECT
179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK
CONSTRUCTION DETAILS

DRAWN:	CRP
CHECKED:	LJP
DATE:	FEBRUARY 26, 2024
SCALE:	1\"/>
JOB NUMBER:	17-24
SHEET NUMBER:	

C703



Legend

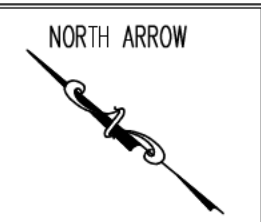
- ROAD AREA = 27,097 SF = 0.62 ACRES
- SCREENING AREA = 53,460 SF = 1.23 ACRES
- RECREATION AREA = 5,737 SF = 0.13 ACRES

GROSS AREA = PARK AREA - SCREENING AREA - ROAD AREA - RECREATIONAL AREA)
 GROSS AREA = 241,018 SF - 53,460 SF - 27,097 SF - 5,737 SF
 GROSS AREA = 5.53 AC - 1.23 AC - 0.62 AC - 0.13 AC
 GROSS AREA = 154,724 SF = 3.55 AC

SHEET NO.:
GA

DRAWN: CRP
 CHECKED: LJP
 DATE: JULY 20, 2021
 SCALE: 1" = 20'
 JOB NUMBER: 17-24

MANOR HILL COMMUNITY
 179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF POUGHKEEPSIE
 DUTCHESS COUNTY, NEW YORK
GROSS AREA GRAPHIC



NO.	REVISION	BY	DATE
1.	RESPONSE TO 4/16/24 PLANNING COMMENTS	J.J.	9/17/25
2.			
3.			
4.			
5.			
6.			

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 TELEPHONE:(845) 897-2375

*Civil, Sanitary & Site Engineering
 Site Planning
 Environmental Assessment*