

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **Wednesday December 3, 2025 at 7:00 p.m.** at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, New York, as the time date and place of a public hearing to afford all interested parties an opportunity to be heard and seek public comment concerning a proposed zoning map amendment received from applicant Manor Hill Mobile Home Park, LLC, requesting a change of zoning for tax parcel number 6162-16-970397 (246 North Grand Avenue), in the Town of Poughkeepsie consisting of approximately 5.53 acres, from Residence, Single Family (R-20) to Residence, Mobile Home (R-MH)

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed zoning map amendment is available in full with Exhibit to preview on our website: <https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings>
Or in person @ the Town Clerk's Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
November 6, 2025

RESOLUTION 11:5 - # 4 OF 2025

WHEREAS, the Town Board has received an application from Manor Hill Mobile Home Park, LLC, requesting a change of zoning for tax parcel number 6162-16-970397 (246 North Grand Avenue), in the Town of Poughkeepsie consisting of approximately 5.53 acres, 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, the Town Board has determined that the proposed zoning map amendment must be referred to the Dutchess County Department of Planning and Development for review and recommendation; and

WHEREAS, amending the Zoning Map requires a public hearing;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board refers this matter to the Dutchess County Department of Planning and Development for a recommendation pursuant to GML 239-m; and
2. The Town Board hereby sets a public hearing on the proposed zoning map amendment for December 3, 2025, at 7:00 PM, or as soon thereafter as the matter may come to be heard, in the Town Hall, One Overocker Road, Poughkeepsie, New York, and directs the Town Clerk to post notice of the public hearing.

Dated: November 5th 2025

Moved: Mike Cifone

Seconded: Rebecca Edwards

Motion passes/ fails: Ayes 7 Nays 0

ES/mem
t-10/28/2025
m-11/5/2025

	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>✓</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).



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Taylor M. Palmer, Esq.
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October 28, 2025

**BY HAND DELIVERY
AND ELECTRONIC SUBMISSION**

Rebecca Edwards, Supervisor
and Members of the Town Board
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, New York 12603

Re: Manor Hill Mobile Home Park, LLC
Updated Petition for Zoning Map Amendment – Manor Hill Community Project
Supplemental Submission & Responses to Comments for Reduced Project
Premises: 246 North Grand Avenue, Poughkeepsie, NY (Tax Map No. 6162-16-970397)

Dear Supervisor Edwards and Members of the Town Board:

On behalf of Manor Hill Mobile Home Park, LLC (the “Petitioner”), the owner of the property located at 246 North Grand Avenue, Poughkeepsie, New York (the “Premises”), we respectfully submit this updated Petition for Zoning Map Amendment to the Zoning Map of the Town of Poughkeepsie (the “Town”) to remap the 5.53+/- acre Premises from the Residence, Single-Family 20,000 Square Foot (R-20) Zoning District to the Residence, Mobile Home (R-MH) Zoning District, in accordance with the Town Zoning Law. The updated Petition reflects the reduced development proposal to establish a fourteen (14)-unit mobile home community at the Premises, where twenty-two (22) lots were originally proposed. As you may know, our office was recently retained by the Petitioner in connection with its pending Applications to the Town Planning Board (the “Planning Board”) for Site Plan Approval, Special Use Permit, and Aquatic Resources Permit (collectively, the “Planning Applications”) and its rezoning request and Application for Change of Zone (the “Change of Zone Application”) to the Town Board, and we look forward to the continued review of this Project.

To assist the Town Board in its continued review of the Change of Zone Application, and by way of brief background regarding same, as this Board is aware the Premises consists of an undeveloped 5.53-acre parcel located to the east of North Grand Avenue, west of the 62-unit



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Manor Hill Mobile Home Park community, and south of the Dutchess County Rail Trail, within the Town of Poughkeepsie. As noted above, the Premises is presently classified in the R-20 Zoning District, and the Petitioner is pursuing a Petition for Zoning Map Amendment and Change of Zone Application with the Town Board to reclassify the Premises in the R-MH Zoning District. The area surrounding the Premises is characterized by a mixture of commercial, residential, and recreational uses, with residential development within the existing Manor Hill Mobile Home Park community immediately to the east, single-family residential development to the south, commercial uses across North Grand Avenue to the west, and a portion of the Dutchess County Rail Trail located to the north of the Premises.

As detailed in the Petitioner's prior submissions to the Town Board, and as refined in the enclosed updated Petition submission, the Petitioner proposes to establish a fourteen (14)-unit mobile home community at the Premises,¹ with each lot containing a manufactured home and two (2) parking spaces. Associated site improvements will also be installed, including a proposed 24'-wide private drive through the Premises and connecting to Van Wagner Road, with an emergency access gate proximate to North Grand Avenue;² water and sewer connections; landscaped screening areas and privacy fencing; stormwater management practices; guest parking spaces; and open space and recreational areas (the proposed mobile home community and associated site improvements are hereinafter collectively referred to as the "Project"). Mobile home parks are not presently permitted in the R-20 Zoning District, but they are permitted subject to the issuance of a Special Use Permit and Site Plan Approval within the R-MH Zoning District. Therefore, the Petitioner respectfully requests the remapping of the Premises from the R-20 Zoning District to the R-MH Zoning District to allow the Petitioner to proceed with development of the Project.

As more fully set forth in the updated Petition for Zoning Amendment to the Zoning Map, the proposed remapping of the Premises will contribute to the diversity and affordability of housing options within the Town in a manner that is consistent with both the character of the community in the area surrounding the Premises and the spirit and intent of the Comprehensive Plan, and will enhance economic activity and benefit the general welfare of the Town of Poughkeepsie.

¹ Please note that, since its initial appearance before the Town Board, and in response to comments from this Board, the Applicant has reduced the number of proposed lease lots at the Premises from twenty-two (22) lots to fourteen (14) lots.

² Please note that the Applicant has elected to restrict access to North Grand Avenue roadway for emergency purposes only in response to comments from the Town Board and from the public related to traffic concerns and sightlines along North Grand Avenue. Primary access for the Project will be provided via Van Wagner Road and through the existing mobile home park. North Grand Avenue will provide a secondary means of emergency access to the Premises, which will be secured by a gate to be approved by the Town Fire Department.



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Further, the Planning Board has reviewed the Project, inclusive of the proposed remapping of the Premises. On October 16, 2025, the Planning Board issued a Negative Declaration pursuant to the State Environmental Quality Review Act confirming that the Project *will not* have a significant adverse environmental impact. In addition, on October 16, 2025, the Planning Board voted to convey a positive recommendation to the Town Board regarding the adoption of the proposed Zoning Map Amendment to rezone the Premises from the R-20 Zoning District to the R-MH Zoning District.

Finally, and in response to comments received from the Town Planning Department and Sewer Department, the Applicant recently met with Town Staff to align on an approach related to the sewer infrastructure improvements required and/or requested for this Project. Pursuant to these discussions, we understand that the Town was recently awarded a \$199,000 Community Development Block Grant (the “CDBG Grant”), which will be utilized to upgrade the North Grand Avenue Pump Station. As discussed with Town Staff, the Applicant is willing to provide any additional and reasonable costs associated with the upgrade of the Pump Station that exceed the amount of the CDBG Grant as a condition of approval of the Planning Applications. Separately, the Applicant intends to install a new sanitary sewer main for the Project, and has offered to dedicate this sewer main to the Town via an Irrevocable Offer of Cession and Declaration of Easement filed with the Dutchess County Clerk. As part of these same discussions with Town Staff, we also understand that the Town has expressed a willingness to accept the Offer of Cession and take ownership of the sewer main after completion of construction. We respectfully request that the Town Board confirm whether it will accept the Offer of Cession during their continued review of the Project.

In support of the Change of Zone Application, please find ten (10) copies of this letter, the referenced updated Petition, and the following Exhibits as referenced in the updated Petition:

- Exhibit A.** Aerial Photographs of the Premises;
- Exhibit B.** Town of Poughkeepsie Zoning Map (revised January 31, 2020);
- Exhibit C.** Updated Application for Change of Zone;
- Exhibit D.** Irrevocable Offer of Cession and Declaration of Easement;
- Exhibit E.** Planning Board Decision Letter, dated October 17, 2025;
- Exhibit F.** Metes and Bounds Description of the Premises to be Rezoned;
- Exhibit G.** Full Environmental Assessment Form, updated September 18, 2025, along with EAF Mapper Summary Report dated September 22, 2025; and
- Exhibit H.** Negative Declaration issued by the Planning Board, adopted October 16, 2025.



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In addition, enclosed please find ten (10) sets of the updated plans for the Manor Hill Community Project, prepared by Lawrence J. Paggi, PE, PC, dated December 22, 2017 and last revised October 27, 2025.

It is our understanding that the application fee for the Change of Zone Application was previously provided to the Town, and that funds remain in the escrow account established for Town Consultant review of the Project. However, if additional fees or escrow is required by the Town Board in connection with this Petition, the Petitioners will submit same upon request by the Board.

We respectfully request that this matter be placed on the Town Board's November 5, 2025 meeting Agenda for continued review of the updated Petition and referral to Dutchess County and any other board, agency or official that the Town Board deems appropriate for formal recommendations,³ at which time we respectfully request that the Board consider setting the Public Hearing on the Change of Zone Application. In the interim, should the Town Board or Town Staff have any questions or comments, 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 "TP", written over a horizontal line.

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
Emily Svenson, Esq., Town of Poughkeepsie Town Board Attorney
Lisa Cobb, Esq., Town of Poughkeepsie Planning Board Attorney
Jessica Zalin, Esq., Cuddy & Feder LLP

³ As noted above, the Change of Zone was previously referred to the Planning Board, which voted to convey a positive recommendation to the Town Board regarding the adoption of the proposed Zoning Map Amendment during its meeting on October 16, 2025.

TOWN OF POUGHKEEPSIE
STATE OF NEW YORK

-----X
In the Matter of the Application of

MANOR HILL MOBILE HOME PARK, LLC

For an Amendment to the Zoning Map of the Town of Poughkeepsie to re-map the Premises known as 246 North Grand Avenue, Poughkeepsie, New York, designated on the Tax Assessment Map of the Town of Poughkeepsie as Section 6162, Block 16, Lot 970397, from the Residence, Single-Family 20,000 Square Foot (“R-20”) Zoning District to the Residence, Mobile Home (“R-MH”) Zoning District, in accordance with Section 210-153 of the Zoning Law of the Town of Poughkeepsie.

-----X

**UPDATED PETITION FOR
ZONING MAP AMENDMENT**

TO THE HONORABLE SUPERVISOR EDWARDS AND MEMBERS OF THE TOWN BOARD OF THE TOWN OF POUGHKEEPSIE:

MANOR HILL MOBILE HOME PARK, LLC (the “Petitioner”), by its attorneys, Cuddy & Feder LLP, 300 Westage Business Center Drive, Suite 380, Fishkill, New York, as and for its updated Petition to re-map the premises known as 246 North Grand Avenue, Poughkeepsie, New York, known and designated on the Town of Poughkeepsie, New York Tax Assessment Map (the “Tax Assessment Map”) as Section 6162, Block 16, Lot 97039 (the “Premises”) from Residence, Single-Family 20,000 Square Foot (“R-20”) to Residence, Mobile Home (“R-MH”) Zoning District, pursuant to Section 210-153 of the Town of Poughkeepsie’s Zoning Law (the “Zoning Law”), respectfully shows and alleges the following:

EXECUTIVE SUMMARY

1. As the Town Board is aware, the Petitioner proposes to establish a mobile home park community at the Premises, which will be located adjacent to the existing 62-unit Manor Hill Mobile Home Park located at 179 Van Wagner Road, Poughkeepsie, New York. In order to accomplish same, the Petitioner has submitted a rezoning request and Application to the Town of Poughkeepsie Town Board (the “Town Board”) for a Change of Zone (the “Change of Zone Application”), as well as an application for Site Plan Approval, Special Use Permit, and Aquatic Resources Permit Approval (the “Planning Applications”) to the Town of Poughkeepsie Planning Board (the “Planning Board”). This updated Petition for Zoning Map Amendment is submitted in furtherance of the pending Petition and associated materials submitted by the Petitioner to the on October 26, 2017.
2. As a part of the proposed mobile home park, the Petitioner intends to make certain improvements to the undeveloped 5.53-acre Premises, which is presently classified in the R-

20 Zoning District. The proposed mobile home park will consist of fourteen (14) lease lots, with each lot containing a manufactured mobile home and two (2) parking spaces. Associated site improvements will also be installed, including a proposed 24'-wide private drive through the Premises and connecting to Van Wagner Road, with an emergency access gate proximate to North Grand Avenue; water and sewer connections to Town facilities; landscaped screening areas and privacy fencing; stormwater management practices; and open space and recreational areas (the proposed mobile home park with associated site improvements are hereinafter referred to as the "Project").

3. Pursuant to Section 210-83 of the Town Code, mobile home parks are permitted subject to the issuance of a Special Use Permit within the R-MH Zoning District, and are not identified as permitted uses in the R-20 Zoning District, leading to this Petition.
4. The proposed remapping of the Premises would result in the Premises being classified within the R-MH Zoning District, and will afford the Petitioner the opportunity to develop the mobile home community at the Premises. The proposed mobile home park community would contribute to the diversity of housing stock within the Town in a manner that is complementary to and consistent with existing development in the surrounding area, and which is consistent with the spirit and intent of the Town's 2023 Comprehensive Plan Update (the "Comprehensive Plan") and supportive of the Town's stated objective within the Comprehensive Plan of encouraging diverse housing types and a range of affordability options throughout Town.
5. The Town of Poughkeepsie Planning Board provided a positive recommendation for the Project on October 16, 2025.

DESCRIPTION OF PETITIONER

6. Petitioner MANOR HILL MOBILE HOME PARK, LLC, having an address at 18 Clinton Street, Wappingers Falls, New York 12590, is the owner of the Premises known and designated on the Tax Assessment Map as Section 6162, Block 16, Lot 97039. Aerial photographs of the Premises are attached hereto as **Exhibit A**.
7. The Premises was conveyed to the Petitioner by deed from Edward Fikis, surviving joint tenant, dated May 5, 2015 and recorded with the Dutchess County Clerk on June 5, 2015 as Document Number 3263. The Premises was previously conveyed to Ferdinand Fikis and Edward Fikis by deed from Joan Mare Soper and Sara Ann Moore, dated April 3, 1996 and recorded with the Dutchess County Clerk on April 23, 1996 at Liber 1978, Page 1.
8. No officer, or employee of the Town of Poughkeepsie, Dutchess County, or New York State is a party, or has any interest, financial or otherwise, in this request or the Petitioner as defined under Section 809 of the General Municipal Law.

DESCRIPTION OF SUBJECT PROPERTY

9. The Premises is approximately 5.53+/- acres in size and is located at 246 North Grand Avenue in the Town of Poughkeepsie, New York, known and designated on the Tax Assessment Map as Section 6162, Block 16, Lot 97039.
10. The Premises is bordered by a portion of the Dutchess County Rail Trail to the north, to the south by single-family residences classified in the R-20 Zoning District, to the east and southeast by the existing Manor Hill Mobile Home Park classified in the R-MH Zoning District, and to the west by a vacant parcel and North Grand Avenue, followed by residential development and the Allspace Self-Storage facility.
11. The Premises is presently undeveloped. To the Petitioner's knowledge, prior to the Change of Zone Application and the Planning Applications filed for the Project, there have been no previous applications for development of the Premises.
12. The Premises does not contain any historic or archaeological resources and does not contain any structures or sites which are listed on the State or Federal Register of Historic Places.
13. The Premises contains 0.91 acre of Town- and federally-regulated wetlands. The Project will involve 9,214 square feet (0.212 acre) of disturbance or fill to the wetlands, and proposes 9,328 square feet (0.214 acre) of wetland creation pursuant to a wetland mitigation plan and in compliance with Nationwide Permit # 29 issued by the Army Corps of Engineers.
14. The Premises is not located within the 100-year or 500-year flood plain.
15. The Premises is located on or near a principal aquifer.
16. The Premises may contain habitat for endangered or threatened bat and turtle species. To avoid any potential impacts to endangered bats, tree clearing for the Project will be limited to between October 15 and March 31, in accordance with guidance from the New York State Department of Environmental Conservation and the U.S. Fish and Wildlife Service. In addition, an Education and Encounter Plan with restrictive turtle barrier and monitoring will be implemented to protect potential Blanding's turtles at the Premises.

CURRENT ZONING AND DEVELOPMENT ON ADJACENT LANDS

17. A copy of Town of Poughkeepsie Zoning Map (the "Zoning Map") is annexed hereto as **Exhibit B**, which highlights the Premises and demonstrates the district classifications of properties contiguous or adjacent to the Premises. The Premises is bound to the east by property that is presently classified in the R-MH Zoning District, which is the zoning classification that the Petitioner seeks for the Premises. The more detailed district classifications of properties contiguous or adjacent to the Premises are as follows:
 - A. *Northerly Boundary.* The property situated to the north of the Premises is occupied by a portion of the Dutchess County Rail Trail (the "Rail Trail"). It appears that the

southern portion of the Rail Trail property is classified within the R-20 Zoning District, in which the Premises is currently classified, and the northern portion of the Rail Trail property is classified in the Residence, Single-Family 4 Acre (“R-4A”) Zoning District. However, as this property is owned by the County of Dutchess, it may not be subject to local zoning. Properties to the north of the Rail Trail are classified in the R-4A Zoning District. The parcel immediately to the north of the Rail Trail is a 56.6-acre parcel known as the Schatz Federal Bearings New York State Superfund site. This parcel is currently unoccupied and undeveloped, except for a five-acre capped landfill and fencing surrounding the landfill area to restrict access to this portion of the site.¹ Further to the north are single-family residences classified within the R-4A Zoning District.

- B. *Westerly Boundary.* The property situated to the west of the southerly portion of the Premises is classified in the R-20 Zoning District and is mostly vacant. Other parcels classified in the R-20 Zoning District and improved with residences are beyond, with frontage on North Grand Avenue. The northerly portion of the Premises abuts North Grand Avenue directly. The property across North Grand Avenue is classified within the Residence, Multifamily (“R-M”) zoning district and is developed with portions of the Allspace Self-Storage facility.
- C. *Easterly Boundary.* The property situated to the east and extending to the southeast of the Premises is classified in the R-MH Zoning District, and is improved with the existing Manor Hill Mobile Home Park, which is held in common ownership with the Premises. The existing mobile home park is accessed via Van Wagner Road located further to the east, and has an address of 179 Van Wagner Road, Poughkeepsie, New York. Parcels to the east of the existing mobile home park are classified within the Heavy Industrial (“I-H”) and Light Industrial (“I-L”) Zoning Districts, and are improved with commercial and industrial uses.
- D. *Southerly Boundary.* The properties situated to the south of the Premises are classified in the R-20 Zoning District, and are developed with single-family residences.

PRESENT ZONING CLASSIFICATION AND PERMITTED USES

18. The 5.53+/- acre Premises is presently classified in the R-20 Zoning District.

¹ Note: The Schatz Federal Bearings site is identified with Site Code 314003 in the New York State Superfund Program. The New York State Department of Environmental Conservation provides the following Site Assessment for this property: “This site is a properly closed landfill. The primary contaminants of concern are volatile organic compounds (VOCs), PAHs, PCBs, and metals including arsenic, cadmium, lead, barium, chromium, and zinc in soil and sediments. VOCs, PCBs and metals including barium, chromium, lead, mercury, and zinc were of concern in groundwater. Remedial actions are preventing contaminants from migrating from the waste mass into the environment. Residual contamination in the soil, groundwater, and sediment is being managed under a Site Management Plan.”

19. Sections 210-16.B, 210-16.C, and 210-16.D of the Town of Poughkeepsie Zoning Law sets forth the different principal and accessory uses permitted in the R-20 Zoning District (the “R-20 Use Regulations”). The R-20 Use Regulations identify those uses permitted by right, subject to Site Plan approval, and subject to both Special Use Permit and Site Plan approval. *See* Town Zoning Law § 210-16.A.
20. It should be noted that while reclassification of the Premises to the R-MH Zoning District permits a mobile home community use, the pattern of development within the proposed mobile home project would not be dissimilar to that of a single-family residential community. The Project, as proposed, consists of 14 lease lots, each of which will contain a separate manufactured home intended to be occupied by a single family. Further, re-mapping the Premises into the R-MH Zoning District would allow the Petitioner to continue the pattern of development established within the adjacent Manor Hill Mobile Home Park to the east and southeast of the Premises, which is presently classified in the R-MH Zoning District.
21. Additionally, re-mapping the Premises into the R-MH Zoning District provides a better opportunity to provide diverse and affordable housing options within the Town in a way that is wholly consistent with the character of the community in the area surrounding the Premises, including the adjacent Manor Hill Mobile Home Park, and which promotes the goals of the Comprehensive Plan. Accordingly, the Petitioner respectfully submits that this zoning map amendment is consistent with the existing zoning classifications in the area and provides an enhanced opportunity to contribute to the diversity of housing stock within the Town of Poughkeepsie.

CURRENT AND PROPOSED USES OF THE PREMISES

22. The Premises is an undeveloped 5.53+/- acre parcel located at 246 North Grand Avenue, Poughkeepsie, New York, known and designated on the Tax Assessment Map as Section 6162, Block 16, Lot 97039. Among other benefits, the proposed Project would contribute to the beneficial use of land within the Town of Poughkeepsie and an increase in ratables for the community.
23. The Petitioner proposes to develop a mobile home park community on the Premises. The mobile home park community will consist of fourteen (14) lease lots.² A manufactured mobile home will be installed on a concrete slab foundation on each lot, and each lot will be provided with two (2) parking spaces. A 24'-wide private drive will be constructed to connect Van Wagner Road and North Grand Avenue and will be routed through the Premises. Primary access to the Premises will be provided via the Van Wagner Road entrance and through the existing mobile home park; the North Grand Avenue entrance will provide a secondary means of designated emergency access only and will be secured by a gate to be approved by the Town

² Petitioner’s initial proposal to the Town Board and Planning Board included twenty-two (22) lease lots. The Petitioner has modified its proposal in response to comments from Town Staff, the Town Board, and the Planning Board, and now proposes a reduced fourteen (14) lot mobile home community.

Fire Departmen.³ An updated Application for Change of Zone reflecting the currently reduced proposed design for the Project is enclosed herewith as **Exhibit C**.

24. Connections to existing Town water and sewer facilities, including a new sanitary sewer main, will be installed for the Project. The Petitioner has offered to dedicate this sewer main to the Town via an Irrevocable Offer of Cession and Declaration of Easement filed with the Dutchess County Clerk, a copy of which is annexed hereto as **Exhibit D**. Pursuant to the Petitioners with Town Staff, Petitioner respectfully requests that the Town accept the Offer of Cession and take ownership of the sewer main after completion of construction.
25. The Petitioner also proposes wetland mitigation and creation of 9,328 square feet (0.214 acre) of new wetland areas to replace the 9,214 square feet (0.212 acre) of disturbance and fill to the wetlands, along with stormwater management practices including bioretention areas on the northern and southern portions of the Premises, a 25' landscaping buffer area separating the Premises from adjacent parcels to the south and west, privacy fencing along the lot lines of the Premises, and open space and recreational areas on the eastern portions of the Premises.
26. On or about October 26, 2017, the Petitioner submitted the Planning Applications to the Planning Board to permit the above-described Project. The Planning Board has since reviewed the Planning Applications at several meetings, including public hearings, most recently on October 16, 2025. Review of the Planning Applications is ongoing.
27. On November 15, 2017, the Town Board referred the Change of Zone Application to the Planning Board for a recommendation pursuant to Section 210-154 of the Town Zoning Law. On October 16, 2025, the Planning Board voted to convey a positive recommendation to the Town Board regarding the adoption of the proposed Zoning Map Amendment to rezone the Premises from the R-20 Zoning District to the R-MH Zoning District. A copy of the Planning Board's Decision Letter, including the positive recommendation, is annexed hereto as **Exhibit E**.

REQUESTED REMAPPING – ZONING AMENDMENT

28. The Premises are proposed to be remapped from the R-20 Zoning District to the R-MH Zoning District to enable the beneficial use and development of the Premises with the proposed mobile home park community. Sections 210-19.B and 210-19.C of the Town of Poughkeepsie Zoning Law sets forth the different principal and accessory uses permitted in the R-MH Zoning District (the "R-MH Use Regulations"). The R-MH Use Regulations identify those uses permitted by right, subject to Site Plan approval, and subject to both Special Use Permit and

³ Access to the Premises for residents and guests of the proposed mobile home park community was originally proposed to be provided via both North Grand Avenue and Van Wagner Road. The Petitioner elected to revise the access plan for the Premises in response to public comments related to traffic concerns and sightlines along North Grand Avenue.

Site Plan approval. Mobile home parks are permitted within the R-MH Zoning District, subject to Special Use Permit and Site Plan approval by the Planning Board.

29. The R-MH Zoning District is intended to promote a balanced residential community within the Town, with a variety of housing accommodations provided. *See* Town Zoning Law § 210-19.A Classifying the Premises in the R-MH Zoning District would be consistent with the use and development of adjacent parcels and the character of the community in the area surrounding the Premises, and would contribute to a diversity of housing stock within the Town in support of the Town’s stated objective within the Comprehensive Plan to encourage diverse housing types and a range of affordability options throughout Town.
30. Therefore, Petitioner respectfully requests to remap the Premises, which is currently classified in the R-20 Zoning District, into the R-MH Zoning District. The metes and bounds description of the Premises, which is proposed to be remapped into the R-MH Zoning District, is attached hereto as **Exhibit F**.

CONFORMANCE WITH COMPREHENSIVE PLAN AND COMMUNITY BENEFITS

31. The proposed remapping requested herein conforms with the policies and goals of the Comprehensive Plan. Specifically, the proposed mobile home community will support the Town’s stated objective to “[e]ncourage diverse housing types and a range of affordability options throughout Town.” The proposed mobile home park community would contribute to the diversity of housing stock within the Town in a manner that is complementary to and consistent with existing development in the surrounding area, and which is consistent with this objective.
32. The requested remapping of the Premises into the R-MH Zoning District will allow the Petitioner to develop the currently undeveloped Premises with the proposed mobile home park community, contributing to the beneficial use of land within the Town of Poughkeepsie and an increase in ratables for the community. Further, the provision of new housing stock within the Town will enhance economic activity and create a new customer base for local restaurants and stores, which will prove to benefit the general welfare of the Town of Poughkeepsie.

SEQRA COMPLIANCE – ENVIRONMENTAL REVIEW

33. A Full Environmental Assessment Form (“EAF”) was previously submitted to the Town Board by the Petitioner on October 26, 2017 as a part of the initial Change of Zone Application. An updated EAF was submitted to the Planning Board by the Petitioner on September 22, 2025, in support of the Petitioner’s Planning Applications for the Project. A copy of the updated EAF is enclosed herewith as **Exhibit G**. The EAF outlines the relevant information regarding any potential environmental impacts associated with this Zoning Map Amendment and the proposed Project.
34. The proposed action, including the Planning Applications and the Change of Zone Application, has been classified as a Type I Action under Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6

N.Y.C.R.R. Part 617 (collectively “SEQRA”). The Planning Board is serving as Lead Agency for the Coordinated Environmental Review of the proposed action, and the Town Board is considered an Involved Agency in the SEQRA review of the proposed action.⁴

35. On October 16, 2026, the Planning Board, as Lead Agency, determined that the proposed action will not have a significant adverse environmental impact and issued a SEQRA Negative Declaration Notice of Determination of Non-Significance (the “Negative Declaration”) for the Project. A copy of the Negative Declaration is enclosed herewith as **Exhibit H**.

ADDITIONAL CONSIDERATIONS IN SUPPORT OF PETITION

36. The Petitioner has reviewed the Project, including the proposed remapping of the Premises with Town Staff, this Town Board, and the Planning Board, as well as with members of the public during several public meetings. The Petitioner has incorporated several Project refinements in response to Town and public comments, including, but not limited to the following:
- A. In response to feedback from the Town Board related to provision of additional open space and reduction of potential impacts to adjacent wetlands, the Petitioner has significantly reduced the number of proposed lease lots at the Premises from the original proposal to accommodate additional recreational and open areas. The original proposal included twenty-two (22) lease lots, and the Project currently proposes only fourteen (14) lease lots.
 - B. Within the expanded recreational and open space areas, and in response to comments from the Planning Board, the Petitioner has proposed a functional recreational program at the Premises, including a gazebo, picnic tables, park benches, and grills for use by residents of the proposed mobile home community.
 - C. In response to public comments related to traffic concerns and sightlines along North Grand Avenue, the Petitioner has elected to restrict access to this roadway for emergency purposes only. Primary access for the Project will be provided via Van Wagner Road and through the existing mobile home park. North Grand Avenue will provide a secondary means of emergency access to the Premises, which will be secured by a gate to be approved by the Town Fire Department.

The above-described refinements are depicted in the Site Plan for the Manor Hill Community Project, prepared by Lawrence J. Paggi, PE, PC, dated December 22, 2017 and last revised October 27, 2025, enclosed herewith as **Exhibit I**.

⁴ On November 15, 2017, the Town Board consented to the designation of the Planning Board as the Lead Agency SEQRA review of the proposed action.

37. Further, the Petitioner and Town Staff have aligned on an approach related to the sewer infrastructure improvements requested by the Town Planning Department and Sewer Department in connection with this Project. Petitioner understands that the Town will utilize the \$199,000 Community Development Block Grant (the “CDBG Grant”) recently awarded to the Town to upgrade the North Grand Avenue Pump Station. The Petitioner is willing to provide any additional and reasonable costs associated with the upgrade of the Pump Station that exceed the amount of the CDBG Grant as a condition of the Planning Board’s approval of the Project.
38. The proposed Project, including the remapping of the Premises, will not have any significant adverse environmental impacts, will contribute to the diversity and affordability of housing options within the Town in a manner that is consistent with both the character of the community in the area surrounding the Premises and the spirit and intent of the Comprehensive Plan, and will enhance economic activity and benefit the general welfare of the Town of Poughkeepsie. For all aforementioned reasons, it is respectfully submitted that the Petitioner’s rezoning request should be granted.

DOCUMENTATION IN SUPPORT OF PETITION

39. The following documents are included in support of this Petition:

- Exhibit A.** Aerial Photographs of the Premises;
- Exhibit B.** Town of Poughkeepsie Zoning Map (revised January 31, 2020);
- Exhibit C.** Updated Application for Change of Zone;
- Exhibit D.** Irrevocable Offer of Cession and Declaration of Easement;
- Exhibit E.** Planning Board Decision Letter, dated October 17, 2025;
- Exhibit F.** Metes and Bounds Description of the Premises to be Rezoned;
- Exhibit G.** Full Environmental Assessment Form, updated September 18, 2025, along with EAF Mapper Summary Report dated September 22, 2025;
- Exhibit H.** Negative Declaration issued by the Planning Board, adopted October 16, 2025; and

In addition, enclosed please find ten (10) sets of the updated plans for the Manor Hill Community Project, prepared by Lawrence J. Paggi, PE, PC, dated December 22, 2017 and last revised October 27, 2025.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the Agenda for the Town Board and referred to Dutchess County and any other board, agency, or official which the Town Board deems appropriate, for formal recommendation pursuant to Section 210-55 of the Zoning Law, and that the relief sought herein to remap the Premises into the Residential – Mobile Home (R-MH) Zoning District be, in all respects, granted.

Respectfully submitted,

CUDDY & FEDER LLP

Dated: Original Petition, October 26, 2017
Updated October 28, 2025



By: _____

Taylor M. Palmer, Esq.
Attorneys for Petitioner
300 Westage Business Center Drive, Suite 380
Fishkill, New York 12524
P: 914.761.1300 / F: 914.761.5372

Exhibit A

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 246 North Grand Avenue



Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises and Surrounding Area and Neighboring



Exhibit A: Images of the Premises and Surrounding Area (Cont.)

2021 Aerial Image from Dutchess County Parcel Access GIS



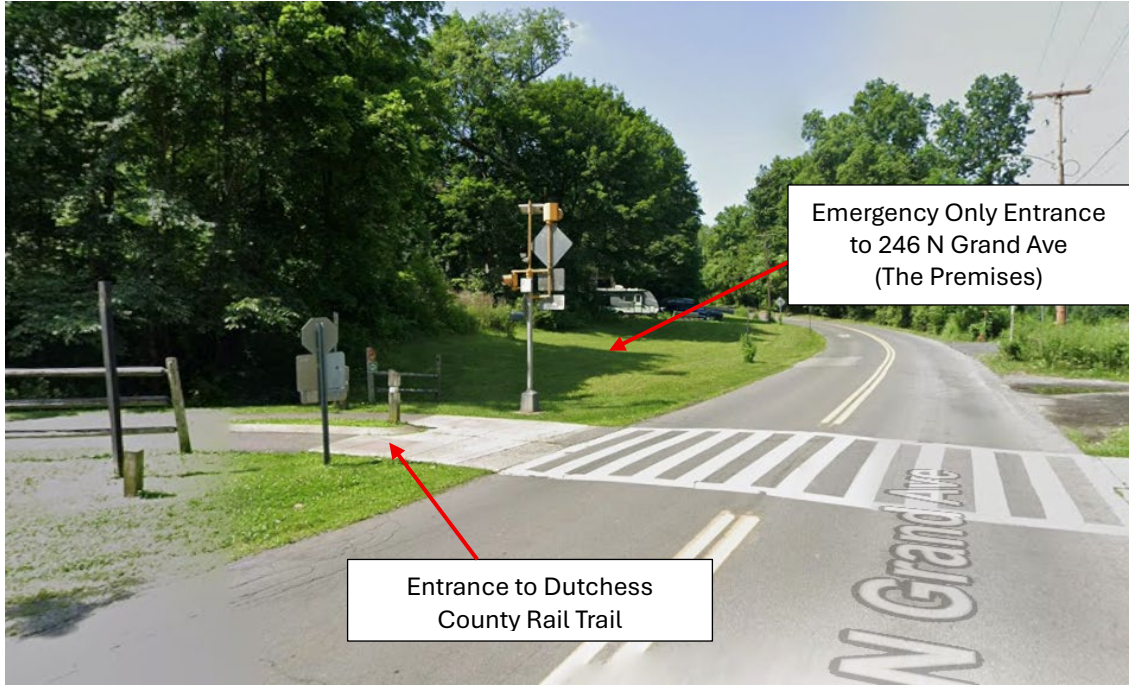
Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Front of the Premises



Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Looking South towards the Premises



Emergency Only Entrance
to 246 N Grand Ave
(The Premises)

Entrance to Dutchess
County Rail Trail

Google Maps Street View – Looking North towards the Premises



246 N Grand Ave
(The Premises)

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Street View – 179 Van Wagner Road Entrance

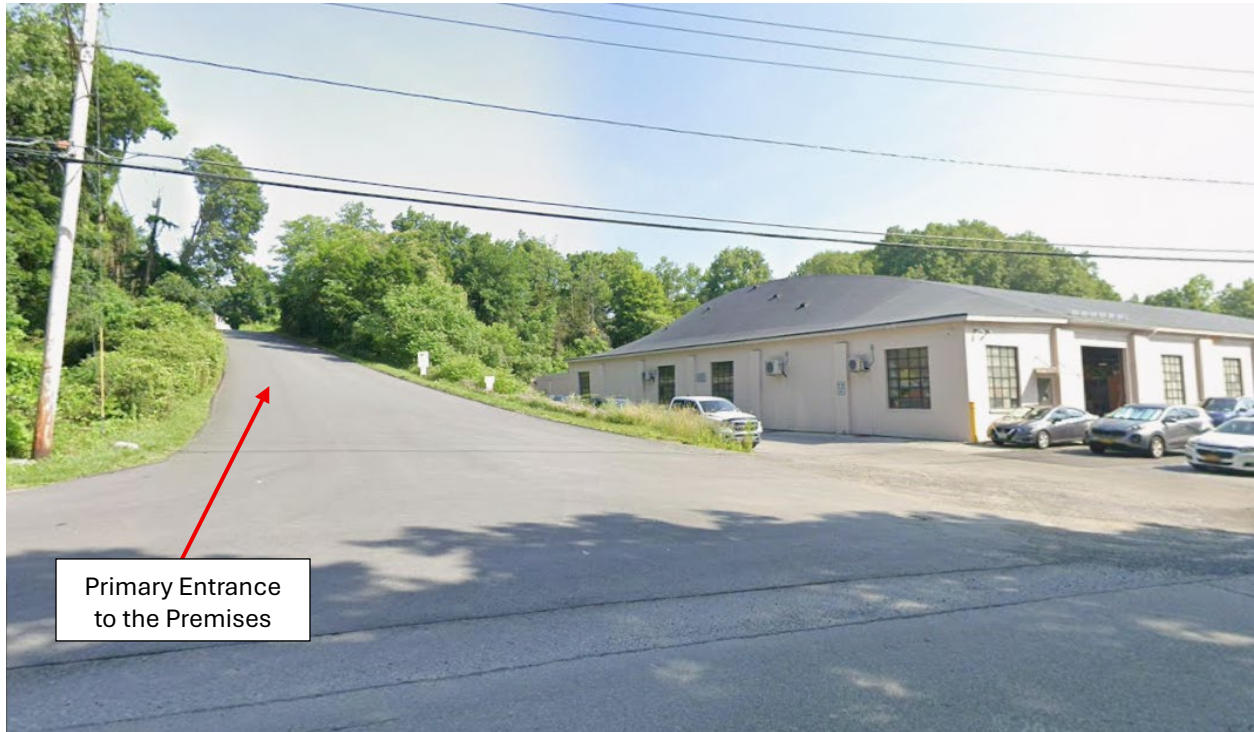
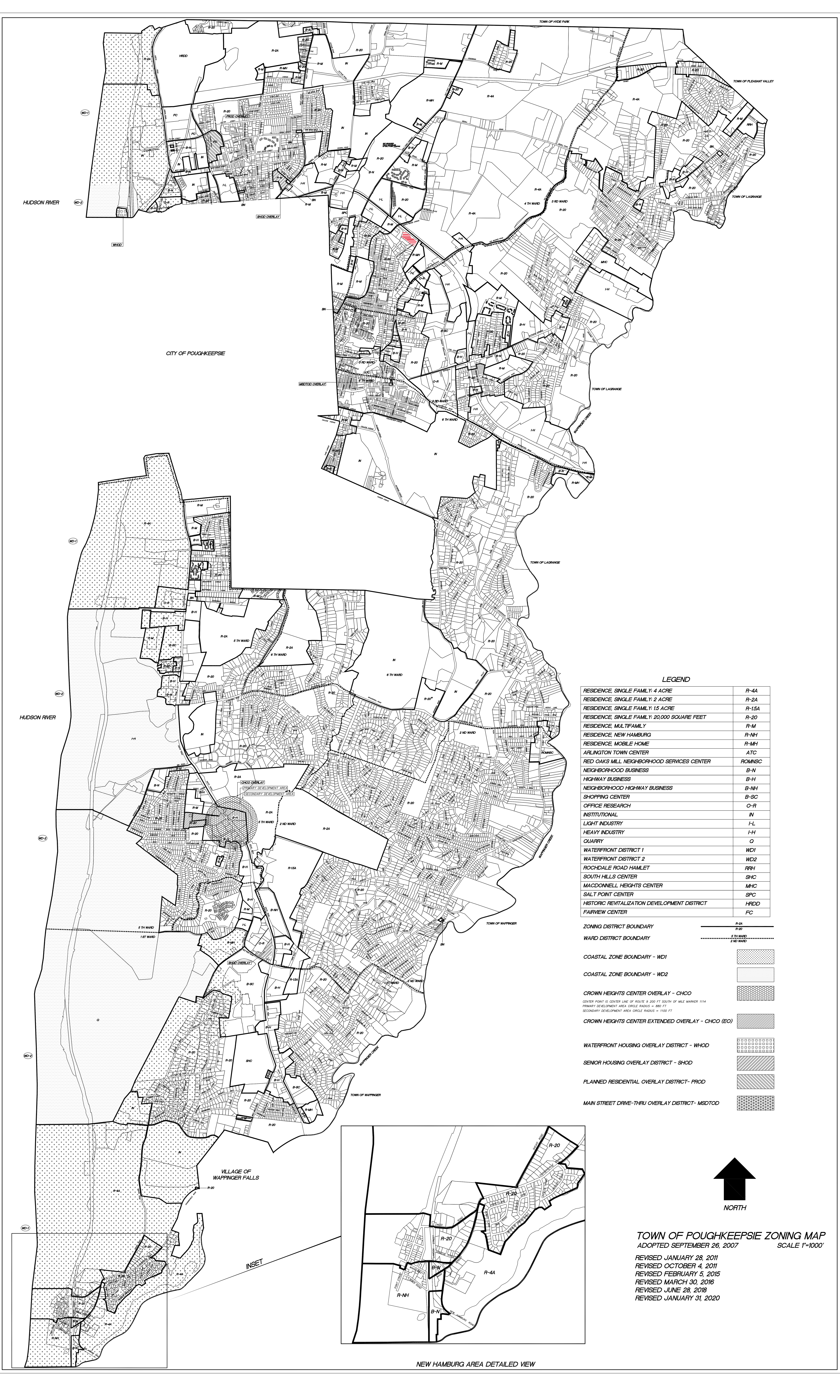


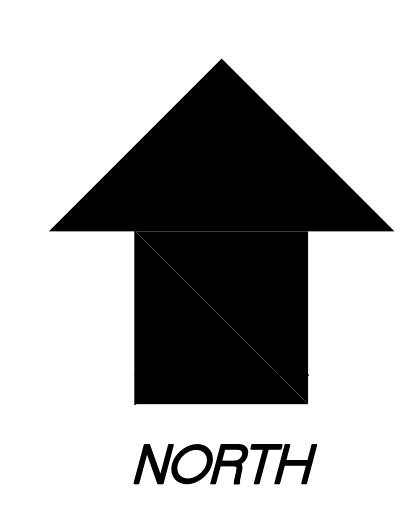
Exhibit B



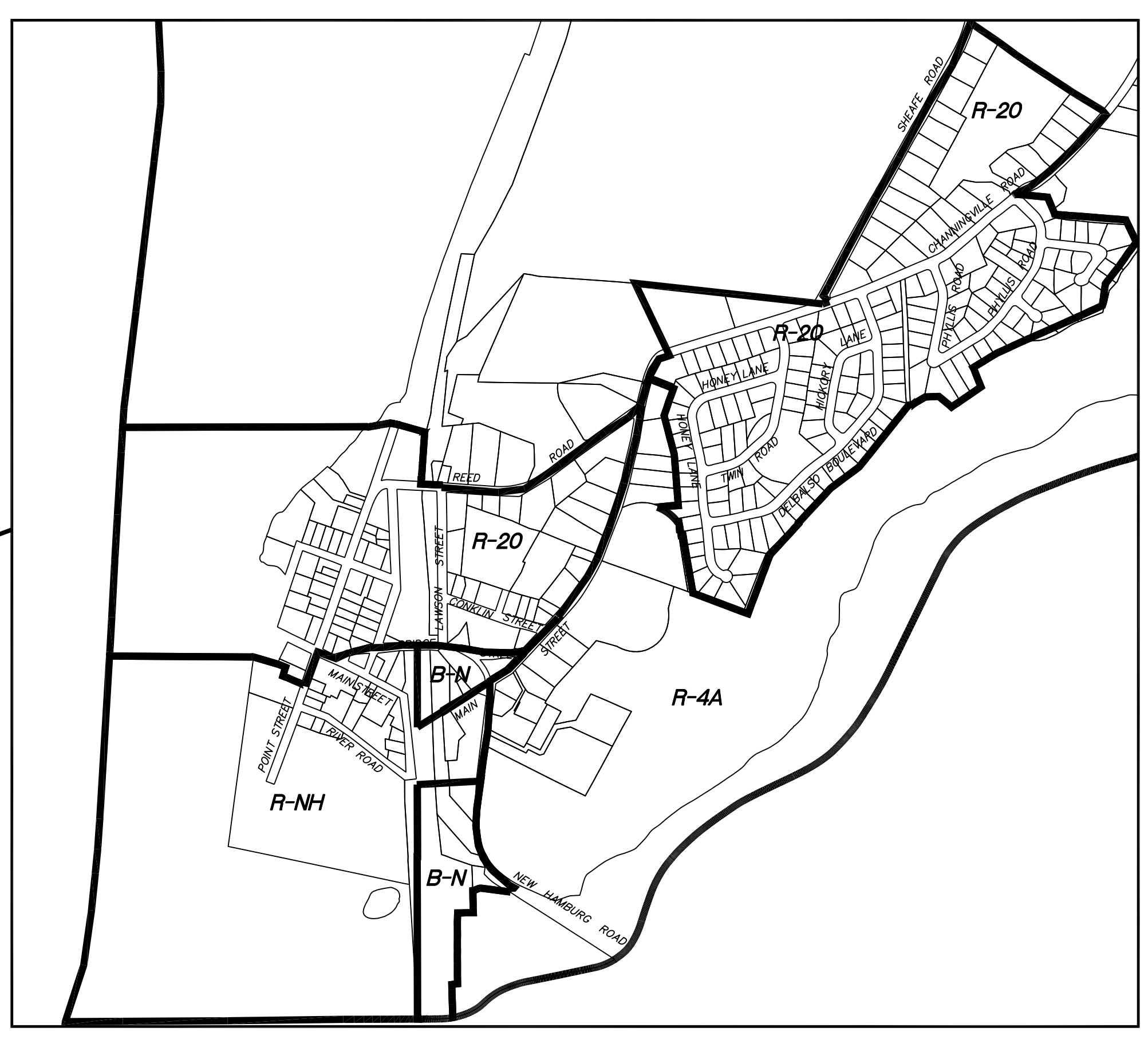
LEGEND

RESIDENCE, SINGLE FAMILY: 4 ACRE	R-4A
RESIDENCE, SINGLE FAMILY: 2 ACRE	R-2A
RESIDENCE, SINGLE FAMILY: 15 ACRE	R-15A
RESIDENCE, SINGLE FAMILY: 20,000 SQUARE FEET	R-20
RESIDENCE, MULTIFAMILY	R-M
RESIDENCE, NEW HAMBURG	R-NH
RESIDENCE, MOBILE HOME	R-MH
ARLINGTON TOWN CENTER	ATC
RED OAKS MILL NEIGHBORHOOD SERVICES CENTER	ROMNSC
NEIGHBORHOOD BUSINESS	B-N
HIGHWAY BUSINESS	B-H
NEIGHBORHOOD HIGHWAY BUSINESS	B-NH
SHOPPING CENTER	B-SC
OFFICE RESEARCH	O-R
INSTITUTIONAL	IN
LIGHT INDUSTRY	I-L
HEAVY INDUSTRY	I-H
QUARRY	O
WATERFRONT DISTRICT 1	WD1
WATERFRONT DISTRICT 2	WD2
ROCHDALE ROAD HAMLET	RPH
SOUTH HILLS CENTER	SHC
MACDONNELL HEIGHTS CENTER	MHC
SALT POINT CENTER	SPC
HISTORIC REVITALIZATION DEVELOPMENT DISTRICT	HRDD
FAIRVIEW CENTER	FC

- ZONING DISTRICT BOUNDARY
- WARD DISTRICT BOUNDARY
- COASTAL ZONE BOUNDARY - WD1
- COASTAL ZONE BOUNDARY - WD2
- CROWN HEIGHTS CENTER OVERLAY - CHCO
- CENTER POINT IS CENTER LINE OF ROUTE 9 200 FT SOUTH OF MILE MARKER 1114
PRIMARY DEVELOPMENT AREA CIRCLE RADIUS = 850 FT
SECONDARY DEVELOPMENT AREA CIRCLE RADIUS = 1100 FT
- CROWN HEIGHTS CENTER EXTENDED OVERLAY - CHCO (EO)
- WATERFRONT HOUSING OVERLAY DISTRICT - WHOD
- SENIOR HOUSING OVERLAY DISTRICT - SHOD
- PLANNED RESIDENTIAL OVERLAY DISTRICT- PROD
- MAIN STREET DRIVE-THRU OVERLAY DISTRICT- MSOTOD



TOWN OF POUGHKEEPSIE ZONING MAP
 ADOPTED SEPTEMBER 26, 2007 SCALE 1"=1000'
 REVISED JANUARY 28, 2011
 REVISED OCTOBER 4, 2011
 REVISED FEBRUARY 5, 2015
 REVISED MARCH 30, 2016
 REVISED JUNE 28, 2018
 REVISED JANUARY 31, 2020



NEW HAMBURG AREA DETAILED VIEW

Exhibit C

Town of Poughkeepsie

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3620 Phone
845-485-3701 Fax

Instructions for an Application for Change of Zone

Meetings:

The Town of Poughkeepsie Town Board meets in regular session on the first and third Wednesday of each month starting at 7:00 PM.

Committee of the Whole workshop meetings are held on the second Wednesday of each month starting at 7:00 PM.

Application Deadline:

All submittals are due no later than 12:00 PM (noon) on the Wednesday prior to the date of the Town Board meeting.

All applications shall include the following:

1. Original and nine (9) copies of the completed application forms and affidavits.
2. Ten (10) copies¹ of a tax map depicting the properties proposed for the Change of Zone and depicting all properties within 500 feet.
3. Ten (10) copies¹ of a plan of development for the properties proposed for the Change of Zone.
4. Original and nine (9) copies of a Part 1 Long Form EAF.
5. A CD, flash drive, or SD Card with an electronic copy of all applications, forms, documents, and maps. The digital copy shall be in a pdf, jpg, tiff, or other suitable write-protected image format capable of being opened and viewed using any standard Windows and Apple based software.
6. Application Fee as set forth in Chapter 105 of the Town Code.
7. Escrow Review Fee as set forth in Chapter 106 of the Town Code.

1. All maps shall be folded. Maps that are not folded will not be accepted.

8. Prior to the Town Board Public Hearing, Applicant must provide copies of (preferred certified) letters proving that you, the applicant, has notified adjacent property owners of the nature of the proposed zoning change. A list consisting of names and addresses of all adjacent property owners that have been notified should also be provided.

9. A sign indicating a zoning change must be conspicuously posted on the parcel affected by the proposed change by the applicant. This sign will be provided by the Town at the Town Clerk's Office for a fee of \$70.00; a sign permit is not required. The sign is to be picked up and posted after the meeting in which the date for public hearing for the rezoning is set. The sign must be posted at **least 10 days in advance of the public hearing**. The sign will remain posted on the property until **no later than 10 days after the public hearing**. The sign will then be returned to the clerk's office and the applicant will be given back the 70.00 deposit check, providing the sign is in good (same) condition.

9. Describe the Project for which the Change of Zone is requested: Applicant proposes a manufactured home community comprised of 14 lease lots on a 5.53 acre site, with a new access road extending from North Grand Avenue through the new development into the existing Manor Hill Mobile Home Park and water/sewer connections to existing Town facilities. Applicant requests a change of zone from R-20 to R-MH for the project.

10. Will the Project require any of the following additional approvals? (Check all that apply)

- | | | | |
|--------------------------|-------------------------------------|-------------------------------|--------------------------|
| Lot Line Revision | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Site Plan | <input checked="" type="checkbox"/> | Land Contour Permit | <input type="checkbox"/> |
| Aquatic Resources Permit | <input checked="" type="checkbox"/> | Floodplain Development Permit | <input type="checkbox"/> |
| Area Variance | <input checked="" type="checkbox"/> | Use Variance | <input type="checkbox"/> |

11. Attach a copy of the current deed for the property(ies).

12. Attach a copy of the executed Contract of Sale or Option to Purchase (if applicable).

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

Applicant Signature: 

Print Name: Mark Bottini, on behalf of Manor Hill Mobile Home Park, LLC

Date: 10/28/2025

OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Mark Bottini, on behalf of Manor Hill Mobile Home Park, LLC being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Cuddy & Feder LLP and Paggi Engineering, to act as my/our representative in all matters regarding said application and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application that I/we expressly grant permission to the Town Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Town Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Applicant/Owner

Applicant/Owner

[Signature]
Notary Public



DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Mark Bottini, on behalf of Manor Hill Mobile Home Park, LLC
_____ being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the application described herein: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

3. That he/she understands that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public



Exhibit D



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 4/29/2019

Time Recorded: 3:55 PM

RIVER CITY ABSTRACT
11 RAYMOND AVE
STE 35
POUGHKEEPSIE, NY 12603

Document #: 02 2019 2771

Received From: RIVER CITY ABSTRACT

Grantor: MANOR HILL MOBILE HOME PARK LLC

Grantee: POUGHKEEPSIE TOWN

Recorded In: Deed

Tax District: Town of Poughkeepsie

Instrument Type: OFFER

Examined and Charged As Follows :

Recording Charge: \$95.50

Number of Pages: 11

Transfer Tax Amount:

Includes Mansion Tax:

Transfer Tax Number:

***** Do Not Detach This Page**

***** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: N

TP-584: N

County Clerk By: cca

Receipt #: 12539

Batch Record: 88

Bradford Kendall
County Clerk



0220192771

TRAC 109
95-50

IRREVOCABLE OFFER of CESSION

This **IRREVOCABLE OFFER of CESSION** made as of the 9
day of April, 2019 by **MANOR HILL MOBILE HOME PARK,**
LLC, a New York limited liability company, maintaining an address at 18
Clinton Street, Wappingers Falls, NY 12590 ("Manor Hill").

WITNESSETH:

WHEREAS, Manor Hill in conformity with the requirements of a
tenancy for waste water treatment and collection facilities of the Fourth Ward
Sewer Improvement Area grants this Irrevocable Offer of Cession as follows:

1. This is an Irrevocable Offer of Cession to the Town of
Poughkeepsie and the Fourth Ward Sewer Improvement Area of a sewer
connection line easement and all appurtenances in order to connect the
mobile home park at 179 VanWagner Road, Poughkeepsie, New York (the
"Property") to the facilities of the Fourth Ward Sewer Improvement Area in
the vicinity of North Grand Avenue.

2. The easement is described in **Exhibit "A"** annexed hereto and made
a part hereof and was heretofore recorded on February 4, 2019 as Document
No. 02-2019-887.

TOWN OF Poughkeepsie
One Overocker Road
Poughkeepsie, NY 12603
1

3. This Offer of Cession is irrevocable by Manor Hill and shall run with the land and shall bind the successors and assigns of Manor Hill.

4. The Town of Poughkeepsie and the Fourth Ward Sewer Improvement Area may, in their discretion, accept actual dedication of the easement and appurtenances.

IN WITNESS WHEREOF, Manor Hill has duly executed this Irrevocable Offer of Cession the day and year first above written.

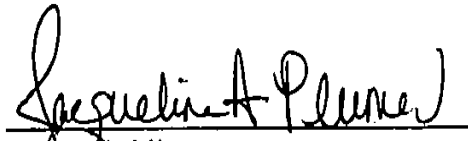
MANOR HILL MOBILE HOME PARK, LLC

By: 
BOTTINI PROPERTIES LLC, Member

BOTTINI PROPERTIES LLC

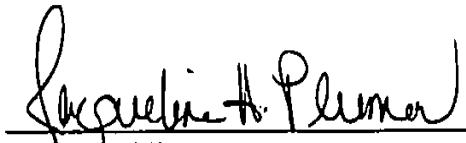
By: 
MARK BOTTINI, Managing Member

State of *New York*
 County of *Dutchess*
 On the *9* day of *April*, 2019 before me the undersigned, a Notary Public in and for said State, personally appeared *Mark Bottini* to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, made such appearance before the undersigned.


 Notary Public

JACQUELINE A PLUMER
 Notary Public - State of New York
 No. 01PL6367823
 Qualified in Dutchess County
 My Commission Expires 11/27/2021

State of *New York*
 County of *Dutchess*
 On the *9* day of *April*, 2019 before me the undersigned, a Notary Public in and for said State, personally appeared *Mark Bottini* to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, made such appearance before the undersigned.


 Notary Public

JACQUELINE A PLUMER
 Notary Public - State of New York
 No. 01PL6367823
 Qualified in Dutchess County
 My Commission Expires 11/27/2021

Exhibit A



DECLARATION OF EASEMENT

MANOR HILL MOBILE HOME PARK LLC, 18 Clinton Street, Wappingers Falls, NY 12590 (Declarant) executes this Instrument to establish an Easement on certain real property owned by Declarant located in the Town of Poughkeepsie, Dutchess County, State of New York.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property (the Servient Property) pursuant to a certain deed from Fikis Properties LLC to Declarant recorded as Document # 02 2015 3260 in the Office of the Dutchess County Clerk; and

WHEREAS, a copy of the description of the Servient Property is annexed to this Declaration as Schedule A; and

WHEREAS, Declarant is also the owner of certain real property (the Dominant Property) pursuant to a certain deed from Edward Fikis recorded as Document # 02 2015 3263 in the office of the Dutchess County Clerk (the Dominant Property); and

WHEREAS, a copy of the description of the Dominant Property is annexed to this Declaration as Schedule B; and

WHEREAS, the Dominant Property and the Servient Property are abutting; and

WHEREAS, Declarant is executing this Instrument to create an Easement on the Servient Property for the benefit of the Dominant Property to be used for sewer lines, pipes and appurtenances to allow for the flow of waste water from the Dominant Property through the Servient Property to a connection point with the sanitary sewer system of the Fourth Ward Sewer District;

NOW, THEREFORE, Declarant declares as follows:

1. The recitations set forth above are repeated and incorporated herein.



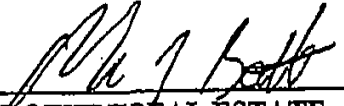
Rev 1-16-19

2. The area of the Easement is described by metes and bounds on Schedule C annexed to this Declaration.

3. The Easement created by this Declaration is a permanent Easement to run with the land and shall be binding on Declarant's successors and assigns.

4. This Declaration may be amended or terminated by and only by a subsequent written Declaration executed by Declarant or its successors and assigns subject to the approval of the Town of Poughkeepsie, the City of Poughkeepsie and the Fourth Ward Sewer District.

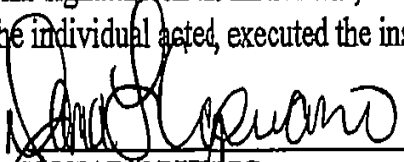
**MANOR HILL MOBILE HOME PARK
LLC**


BY: **BOTTINI REAL ESTATE
HOLDINGS LLC BY ITS MANAGING
MEMBER**


MARK BOTTINI

STATE OF NEW YORK)
)ss.:
COUNTY OF DUTCHESS)

On the 18 day of January, in the year 2019, before me, the undersigned, personally appeared **Mark Bottini**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF DUTCHESS
DANA L. CAPUANO
REG #01CA8005572 EXP 4-13-22

SCHEDULE "A" - DESCRIPTION

Title No. OC 4412.1

ALL that certain plot, piece or parcel of land lying and being in the Town of Poughkeepsie, County of Dutchess and State of New York, known and designated as Lot No. 1 on a certain map entitled "Subdivision Plat prepared for the Estate of John & Mary Morrill" and filed at the Dutchess County Clerk's Office on January 24, 1990, as filed map No. 10187 bounded and described as follows:

BEGINNING at a Iron rod found along the southerly line of North Grand Avenue with northeasterly corner of Lot No. 2 as shown on a certain map entitled Estate of John & Mary Morrill and filed in the Dutchess County Clerk's Office as filed map no. 10187, thence in a easterly direction along the southerly line of North Grand Avenue the following courses and distances; North $78^{\circ} 50' 00''$ East 9.72 feet to a point, thence North $82^{\circ} 02' 00''$ East 38.31 feet to the northeasterly corner of the herein described parcel with the westerly line of the lands of The County of Dutchess, New York Liber 1668 pg. 184, thence in a southerly direction along the westerly line of the County of Dutchess, New York, South $36^{\circ} 51' 15''$ East 1047.86 feet to the southeasterly corner of the herein described parcel with the northeasterly corner of the Manor Hill Mobile Home Park, thence in a westerly direction along the northerly line of the Manor Hill Mobile Home Park and along a stonewall the following courses and distances, South $43^{\circ} 40' 00''$ West 122.39 feet to a point, thence South $40^{\circ} 38' 30''$ West 63.65 feet to a point, thence South $44^{\circ} 56' 00''$ West 94.89 feet to a Iron rod found in the stonewall at the southwesterly corner of the herein described parcel with the southeasterly corner of Lot No. 3 of the aforesaid filed map, thence in a northerly direction along the easterly line of a lot No. 3, North $36^{\circ} 51' 15''$ West 740.00 feet to an Iron rod found along the southerly line of the aforesaid Lot No. 2, thence in a easterly and northerly direction along Lot No. 2 the following courses and distances, North $34^{\circ} 00' 00''$ East 274.63 feet to a point, thence North $36^{\circ} 51' 15''$ West 292.20 feet to the point of beginning.

Being the same premises as described in Deed Liber 1978 pg. 1.

SCHEDULE "A" --DESCRIPTION

Title No. OC 4412

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of VanWagner Road, said point being the southeasterly corner of land of Juchem; thence northwesterly, along lands of Juchem and Connors North $34^{\circ} 25' 00''$ West 458.37 feet to the northeasterly corner of said Connors parcel; thence southwesterly, along said Connors and Juchem parcels South $55^{\circ} 35' 00''$ West 446.49 feet to a point on a stone wall the northwesterly corner of said Juchem parcel; thence, along said stone wall North $16^{\circ} 39' 9''$ West 188.17 feet, North $39^{\circ} 15' 00''$ East 64.52 feet, North $48^{\circ} 50' 50''$ East 123.23 feet, North $33^{\circ} 38' 30''$ East 169.38 feet, North $40^{\circ} 58' 20''$ East 250.41 feet, North $40^{\circ} 01' 40''$ East 119.85 feet and North $40^{\circ} 37' 50''$ East 90.93 feet to a point on the westerly line of lands of the New York, New Haven and Hartford Railroad; thence southeasterly along said line, South $39^{\circ} 46' 20''$ East 150.00 feet to land of VanDeWater; thence southwesterly along said lands, South $50^{\circ} 13' 40''$ West 50.00 feet; South $39^{\circ} 48' 20''$ East 137.30 feet and South $3^{\circ} 08' 50''$ West 397.72 feet to the northeasterly corner of lands now or formerly of James Todd; thence southwesterly along said lands, South $62^{\circ} 41' 2''$ West 632.21 feet to the northwesterly corner of said lands; thence southeasterly along said land of Todd, South $34^{\circ} 25' 00''$ East 483.51 feet to a point on the aforesaid northerly line of VanWagner Road; thence westerly along said Road, on a curve to the left having a radius of 1667.30 feet, a distance of 25.60 feet to the point or place of beginning.

Being the same premises as described in Deed 02-2010-4666.

Being more recently bounded and described as follows:

178 VAN WAGNER ROAD
POUGHKEEPSIE, NY 12503
Swis Code: 134889 Section: 6162 Block: 18 Lot: 896320

SCHEDULE "A" - DESCRIPTION

Title No. CC4412

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Poughkeepsie, ✓
County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of VanWagner Road, said point being the southeasterly corner of the herein described parcel with the southwesterly corner of the lands of now or formerly Realty Holding Co, Inc. Doc. No. 02-2004-8226, thence in a westerly direction along the northerly line of Van Wagner Road on a curve to the left with a radius of 1687.30 feet and a length of 2160 feet to the southeasterly corner of the lands now or formerly Beaver Document No. 02-2014-821, thence in a northerly direction along easterly line of the lands of Beaver and the lands of now or formerly De Castello Doc. No. 02-2007-802, North 31° 24' 30" West 458.37 feet to the northeasterly corner of the aforesaid lands of De Castello, thence in a westerly direction along the northerly line of De Castello and Lot No. 1 as shown on a certain map entitled Juchem Subdivision and filed in the Dutchess County Clerk's Office as filed map no. 7132, South 58° 35' 30" West 446.49 feet to the westerly line of the herein described parcel with the easterly line of the lands of now or formerly Benedict Liber 1873 pg. 373, thence in a northerly direction along the easterly line of Benedict and the easterly line of the lands of now or formerly Paquet Liber 1431 pg. 879 and along a stonewall, North 13° 51' 19" East 183.95 feet to a wall corner and being the northwesterly corner of the herein described parcel with the southerly line of Lot No. 3 as shown on a certain map entitled Estate of John & Mary Moxi and filed in the Dutchess County Clerk's Office as filed map No. 10187, thence in a easterly direction along southerly line of Lot No. 3 and Lot No.1 of said subdivision and along a stonewall the following courses and distance, North 38° 57' 00" East 45.00 feet to a point, thence North 42° 41' 00" East 281.00 feet to a point, thence North 43° 02' 00" East 225.00 feet to a point, thence North 44° 43' 00" East 100.00 feet to a point, thence North 42° 58' 00" East 118.00 feet to a point, thence North 43° 05' 00" East 241.60 feet to a point thence North 44° 56' 00" East 128.00 feet to a point, thence North 40° 38' 30" East 87.65 feet to a point, thence North 43° 40' 00" East 122.39 feet to a point along the westerly line of the lands of The County of Dutchess, New York Liber 1858 pg. 184, thence in a southerly direction along the westerly line of The County of Dutchess, New York, South 88° 51' 15" East 150.00 feet to the northerly line of the aforesaid lands of Realty Holding Co. Inc, thence in a southwesterly direction along lands of Realty Holding Co., Inc. the following courses and distances, South 53° 08' 45" West 50.00 feet to a point, thence South 38° 51' 15" East 145.40 feet to a point, thence South 08° 09' 20" West 397.72 feet to a point, thence South 65° 41' 50" West 823.1 feet to a point, thence South 31° 24' 30" East 463.51 feet to the point of beginning..

Being the same premises as described in Deed 02-2010-4688.

179 VAN WAGNER ROAD
POUGHKEEPSIE, NY 12603
Svls Code: 134889 Section: 6182 Block: 16 Lot: 998320

KENNETH B. SALZMANN, LAND SURVEYOR

12 Hunter Lane • P.O. Box 498 • Pawling, NY 12564-0498
Licensed in New York • New Jersey • Connecticut
(845) 855-3885 • fax (845) 855-4101

Manor Hill Mobile Home Park, LLC
246 North Grand Avenue
Town of Poughkeepsie, NY
December 13, 2018

Schedule A

Description of 30' Wide Sanitary Sewer Easement

A thirty (30) foot wide easement in the Town of Poughkeepsie, County of Dutchess, State of New York, being part of the land now or formerly of Manor Hill Mobile Home Park, LLC described in the deed recorded with the Office of the Dutchess County Clerk as Document Number 02-2015-3283, also being designated as Lot 1 on Filed Map No. 10187, said easement being described as:

COMMENCING at the intersection of the south right of way line of North Grand Avenue with the division line between Manor Hill Mobile Home Park, LLC on the east and land now or formerly of Matthew W. Soper (Lot 2 Filed Map 10187) on the west;

thence along said North Grand Avenue, North 78° 50' 00" East 6.77 feet to the POINT OF BEGINNING of the herein described easement;

thence still along said North Grand Avenue, North 78° 50' 00" East 2.95 feet and North 82° 02' 00" East 31.35 feet;

thence through said Manor Hill Mobile Home Park, LLC the following courses: South 37° 13' 00" East 79.89 feet; South 34° 52' 00" East 194.11 feet; South 34° 44' 00" East 148.41 feet; South 12° 22' 00" West 163.17 feet; South 36° 49' 00" East 428.24 feet and South 34° 30' 00" East 118.81 feet to the division line between Manor Hill Mobile Home Park, LLC on the north and land now or formerly of Manor Hill Mobile Home Park (Document Number 02-2010-4866) on the south;

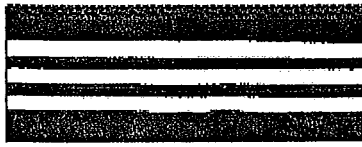
thence along said division line, South 40° 38' 30" West 310.4 feet;

thence through said Manor Hill Mobile Home Park, LLC, North 34° 30' 00" West 126.16 feet; North 36° 49' 00" West 441.37 feet; North 12° 22' 00" East 163.83 feet and North 34° 44' 00" West 135.30 feet to a bend in the aforementioned division line between Manor Hill Mobile Home Park, LLC and Matthew W. Soper;

thence leaving said division line, still through said Manor Hill Mobile Home Park, LLC, North 34° 52' 00" West 193.50 feet and North 37° 11' 00" West 95.89 feet to the Point of Beginning.

Being part of Tax Grid Number 8162-16-970397.

Sch C



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/16/2021
Time Recorded: 9:11 AM

TEAHAN & CONSTANTINO
2780 SOUTH RD

POUGHKEEPSIE, NY 12601

Document #: 02 2021 3283

Received From: RIVER CITY ABSTRACT

Grantor: MANOR HILL MOBILE HOME PARK LLC
Grantee: MANOR HILL MOBILE HOME PARK LLC

Recorded In: Deed
Instrument Type: AMEND

Tax District: Town of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$65.50
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 8670

Number of Pages: 4

***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: N
TP-584: Y

County Clerk By: aco
Receipt #: 23991
Batch Record: 147

Bradford Kendall
County Clerk



0220213283

11"
60.50
5
65.50

AMENDED DECLARATION OF EASEMENT

MANOR HILL MOBILE HOME PARK LLC, 18 Clinton Street, Wappingers Falls, NY 12590 (Declarant) executes this Instrument to establish an Easement on certain real property owned by Declarant located in the Town of Poughkeepsie, Dutchess County, State of New York.

WITNESSETH:


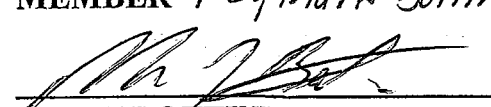
WHEREAS, as Declaration of Easement acknowledged January 18, 2019 was heretofore recorded in the Office of the Dutchess County Clerk as Document 02 2019 887 on February 4, 2019; and

WHEREAS, the area of the Easement set forth in the Declaration of Easement is amended by the replacement of Schedule C on the Declaration of Easement with the description annexed to this Amended Declaration as **Schedule A** – a description on the letterhead of Kenneth B. Salzmann, Land Surveyor with a date in the bottom righthand corner of 30 March 2020; and

WHEREAS, the Declaration of Easement remains in full force and effect pursuant to its terms as amended by this Amended Declaration with amended description; and

WHEREAS, this Amended Declaration may be amended or terminated by and only by a subsequent written Declaration executed by Declarant or its successors and assigns subject to the approval of the Town of Poughkeepsie, the City of Poughkeepsie and the Fourth Ward Sewer District;

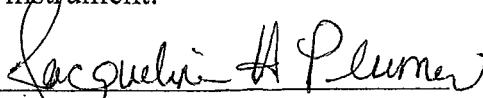
**MANOR HILL MOBILE HOME PARK
LLC**


**BY: BOTTINI REAL ESTATE
HOLDINGS LLC BY ITS MANAGING
MEMBER**, *by Mark Bottini, Auth.*
 *Agent*
MARK BOTTINI

STATE OF NEW YORK)
)ss.:
COUNTY OF DUTCHESS)

On the 11th day of May, 2021, before me, the undersigned, personally appeared **Mark Bottini**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

JACQUELINE A PLUMER
Notary Public - State of New York
No. 01PL6367823
Qualified in Dutchess County
My Commission Expires 11/27/2021



NOTARY PUBLIC

✓
RECORD & RETURN TO:
Richard I. Cantor, Esq.
Teahan & Constantino LLP
2780 South Road
Poughkeepsie, New York 12601

KENNETH B. SALZMANN, LAND SURVEYOR

12 Hunter Lane • P.O. Box 498 • Pawling, NY 12564-0498

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Description of 30' Wide Sanitary Sewer Easement

A thirty (30) foot wide easement in the Town of Poughkeepsie, County of Dutchess, State of New York, being part of the land now or formerly of Manor Hill Mobile Home Park, LLC described in the deed recorded with the Office of the Dutchess County Clerk as Document Number 02-2015-3263, also being designated as Lot 1 on Filed Map No. 10187, said easement being described as:

COMMENCING at the intersection of the south right of way line of North Grand Avenue with the division line between Manor Hill Mobile Home Park, LLC on the east and land now or formerly of Matthew W. Soper (Lot 2 Filed Map 10187) on the west;

thence along said North Grand Avenue, North 78° 50' 00" East 6.77 feet to the POINT OF BEGINNING of the herein described easement;

thence still along said North Grand Avenue, North 78° 50' 00" East 2.95 feet and North 82° 02' 00" East 31.35 feet;

thence through said Manor Hill Mobile Home Park, LLC the following courses: South 37° 13' 00" East 79.89 feet; South 34° 52' 00" East 194.15 feet; South 34° 44' 00" East 148.41 feet; South 08° 56' 45" West 153.00 feet and South 36° 51' 15" East 542.64 feet to the division line between Manor Hill Mobile Home Park, LLC on the north and land now or formerly of Manor Hill Mobile Home Park (Document Number 02-2010-4666) on the south;

thence along said division line, South 40° 38' 30" West 30.73 feet;

thence through said Manor Hill Mobile Home Park, LLC, North 36° 51' 15" West 561.97 feet; North 08° 56' 45" East 153.65 feet and North 34° 44' 00" West 136.35 feet to a bend in the aforementioned division line between Manor Hill Mobile Home Park, LLC and Matthew W. Soper;

thence leaving said division line, still through said Manor Hill Mobile Home Park, LLC, North 34° 52' 00" West 193.50 feet and North 37° 13' 00" West 95.89 feet to the Point of Beginning.

Being part of Tax Grid Number 6162-16-970397.

30 March 2020

Exhibit E



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

October 17, 2025 (Revised)

Sent via email to: cpaggi@paggiengineers.com

Christian Paggi, P.E.
Lawrence J. Paggi, PE, PC
43 Broad Street
Fishkill, NY 12524

RE: MANOR HILL COMMUNITY PROJECT

246 North Grand Avenue Grid # 6162-16-970397

Dear Mr. Paggi:

This letter is to inform you of the action taken by the Town of Poughkeepsie Planning Board at a meeting held on October 16, 2025, at which time you requested SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan, Special Use Permit and Aquatic Resource Permit Hearing 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. Access is proposed from the existing Manor Hill Mobile Home Park at 179 Van Wagner Road, with new access for emergency purposes only on North Grand Avenue. The project proposes connection of sewer and water services to existing Town facilities, inclusive of a new Town sewer main. Zoned R-20 (Residence Single-Family 20,000 SF) District; ± 5.53 acres; Type I Action; *Manor Hill Mobile Home Park, Owner*.

A motion was made to open the public hearing

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to adjourn the public hearing to December 18, 2025.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board determine that the proposed Manor Hill Community Project 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.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed Zoning Map Amendment to rezone parcel 6162-16-970397, 246 North Grand Avenue , +/- 5.53 acres, from the R-20 (Residence Single-Family 20,000 SF) District to the R-MH (Residence, Mobile Home) District.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made 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 dated October 7, 2025.
2. Town Engineer comments dated October 7, 2025.
3. Town wetland consultant Aspen Environmental comments (2 letters) dated October 6 and October 6, 2025.
4. Town traffic consultant JMC's comments dated October 7, 2025.
5. Town Zoning Administrator's comments dated September 23, 2025.
6. Town Water Department comments dated October 6, 2025.
7. Town Sewer Department comments dated September 23, 2025.
8. Town Building Department's comments dated October 3, 2025.
9. Town Highway Superintendent's comments dated September 23, 2025.
10. Arlington Fire District comments dated October 2, 2025.
11. Dutchess County Department of Planning's comments dated October 9, 2025.
12. Dutchess County Department of Behavioral and Community Health's review, and approval of final plans.
13. Dutchess County Department of Public Works' comments dated October 14, 2025.
14. NYS Department of Environmental Conservation's comments dated May 23, 2024, and subsequent review.
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.
 - b. Planning Board members requested a playground for the recreation area.
 - c. Street lights are to be shown on the next plan submittal.
 - d. Address visitor parking.
 - e. Address snow removal on the plan.
 - f. Address timing or limits for construction entrance use on North Grand Avenue to avoid residential use.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

NOTE TO THE APPLICANT: In responding to the comments of the Planning Board, Planning Department Staff, any of the various Town Departments and Agencies, and any of the Town's consultants, it is the responsibility of the applicant to prepare appropriate and complete responses to each and every comment contained in the comment letter(s) and memoranda listed above. Failure to submit appropriate and complete responses to each and every comment as noted may result in the removal of the application from the Planning Board agenda, or may delay plan signatures pending a revised response.

Very truly yours,

Carl Whitehead

Carl Whitehead
Planning Board Chairman

PRESENT

Chairman Whitehead
Member Fanelli
Member Gemmati
Member Levasseur
Member McSween
Member Romeo
Member Siddam

ABSENT

Member Simpson, Alt.
Member Treybich, Alt.

CW:rlp

cc: Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb, Planning Board Attorney, via email
Taylor Palmer, Esq., Cuddy & Feder LLP, via email

Exhibit F

SCHEDULE "A" – DESCRIPTION

Title No. QC 4412.1

ALL that certain plot, piece or parcel of land lying and being in the Town of Poughkeepsie, County of Dutchess and State of New York, known and designated as Lot No. 1 on a certain map entitled "Subdivision Plat prepared for the Estate of John & Mary Morrill" and filed at the Dutchess County Clerk's Office on January 24, 1996, as filed map No. 10187 bounded and described as follows: ✓

BEGINNING at a iron rod found along the southerly line of North Grand Avenue with northeasterly corner of Lot No. 2 as shown on a certain map entitled Estate of John & Mary Morrill and filed in the Dutchess County Clerk's Office as filed map no. 10187, thence in a easterly direction along the southerly line of North Grand Avenue the following courses and distances; North 78° 50' 00" East 9.72 feet to a point, thence North 82° 02' 00" East 36.31 feet to the northeasterly corner of the herein described parcel with the westerly line of the lands of The County of Dutchess, New York Liber 1666 pg. 184, thence in a southerly direction along the westerly line of the County of Dutchess, New York, South 36° 51' 15" East 1047.86 feet to the southeasterly corner of the herein described parcel with the northeasterly corner of the Manor Hill Mobile Home Park, thence in a westerly direction along the northerly line of the Manor Hill Mobile Home Park and along a stonewall the following courses and distances, South 43° 40' 00" West 122.39 feet to a point, thence South 40° 38' 30" West 87.65 feet to a point, thence South 44° 56' 00" West 94.69 feet to a iron rod found in the stonewall at the southwestly corner of the herein described parcel with the southeasterly corner of Lot No. 3 of the aforesaid filed map, thence in a northerly direction along the easterly line of a lot No. 3, North 36° 51' 15" West 740.00 feet to an iron rod found along the southerly line of the aforesaid Lot No. 2, thence in a easterly and northerly direction along Lot No. 2 the following courses and distances, North 34° 00' 00" East 274.63 feet to a point, thence North 36° 51' 15" West 292.20 feet to the point of beginning.

Being the same premises as described in Deed Liber 1978 pg. 1.

Exhibit G

**Full Environmental Assessment Form
Part 1 - Project and Setting**

UPDATED 9-18-25

Instructions for Completing Part 1

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Manor Hill Community Project		
Project Location (describe, and attach a general location map): 246 North Grand Avenue, Town of Poughkeepsie, Dutchess County, New York		
Brief Description of Proposed Action (include purpose or need): Proposed manufactured home community consisting of 14 lease lots on a currently vacant 5.53-acres site. A new access road is proposed to extend from North Grand Avenue through the new development and into existing Manor Hill Mobile Home Park to allow for circulation through both communities and access from either North Grand or Van Wagner Road. Water and sewer services proposed to be provided to the new development via connection to existing Town Facilities. The proposal requires a re-zone of the subject property from R-20 to R-MH, which is requested from the Poughkeepsie Town Board, along with Site Plan and Special Use Permit approvals from the Town of Poughkeepsie Planning Board.		
Name of Applicant/Sponsor: Manor Hill Mobile Home Park, LLC	Telephone: (845) 297-2109	E-Mail:
Address: 40 Cannon Street - Suite 2		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Terri A. Zeno-Juliano, General Manager	Telephone: (845) 297-2109 Ext. 2025	E-Mail: zenot@bottiniproperties.com
Address: 40 Cannon Street - Suite 2		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Poughkeepsie Town Board Re-Zone of property from R-20 to R-MH zone.	October 26, 2017 (actual)
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Poughkeepsie Planning Board Site Plan, Special Use Permit, Aquatic Resources Permit	October 26, 2017 (actual), October 26, 2017 (actual), October 28, 2019 (actual)
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Highway Department - Highway Work Permit For proposed curb cut.	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Connections - Dutchess County Health Department approval	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Poughkeepsie ZBA, Area Variance	May 2024
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater GP-0-25-001	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps. of Engineers approval for Nationwide Permit for wetland disturbance NWP 29	Obtained February 22, 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential, Single Family 20,000 Square Foot (R-20) District
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Residence, Mobile Home (R-MH)

C.4. Existing community services.

- a. In what school district is the project site located? Arlington Central School District
- b. What police or other public protection forces serve the project site?
Poughkeepsie Police Department
- c. Which fire protection and emergency medical services serve the project site?
Arlington Fire District
- d. What parks serve the project site?
Crestwood Park; Dutchess County Rail Trail.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential
- b. a. Total acreage of the site of the proposed action? 5.53 acres
b. Total acreage to be physically disturbed? 4.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10.98 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	14	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater Management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: 3067 million gallons; surface area: 0.4 acres
 v. Dimensions of the proposed dam or impounding structure: multiple height; multiple length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): New bioretention areas with riprap overflow structures.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Existing town/ACOE regulated wetland

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: Placement of fill to construct road & utilities resulting in removal of approximately 9,214-sf of existing wetland area. A new wetland area of approximately 9,328-sf is to be created in adjacent as mitigation.

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: Removal of wetland materials associated with construction of new site improvements.

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:
• acres of aquatic vegetation proposed to be removed: _____
• expected acreage of aquatic vegetation remaining after project completion: _____
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
• proposed method of plant removal: _____
• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
1:1 creation of new wetland area for any existing wetland area to be removed as a result of construction.

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: (330 GPD/Dwelling x 14 Dwellings) 4,620 gallons/day

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

- Name of district or service area: Poughkeepsie Townwide Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: (330 GPD x 14) 4,620 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

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

- Name of wastewater treatment plant to be used: Town of Poughkeepsie
- Name of district: Town of Poughkeepsie Fourth Ward Sewer Improvement Area
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ 1.41 acres (impervious surface)
 _____ Square feet or _____ 5.53 acres (parcel size)
 ii. Describe types of new point sources. Diversion Swales and stormwater collection system

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
New on-site Bioretention Areas with overflows directed to existing water features/drainage channels/wetland areas on and off the site.
No increase in pre-development runoff conditions is proposed.
 • If to surface waters, identify receiving water bodies or wetlands: _____
Discharge from the stormwater management practices will be directed toward an existing drainage easement and/or wetlands on/adjacent to subject property.
 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? N/A Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM to 5 PM • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Temporary noise generated during construction activities will be limited to weekdays 7 AM to 5 PM

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: The site is currently wooded and undeveloped. Development for 14 units will result in removal of existing natural barrier.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 All proposed outdoor lighting will be downward-focused cut-off lighting and will comply with zoning regulations.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: The site is currently wooded and undeveloped. Development for 14 units will result in removal of existing natural barrier. New vegetation will be provided at the discretion of the Town of Poughkeepsie Planning Board to adequately screen the development from adjacent areas.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities:
 Three (3), 1,000-gallon propane storage tanks are proposed to provide service to the 18 new manufactured home sites.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes: N/A
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes: N/A
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:
 The surrounding area is largely residential, with a standard subdivision immediately to the west and existing mobile home park immediately south. The Dutchess County Rail Trail also runs adjacent to the northerly property line. Commercial, industrial and mixed use exists within 500 feet of the property.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.51	+1.51
• Forested	4.62	0.85	-3.77
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0.91	0.91	0
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: Lawn	0.00	2.26	+2.26

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 314047 , 314003 , 314082
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): ****See attached NYSDEC Site Records for Site Info.**

314003 - Schatz Federal Bearings landfill site has been capped and fenced and no longer poses a significant threat to public health or the environment.
314047 - Dutchess Sanitation (FICA) is an inactive landfill that has been capped and no longer poses a significant threat to the environment.
314082- Fargo Manufacturing - Remediation at the site is complete and is currently being monitored under a Site Management Plan (SMP)

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 10" - >60" feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2.0%

c. Predominant soil type(s) present on project site:

MnB	_____	50 %
NwC	_____	50 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 1' - >6' feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	25 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	25 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	50 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	% of site
<input type="checkbox"/> 15% or greater:	_____	% of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name Unnamed town/federal wetland on site	Approximate Size 0.91-acres
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width:100%; border: none;"> <tr> <td style="width:33%; border-bottom: 1px solid black;">WHITE TAIL DEER</td> <td style="width:33%; border-bottom: 1px solid black;">GREY SQUIRRELS</td> <td style="width:33%; border-bottom: 1px solid black;">SKUNKS</td> </tr> <tr> <td style="border-bottom: 1px solid black;">OPPOSSUM</td> <td style="border-bottom: 1px solid black;">RABBIT</td> <td style="border-bottom: 1px solid black;">COYOTE</td> </tr> <tr> <td style="border-bottom: 1px solid black;">RACCOON</td> <td style="border-bottom: 1px solid black;">COMMON BIRDS</td> <td style="border-bottom: 1px solid black;">COMMON REPTILES</td> </tr> </table>	WHITE TAIL DEER	GREY SQUIRRELS	SKUNKS	OPPOSSUM	RABBIT	COYOTE	RACCOON	COMMON BIRDS	COMMON REPTILES	
WHITE TAIL DEER	GREY SQUIRRELS	SKUNKS								
OPPOSSUM	RABBIT	COYOTE								
RACCOON	COMMON BIRDS	COMMON REPTILES								
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>October 13, 2017 letter from the NYSDEC Natural Heritage Program indicates the presence of Blanding Turtles, a threatened species, within 0.25 miles of the project site. Letter attached.</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>										
<p>E.3. Designated Public Resources On or Near Project Site</p>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>Schatz Federal Bearing</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Inactive landfill toxic pollutants present</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Agency:Dutchess County, Date:6-19-85</u></p>										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

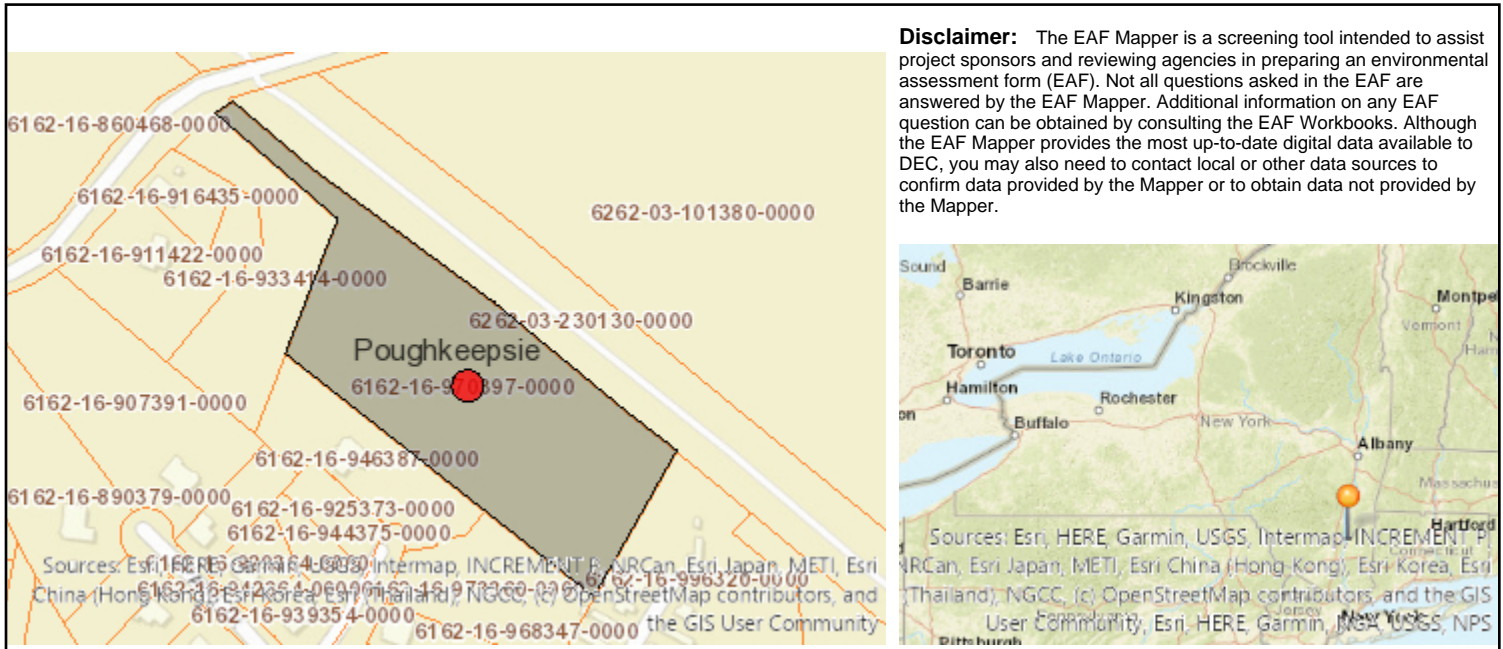
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mark Bottini Date October 24, 2017 Updated September 18, 2025

Signature  Title Member



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314047, 314082, 314003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Blanding's Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	
E.3.d.ii [Critical Environmental Area - Reason]	Inactive landfill toxic pollutants present
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:6-19-85, Agency:Dutchess County
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Exhibit H



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:

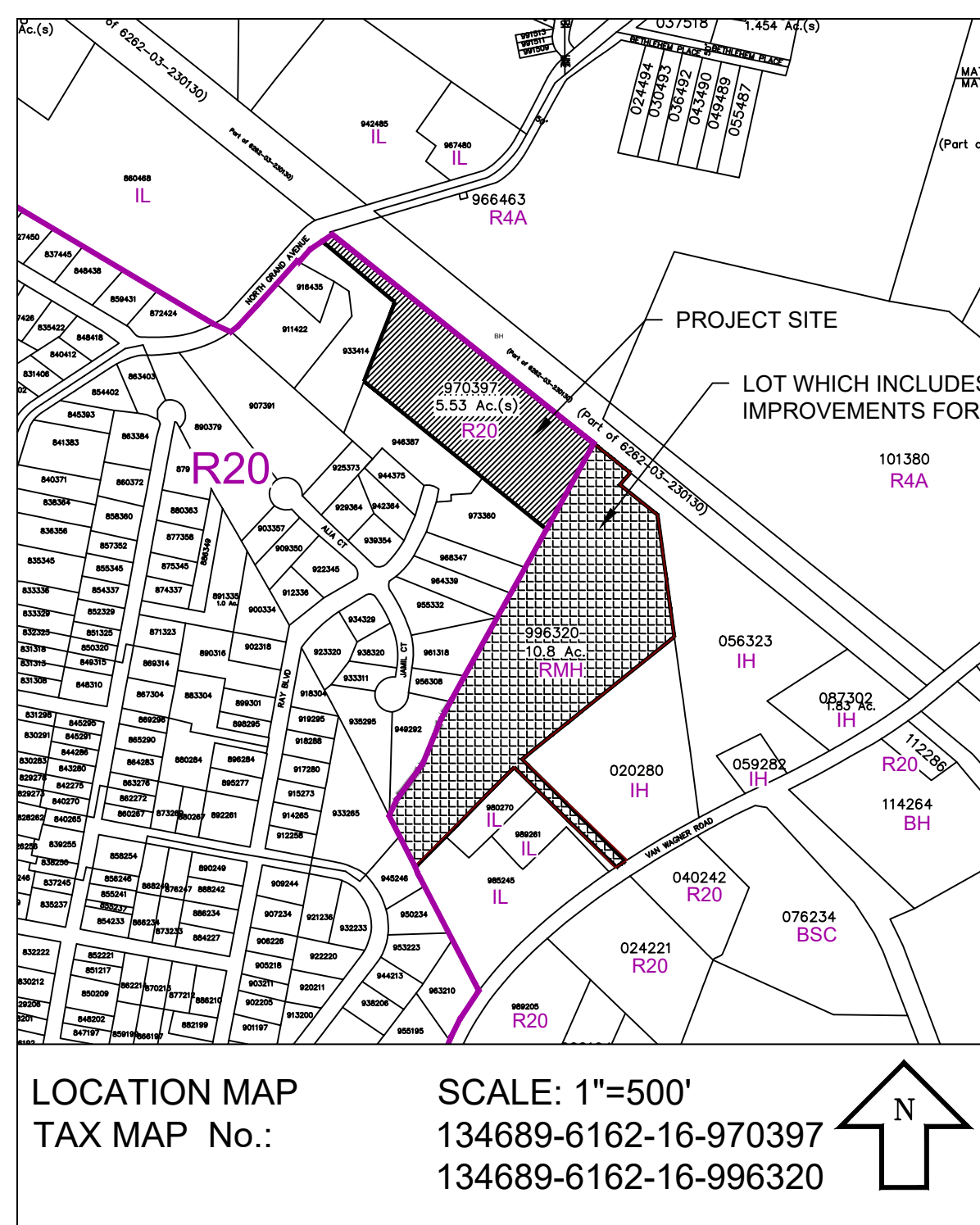
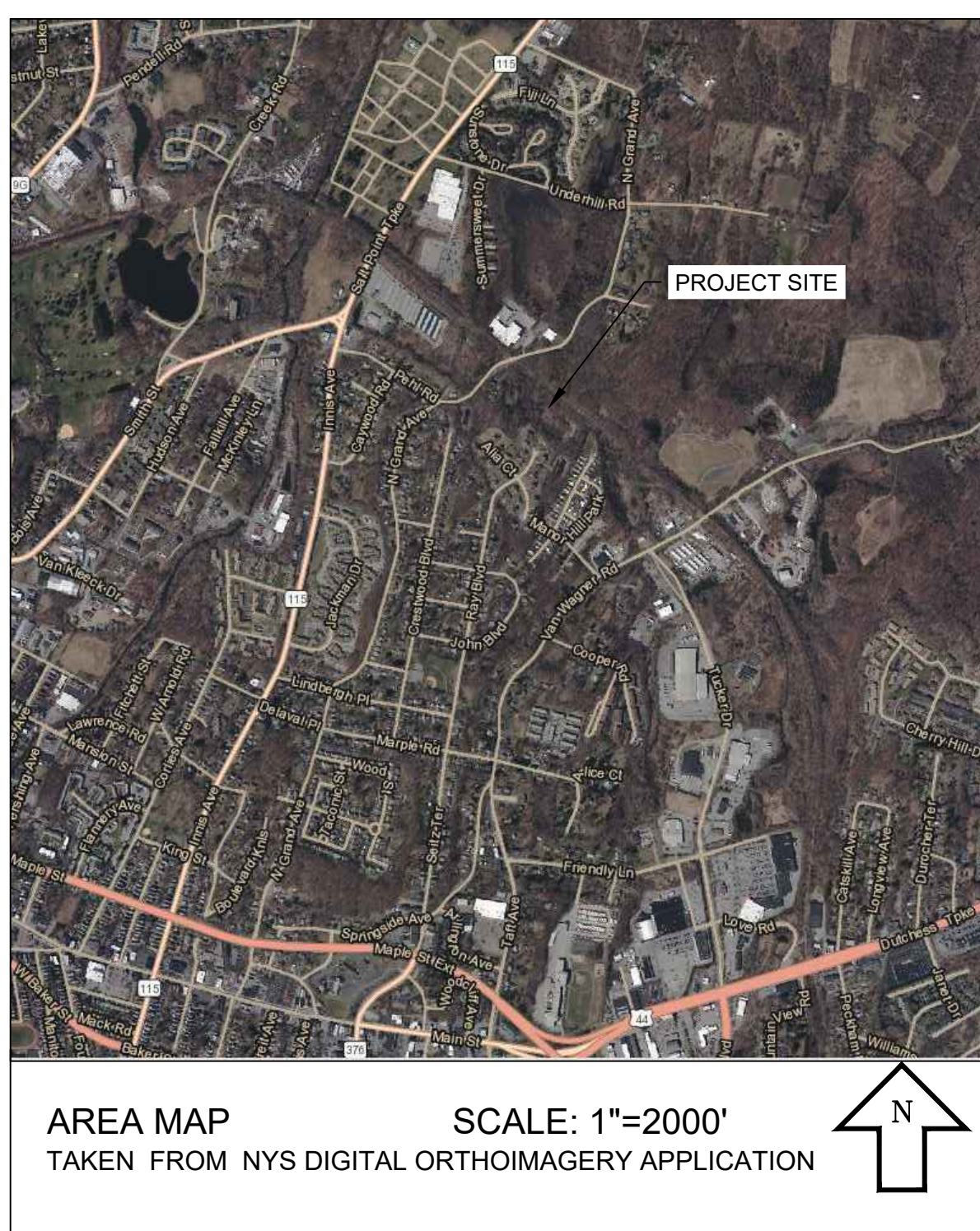
Michael A. Welti, AICP, Director of Municipal Development
Town of Poughkeepsie
One Overocker Road
Poughkeepsie, New York 12603
Tele: 845-485-3657

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

Plans

MANOR HILL COMMUNITY PROJECT

246 NORTH GRAND AVENUE POUGHKEEPSIE, NEW YORK



AREA MAP
TAKEN FROM NYS DIGITAL ORTHOIMAGERY APPLICATION

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

PLAN SET INDEX

- T101 - COVER PAGE
- S101 - EXISTING CONDITIONS PLAN
- C101 - SITE PLAN
- E201 - GRADING & EROSION CONTROL PLAN
- C301 - UTILITY PLAN
- C401 - VEHICLE CIRCULATION AND SIGHT DISTANCE PLAN
- C501 - WETLAND MITIGATION PLAN
- C601 - 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):

	PROPOSED														
	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	
MINIMUM LOT AREA (SF)	6,000	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
MINIMUM FRONTAGE (FT)	15	185.6	62	60.1	59.1	60	60	60	60	60	60	60	60	60	60
MINIMUM LOT WIDTH (FT)	15	171.4	64.5	63.2	63.3	60	60	60	60	60	60	60	60	60	60
MINIMUM FRONT YARD (FT)	15	31.3	26.2	25.9	25	25	25	25	25	25.5	25	25	25	25	25
MINIMUM SIDE YARD (FT)	10	10.3	10.1	16	13.2	11.5	15.9	16	16	10.6	10	15.3	15.5	15.4	15.8
MINIMUM REAR YARD (FT)	10	50.7	62	63.3	54.1	53.8	53.5	53.3	53	30.2	35.9	36.2	36.4	36.7	36.9
MINIMUM DEVELOPMENT LOT LINE (FT):	30	185.6	62	60.1	59.1	66.9	60	60	60	60	60	60	60	60	60
MINIMUM BUFFER TO ADJOINING RESIDENTIAL LOTS (FT):	350/25	50/25	50/25	50/25	50/25	50/25	50/25	50/25	50/25	50/25	50/25	N/A	N/A	N/A	N/A

*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 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THE SIGNATURE OF THE PLANNING BOARD CHAIRMAN SHALL BE WITHHELD PENDING RECEIPT OF A WRITTEN MEMORANDUM FROM THE PLANNING BOARD'S CONSULTING PLANNER VERIFYING THAT THE CONDITIONS OF APPROVAL HAVE BEEN COMPLETED.
- PRIOR TO COMMENCEMENT OF ANY SITE WORK THE APPLICANT'S CONTRACTOR AND CONSULTING ENGINEER SHALL MEET WITH THE BUILDING DEPARTMENT, THE TOWN ENGINEER, AND THE PLANNING DEPARTMENT TO DISCUSS THE PHASING OF THE SITE WORK AND THE CONSTRUCTION WORK, THE PLACEMENT OF EROSION CONTROL MEASURES, REQUIREMENTS FOR CERTIFICATION FROM THE APPLICANT'S PROFESSIONALS, IMPLEMENTATION OF REQUIRED MITIGATION, APPROVAL OF FIELD CHANGES, AND PERIODIC FIELD INSPECTIONS BY THE BUILDING DEPARTMENT, THE TOWN ENGINEER, AND THE PLANNING DEPARTMENT.
- AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO ISSUANCE OF A TEMPORARY OR A PERMANENT CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE, THE APPLICANT SHALL PROVIDE TO THE PLANNING DEPARTMENT, THE TOWN ENGINEER, AND THE BUILDING INSPECTOR A CERTIFICATION IN THE FORM REQUIRED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, A NYS LICENSED LAND SURVEYOR AND OTHER NEW YORK STATE LICENSED PROFESSIONALS AS THE CASE MAY BE, THAT ALL SITE WORK HAS BEEN CARRIED OUT AND COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS FOR THE PROJECT. ADDITIONALLY, THE APPLICANT SHALL PROVIDE TO THE PLANNING DEPARTMENT, THE TOWN ENGINEER, AND THE BUILDING INSPECTOR AN "AS BUILT" SURVEY OF THE COMPLETED SITE WORK INCLUDING ASSOCIATED STORM WATER MANAGEMENT FACILITIES AND ANY EASEMENTS.
- IN THE EVENT THE APPLICANT 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 PROPOSED TO OBTAIN DEPARTMENT OF PLANNING AND ENGINEERING DEPARTMENT APPROVAL OF A PHASED IMPLEMENTATION PLAN, PHASED 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 TO THE PLANNING DEPARTMENT, THE TOWN ENGINEER, AND THE BUILDING INSPECTOR AN "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 ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE PERMITTED BY THE WRITTEN APPROVAL OF THE TOWN ENGINEER OR OF THE DIRECTOR OF MUNICIPAL DEVELOPMENT OR DESIGNED.

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 TO PERFORM THE PERMITTED WORK OR AS AUTHORIZING THE IMPAIRMENT 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 ARE 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, LEACHATE 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.

SITE DATA:

TAX ID No.: 134689-6162-16-970397
TOTAL ACRES: 0.5333 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)	15	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 ABUTTING PROPERTY 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 25 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 § 210-83(B) SUPPLEMENTARY REGULATIONS FOR R4M DISTRICT:

- § 210-83(B)(1) PARK SIZE AND CAPACITY**
REQUIRED SIZE - MINIMUM PARK AREA OF 175,000 SF
PROPOSED SIZE - 241,018 SF
REQUIRED CAPACITY - NO MORE THAN ONE MOBILE HOME FOR EACH 6,000 SF OF GROSS AREA, EXCLUDING LAND USED FOR ACCESS ROADS, RECREATION, SERVICE FACILITIES AND SCREEN PLANTING.
GROSS AREA = 154,724 SF (PARK AREA - SCREENING AREA - ROAD AREA - RECREATIONAL AREA)
CAPACITY = 25 MOBILE HOMES (154,724 SF / 6,000)
PROPOSED CAPACITY = 14 MOBILE HOMES
- § 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: 40-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 9' 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'.

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 ONE 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 SYSTEM COMPONENTS SHALL BE INSTALLED 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 TEST IS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM #1-1471 (1992) ENTITLED STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR. PRE-APPROVED 1994 SANITARY MANHOLES SHALL BE USUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. 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 SERVICE LINES. IF A SLOW LEAK REASON THE SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE AND 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 INDICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS. TEST STANDARDS AND APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL OF OPERATION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE TOWN SEWER SUPERINTENDENT PRIOR TO BACKFILLING PIPE BEDDINGS AND PIPE ZONE MATERIAL SHALL BE FOLLOWING GRADATION REQUIREMENTS:
BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE TOWN OF POUGHKEEPSIE.
ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:
SEVE DESIGNATION % PASSING
3/4 INCH 100
40 0-70
NO. 200 0-10
- TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
SEVE DESIGNATION % PASSING
2 INCH 100
30-65 30-65
40 5-40
200 0 - 15
- BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE TOWN OF POUGHKEEPSIE.
SEVE DESIGNATION % PASSING
2 INCH 100
1/4 INCH 30-65
NO. 40 5-40
NO. 200 0 - 15
- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER" FRAMES SHALL BE 8-INCHES IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO. 1009 OR AN APPROVED EQUAL.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
- LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR DETERMINED BY THE TOWN OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
- EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
- THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR SUBMISSION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE TOWN.

§ 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% (25,448 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).

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 premises in conformance with the approval by the Planning Board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.

Owner _____
Date _____
Applicant _____
Date _____

TOWN OF POUGHKEEPSIE PLANNING BOARD PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Poughkeepsie Planning Board at a meeting held on _____ and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chairman _____
Date _____

TOWN OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES (Required Before Chairman's Signature)

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

U.S. ARMY CORPS OF ENGINEERS NATIONWIDE GENERAL PERMIT 29 SPECIAL CONDITIONS:

- IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN OCTOBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAEICIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES. ALL OUTDOOR LIGHTS SHALL BE ANGLE DOWNWARD.
- THE PERMITEE SHALL ACCOMPLISH COMPENSATORY MITIGATION THROUGH THE SUCCESSFUL ESTABLISHMENT OF 0.212 ACRES OF WETLANDS, AS DESCRIBED IN THE ABOVE REFERENCED DRAWINGS.
- ALL GRADING AND PLANTING IN CONJUNCTION WITH THE WETLANDS MITIGATION WORK SHALL BE COMPLETED PRIOR TO THE COMPLETION OF THE DISCHARGE OF FILL AUTHORIZED HEREIN.
- THE PERMITEE SHALL ENSURE THAT ALL PROPOSED MITIGATION PLANTINGS HAVE AN EIGHTY-FIVE (85) PERCENT SURVIVAL RATE AND ALL ESTABLISHED WETLAND AREAS IN CONJUNCTION WITH THE COMPENSATORY MITIGATION SHALL HAVE AN EIGHTY-FIVE (85) PERCENT COVERAGE RATE OF HYDROPHYTIC PLANTS (THOSE WITH A REGIONAL INDICATOR STATUS OF FAC, FACU OR OBL ON THE USFWS NATIONAL WETLAND PLANT LIST). THE PERMITEE SHALL ALSO ENSURE THAT THE VEGETATION IN THE NEWLY ESTABLISHED WETLAND DOES NOT CONSIST OF MORE THAN A TOTAL OF 5% AREAL COVERAGE OF COMMON REED (PHARAGMITES AUSTRALIS), PURPLE LOOSESTREFE (LYTHRUM SALICARIA), REED CANARY GRASS (PHALARIS ARUNDINACEA), JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM), TARTARIAN HONEYSUCKLE (LONICERA TARTARICA), EURASIAN MILFOIL (MYROPHYLLUM SPICATA), AND/OR OTHER INVASIVE SPECIES.
- THE PERMITEE SHALL PROVIDE TO THIS OFFICE ANNUAL REPORTS ON THE STATUS OF THE COMPENSATORY MITIGATION ACTIVITIES, IN EACH OF THE FOLLOWING FIVE (5) YEARS AFTER INITIATION OF THE ACTIVITIES AUTHORIZED BY THIS PERMIT. THESE REPORTS SHALL BE SUBMITTED NO LATER THAN OCTOBER 15 IN EACH OF THESE YEARS. ALL DATA FOR THE REPORTS MUST BE COLLECTED BETWEEN THE DATES OF APRIL 15 AND OCTOBER 15 IN THE SAME YEAR IT IS SUBMITTED. IF THIS OFFICE DETERMINES THAT THE SUCCESS CRITERIA OUTLINED IN SPECIAL CONDITION (C) ABOVE HAS NOT BEEN MET FOR AT LEAST THREE CONSECUTIVE YEARS, THIS PERIOD WILL BE EXTENDED AND THE PERMITEE SHALL CONTINUE TO SUBMIT MONITORING REPORTS EVERY YEAR UNTIL THIS OFFICE DETERMINES THAT THE SUCCESS CRITERIA HAS BEEN MET FOR THREE CONSECUTIVE YEARS. THESE REPORTS SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
1. A LIST OF DOMINANT PLANT SPECIES, ALONG WITH THEIR ESTIMATED FREQUENCY AND PERCENT AREAL COVER IN EACH VEGETATIVE STRATA (E.G. TREE, SHRUB AND HERBACEOUS) FOR EACH COVER TYPE WITHIN THE MITIGATION SITE.
2. COLOR PHOTOGRAPHS SHOWING ALL REPRESENTATIVE AREAS OF EACH COVER TYPE WITHIN THE MITIGATION SITE, TAKEN AT LEAST ONCE EACH YEAR DURING THE PERIOD BETWEEN JUNE 1 AND AUGUST 15.
3. CORPUS OF ENGINEERS APPROVED WETLAND DELINEATION DATA SHEET FOR EACH COVER TYPE WITHIN THE MITIGATION SITE.
4. VEGETATION COVER MAPS, AT A SCALE OF ONE INCH EQUALS 100 FEET, OR LARGER SCALE, OUTLINING THE EXTENT (IN ACRES) OF EACH COVER TYPE WITHIN THE MITIGATION SITE SHALL BE PREPARED FOR EACH GROWING SEASON.
5. WELL AND GAUGE DATA SHOWING WATER ELEVATIONS WITHIN THE MITIGATION SITE RECORDED TWICE A MONTH DURING APRIL THROUGH SEPTEMBER OF EACH YEAR. THE LOCATION OF THE MONITORING WELL OR GAUGE SHALL BE SHOWN ON THE PLAN VIEW ENGINEERING DRAWING; AND
6. A REMEDIAL PLAN, IF NECESSARY, OUTLINING ALL PRACTICABLE STEPS TAKEN OR PROPOSED TO BE TAKEN TO ENSURE THE SUCCESS CRITERIA OUTLINED IN SPECIAL CONDITION (D) ABOVE ARE MET BY THE SPECIFIED DUE DATE OF THE NEXT MONITORING REPORT.
- THE PERMITEE SHALL ENSURE THAT NO MOWING OF THE MITIGATION AREA SHALL OCCUR.
- THE PERMITEE SHALL UNDERTAKE THE AUTHORIZED FILLING ACTIVITIES IN A MANNER AHEAD AT REDUCING IMPACTS UPON THE GENERAL ENVIRONMENT. IN ADDITION, THE PERMITEE SHALL NOT STOCKPILE FILL OR OTHER MATERIALS IN A MANNER CONDUCE TO EROSION, OR IN AREAS LIKELY TO CAUSE HIGH TURBIDITY RUNOFF DURING STORM EVENTS. ALL EXPOSED SOILS SHALL BE RE-VEGETATED IN A TIMELY MANNER TO FURTHER REDUCE POTENTIAL EFFECTS. THE PERMITEE SHALL ALSO FENCE OFF ALL WETLANDS AND OTHER SENSITIVE ECOLOGICAL AREAS DURING CONSTRUCTION PERIODS TO PREVENT EQUIPMENT AND PERSONNEL FROM ENTERING THESE AREAS.
- THE PERMITEE SHALL SECURE A CONSERVATION EASEMENT OR DEED RESTRICTION ON THE WETLAND MITIGATION SITES TO GUARANTEE THEIR PRESERVATION FOR WETLAND AND WILDLIFE RESOURCES. COPIES OF THE INSTRUMENT(S) EFFECTING SUCH EASEMENT(S) SHALL BE SUBMITTED TO THE NEW YORK DISTRICT CORPUS OF ENGINEERS FOR APPROVAL PRIOR TO EXECUTION, AND THE INSTRUMENT(S) SHALL BE EXECUTED AND RECORDED WITH THE DUTCHESS COUNTY REGISTRAR OF DEEDS WITHIN ONE YEAR FOLLOWING THE INITIAL PLANTINGS/SEEDINGS OF THE MITIGATION SITES.
- THE PERMITEE SHALL ASSUME ALL LIABILITY FOR ACCOMPLISHING THE CORRECTIVE WORK SHOULD THE NEW YORK DISTRICT DETERMINE THAT THE COMPENSATORY MITIGATION HAS NOT BEEN FULLY SATISFACTORY. IF THE NEW YORK DISTRICT DOES NOT FIND THE MITIGATION SATISFACTORY, AN EXTENSION OF MONITORING TIME MAY BE REQUIRED TO COVER ANY NECESSARY REMEDIAL WORK. THIS DETERMINATION COVERS ONLY THE WORK DESCRIBED IN THE SUBMITTED MATERIAL. ANY MAJOR CHANGES IN THE PROJECT MAY REQUIRE ADDITIONAL AUTHORIZATIONS FROM THE NEW YORK DISTRICT.
- CARE SHOULD BE TAKEN SO THAT CONSTRUCTION MATERIALS, INCLUDING DEBRIS, DO NOT ENTER ANY WATERWAY TO BECOME DRIFT OR POLLUTION HAZARDS. YOU ARE TO CONTACT THE APPROPRIATE STATE AND LOCAL GOVERNMENT OFFICIALS TO ENSURE THAT THE SUBJECT WORK IS PERFORMED IN COMPLIANCE WITH THEIR REQUIREMENTS.

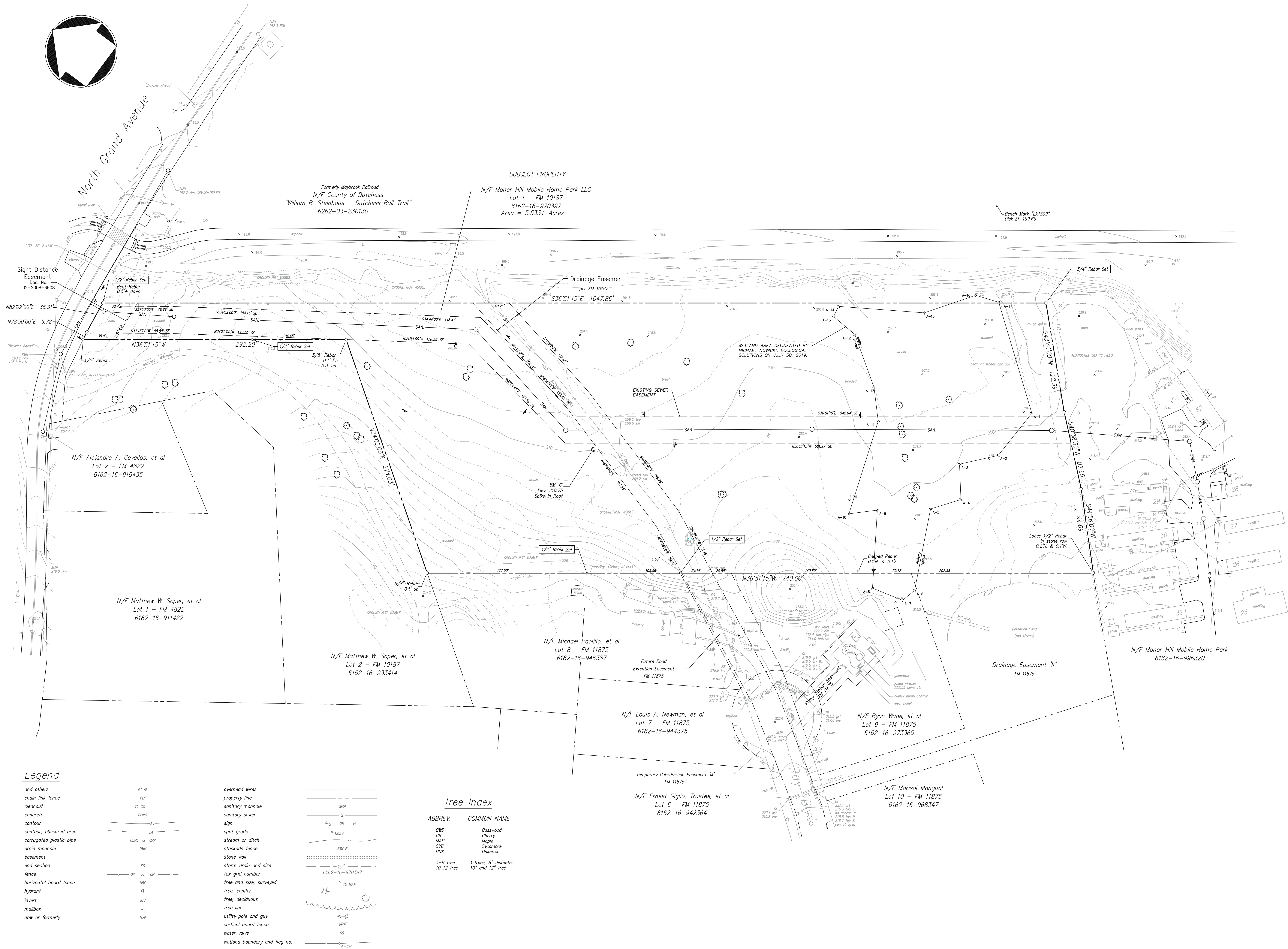
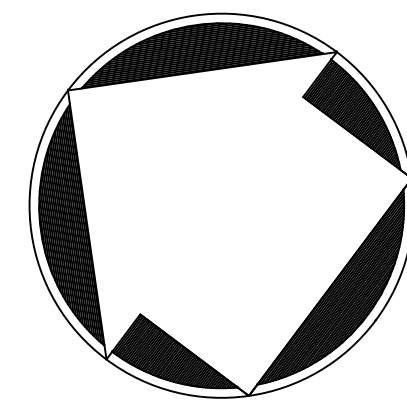
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Civil, Sanitary & SW Engineering
Site Planning & Site Assessment
TELEPHONE: (845) 897-2375

NO.	DATE	BY	REVISIONS
1	10/27/2010	CRP	INCLUDE WETLANDS/LOT REDUCTION FROM 10 TO 8 LOTS
2	11/17/2010	CRP	REVISIONS TO SUBMISSION
3	11/17/2010	CRP	REVISIONS TO SUBMISSION
4	11/17/2010	CRP	REVISIONS TO SUBMISSION
5	11/17/2010	CRP	REVISIONS TO SUBMISSION
6	11/17/2010	CRP	REVISIONS TO SUBMISSION
7	11/17/2010	CRP	REVISIONS TO SUBMISSION
8	11/17/2010	CRP	REVISIONS TO SUBMISSION
9	11/17/2010	CRP	REVISIONS TO SUBMISSION
10	11/17/2010	CRP	REVISIONS TO SUBMISSION

FINAL
PRELIMINARY
CHECKED BY: LJP
DRAWN BY: LJP

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

DRAWN: CRP
CHECKED: LJP
DATE: DECEMBER 22, 2017
SCALE:
JOB NUMBER: 17-04
SHEET NUMBER:



Legend

ET AL	ET AL	overhead wires	---
chain link fence	CLF	property line	---
cleanout	CO	sanitary manhole	SMH
concrete	CONC	sanitary sewer	SSW
contour	SA	sign	OR
contour, obscured area	SA	spot grade	OR
corrugated plastic pipe	HOPE or COP	stream or ditch	OR
drain manhole	DMH	stockade fence	SN F
easement	ES	stone wall	---
end section	OR, F, OR	storm drain and size	---
fence	OR, F, OR	tax grid number	---
horizontal board fence	HPF	tree and size, surveyed	---
hydrant	H	tree, contour	---
invert	INV	tree, deciduous	---
mailbox	M	tree line	---
now or formerly	N/F	utility pole and guy	---
		vertical board fence	---
		water valve	---
		wetland boundary and flag no.	---

Tree Index

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

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Civil, Sanitary
& Site Planning
Environmental
Assessment
TELEPHONE: (845) 897-2375

FINAL	DATE
PRELIMINARY <td> </td>	
CHECKED BY <td>BY </td>	BY
LJP <td> </td>	
NO. REVISIONS <td> </td>	

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

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

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO SEPTEMBER 30 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.

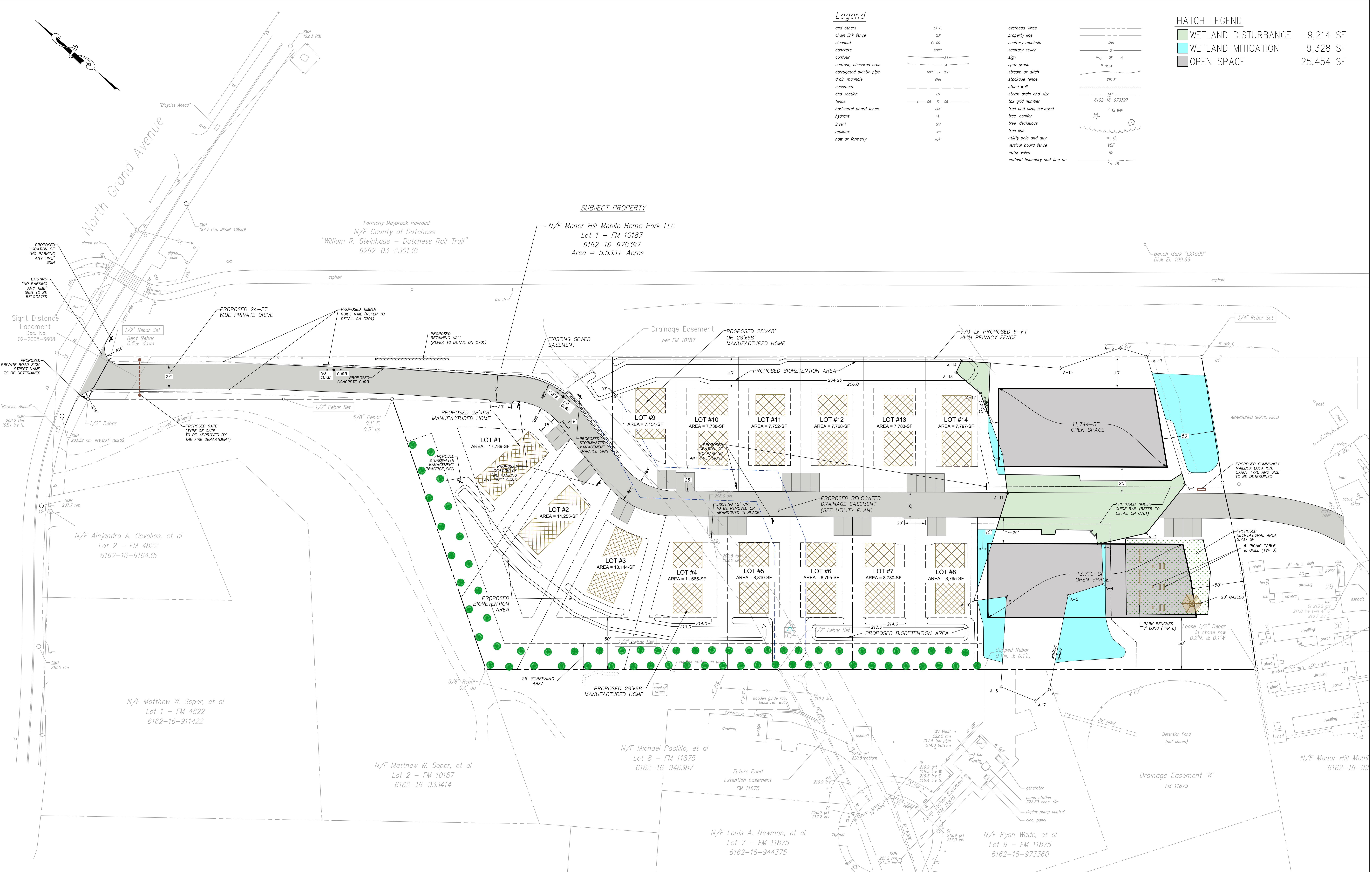


Legend

- ET AL
- chain link fence
- cleanout
- concrete
- contour
- contour, obscured area
- corrugated plastic pipe
- drain manhole
- easement
- end section
- horizontal board fence
- hydrant
- invert
- manhole
- new 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, contour
- tree, deciduous
- tree line
- utility pole and guy
- vertical board fence
- water valve
- wetland boundary and flag no.

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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 Telephone: (845) 897-2375

NO.	DATE	BY	REVISIONS
1	12/22/2017	CRP	ISSUE PERMANENT REDUCTION FROM 21 TO 18 LOTS
2	1/11/2018	CRP	USABLE IMPROVEMENT COMMENTS
3	1/11/2018	CRP	RESPOND TO USABLE COMMENTS
4	1/11/2018	CRP	PLANNING BOARD SUBMISSION
5	1/11/2018	CRP	REDUCED TO 18 LOTS
6	1/11/2018	CRP	PLANNING BOARD SUBMISSION
7	1/11/2018	CRP	PLANNING BOARD SUBMISSION
8	1/11/2018	CRP	PLANNING BOARD SUBMISSION
9	1/11/2018	CRP	PLANNING BOARD SUBMISSION
10	1/11/2018	CRP	PLANNING BOARD SUBMISSION
11	1/11/2018	CRP	PLANNING BOARD SUBMISSION
12	1/11/2018	CRP	PLANNING BOARD SUBMISSION
13	1/11/2018	CRP	PLANNING BOARD SUBMISSION
14	1/11/2018	CRP	PLANNING BOARD SUBMISSION
15	1/11/2018	CRP	PLANNING BOARD SUBMISSION
16	1/11/2018	CRP	PLANNING BOARD SUBMISSION
17	1/11/2018	CRP	PLANNING BOARD SUBMISSION
18	1/11/2018	CRP	PLANNING BOARD SUBMISSION
19	1/11/2018	CRP	PLANNING BOARD SUBMISSION
20	1/11/2018	CRP	PLANNING BOARD SUBMISSION

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

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

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.

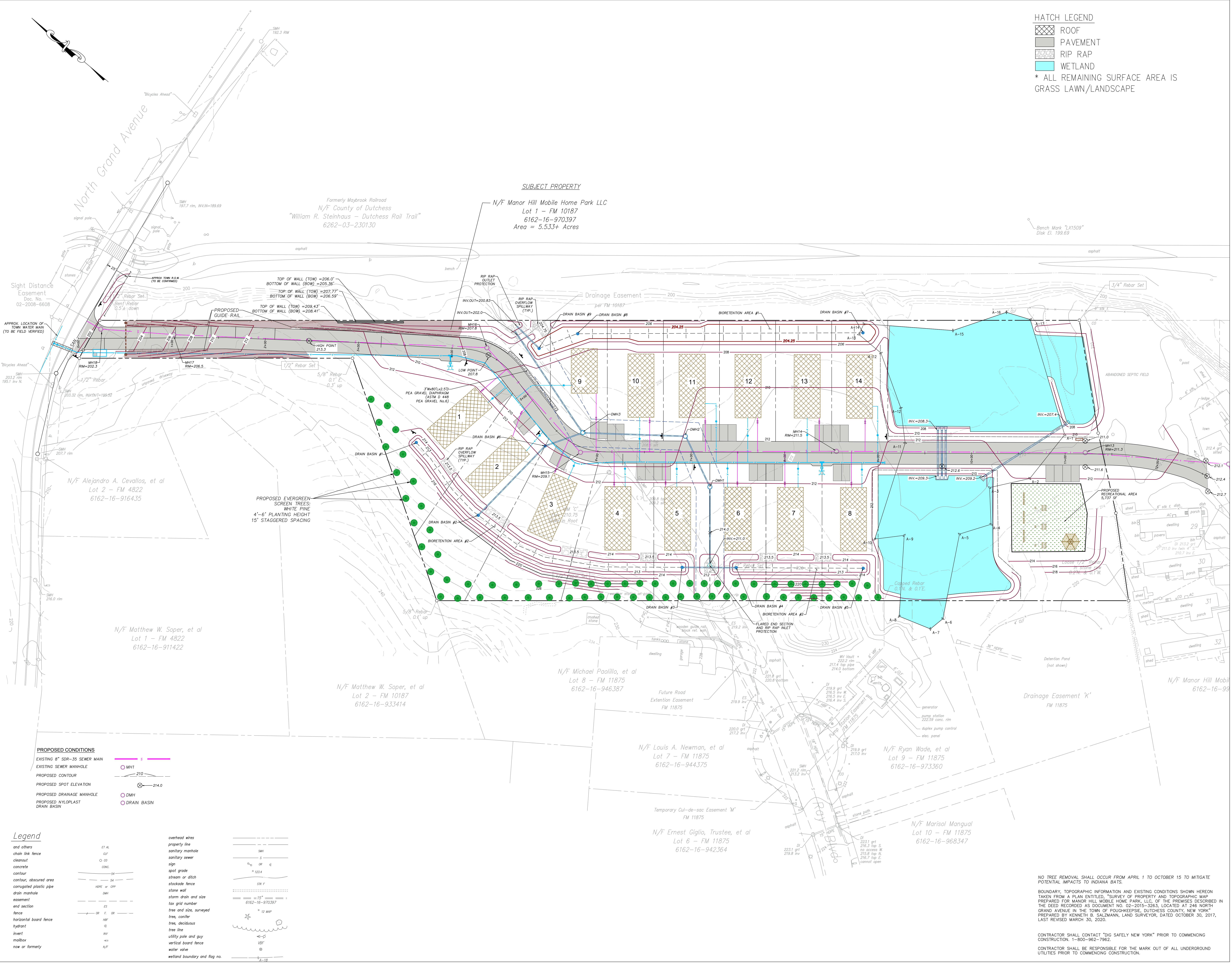
CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.



HATCH LEGEND

[Hatched pattern]	ROOF
[Solid grey]	PAVEMENT
[Dotted pattern]	RIP RAP
[Light blue]	WETLAND

* ALL REMAINING SURFACE AREA IS GRASS LAWN/LANDSCAPE



Sight Distance Easement
Doc. No. 02-2008-6608

APPROX. LOCATION OF TOWN WATER MAIN (TO BE FIELD VERIFIED)

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

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

PROPOSED CONDITIONS

EXISTING 8" SDR-35 SEWER MAIN
EXISTING SEWER MANHOLE
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED DRAINAGE MANHOLE
PROPOSED NYLOPLAST DRAIN BASIN

Legend

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

SUBJECT PROPERTY

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

Formerly Maybrook Railroad
N/F County of Dutchess
"William R. Steinhaus - Dutchess Rail Trail"
6262-03-230130

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43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375

NO.	DATE	BY	REVISIONS
1	12/22/2017	CRP	PLANNING BOARD SUBMISSION
2	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
3	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
4	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
5	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
6	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
7	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
8	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
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18	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
19	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS
20	12/22/2017	CRP	REVISIONS TO ADDRESS COMMENTS

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

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

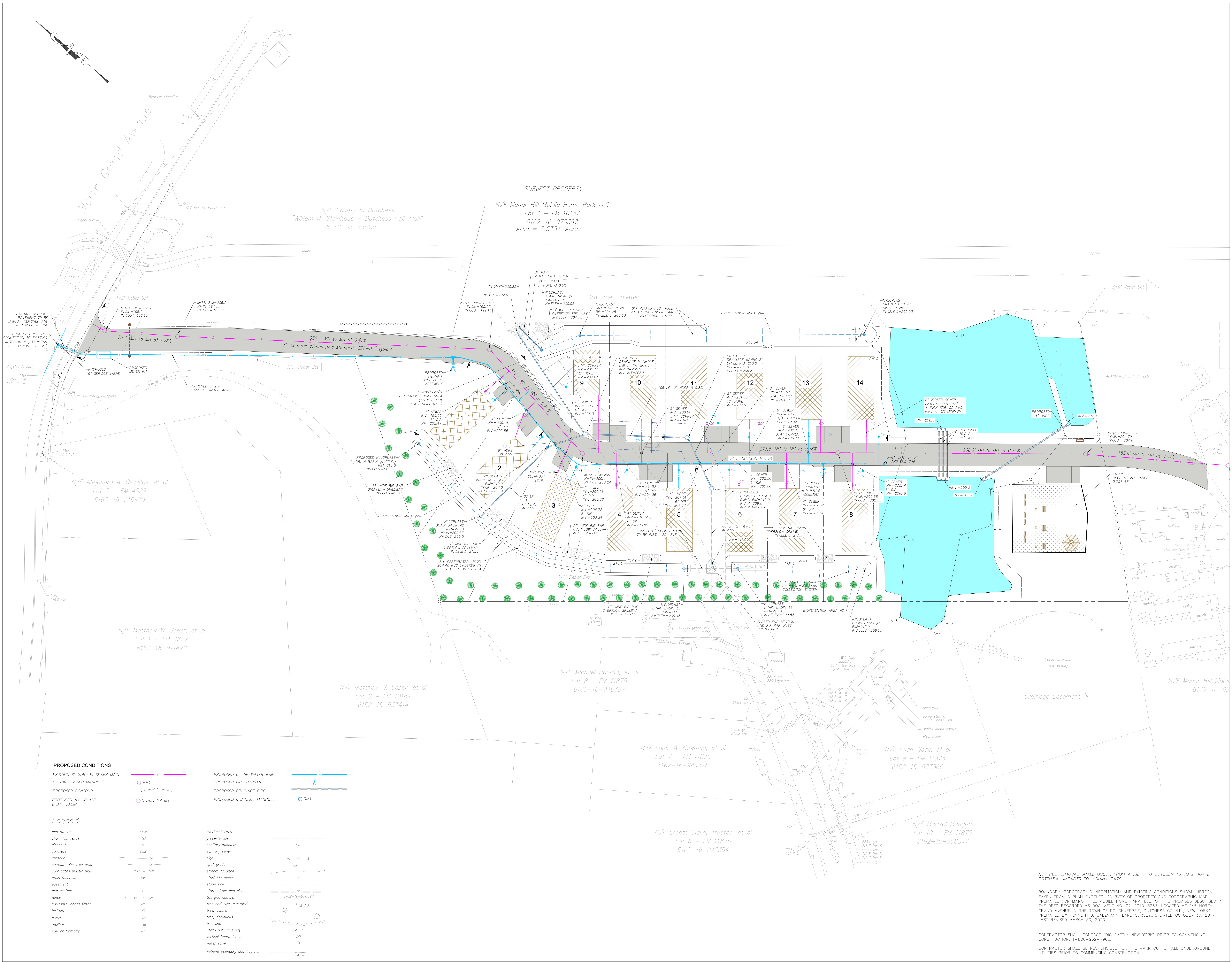
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 15 TO MITIGATE POTENTIAL IMPACTS TO INDIANA BATS.

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.

C201



SUBJECT PROPERTY

N/F County of Dutchess
"William R. Steinhaus - 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

North Grand Avenue

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

NO.	DATE	BY	REVISIONS
1	1/17/2017	CRP	DESIGN SUBMISSION
2	1/24/2017	CRP	RESPOND TO AEC COMMENTS
3	2/1/2017	CRP	RESPOND TO AEC COMMENTS
4	2/1/2017	CRP	PLANNING BOARD SUBMISSION
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49	2/1/2017	CRP	PLANNING BOARD SUBMISSION
50	2/1/2017	CRP	PLANNING BOARD SUBMISSION

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

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

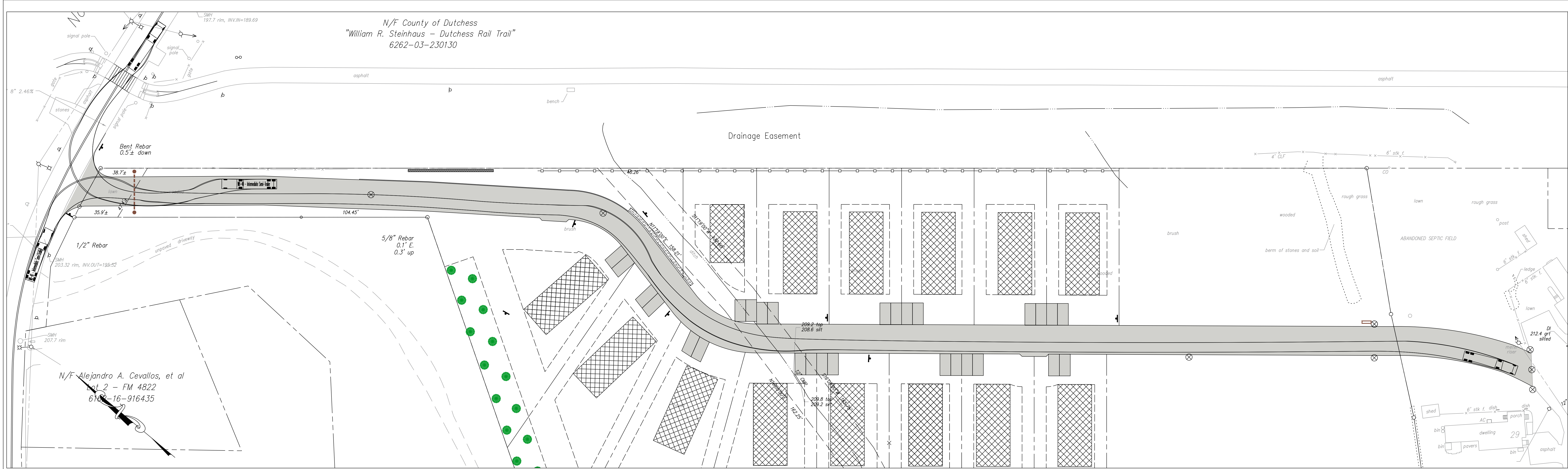
C301

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. SALZWANN, 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.

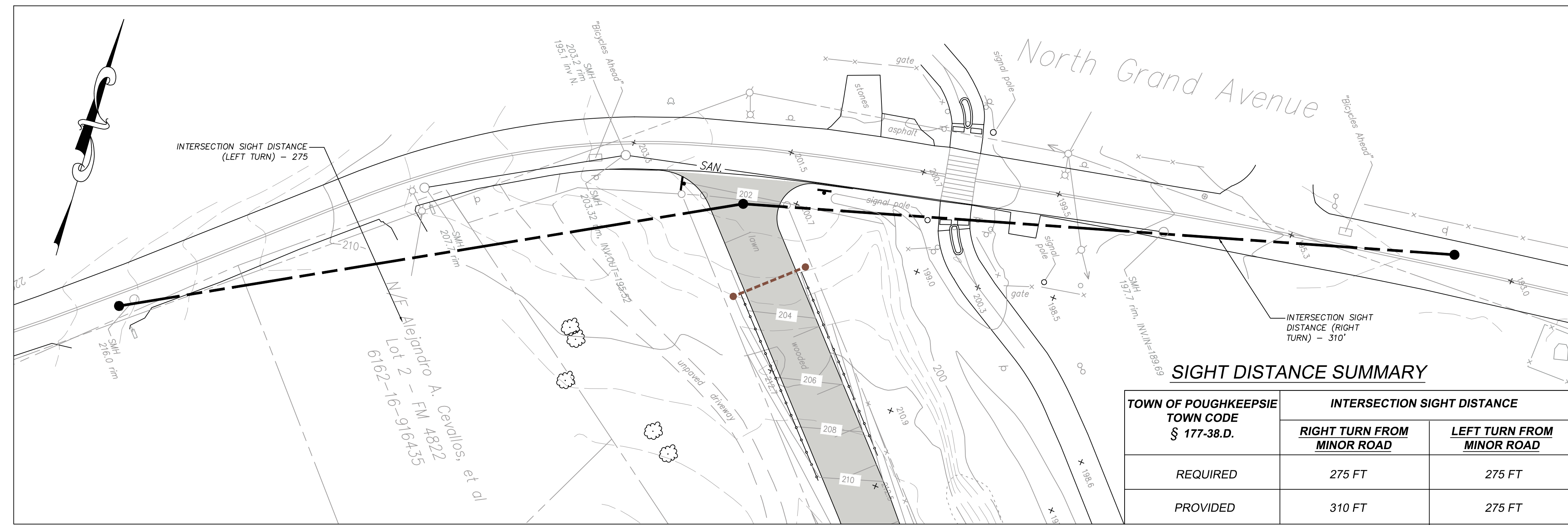
CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.



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

N/F Alejandro A. Cevallos, et al
 Lot 2 - FM 4822
 6162-10-016435

VEHICLE CIRCULATION PLAN - AASHTO DESIGN VEHICLE WB-40
 SCALE: 1" = 30'

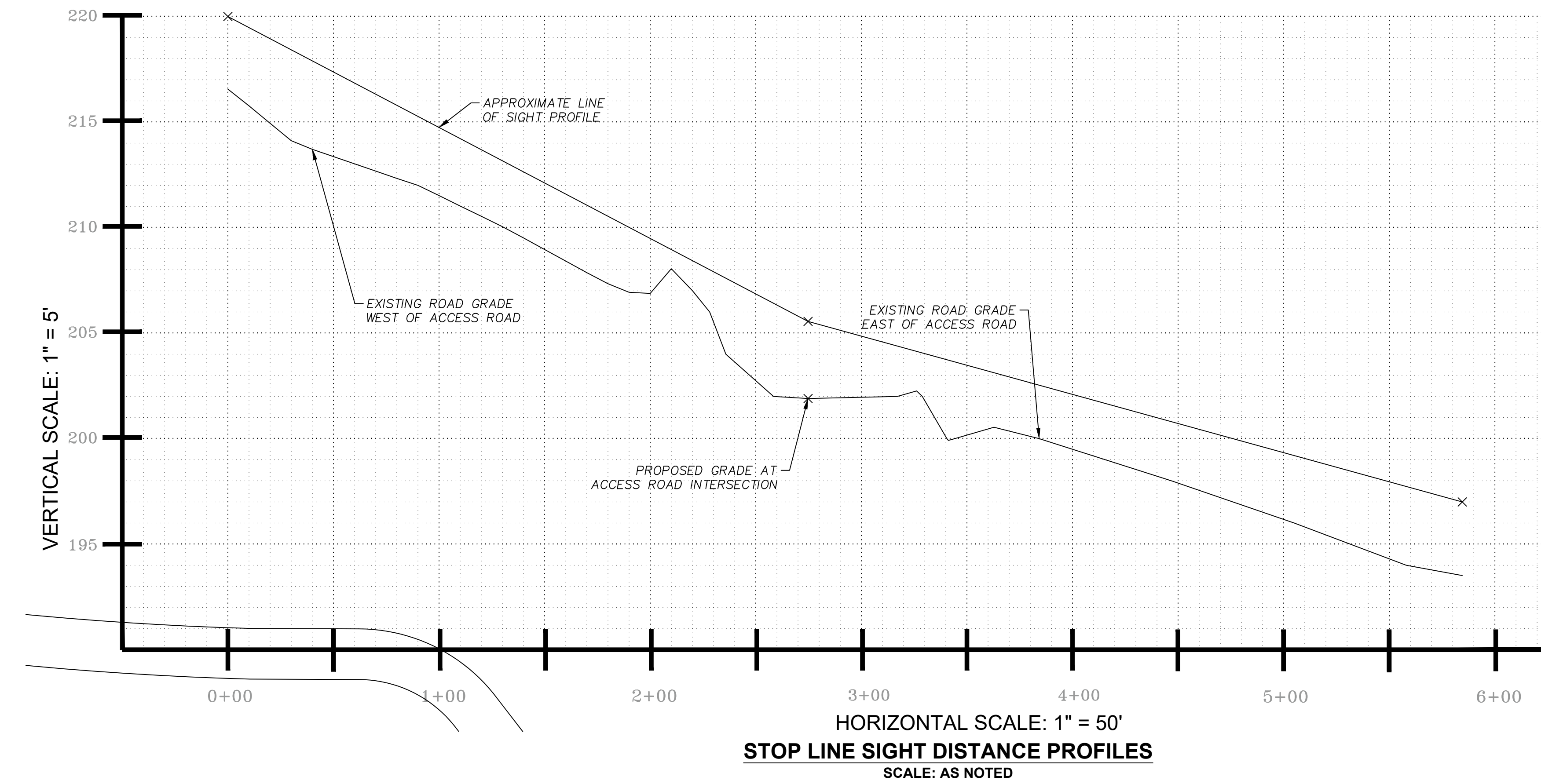


SIGHT DISTANCE SUMMARY

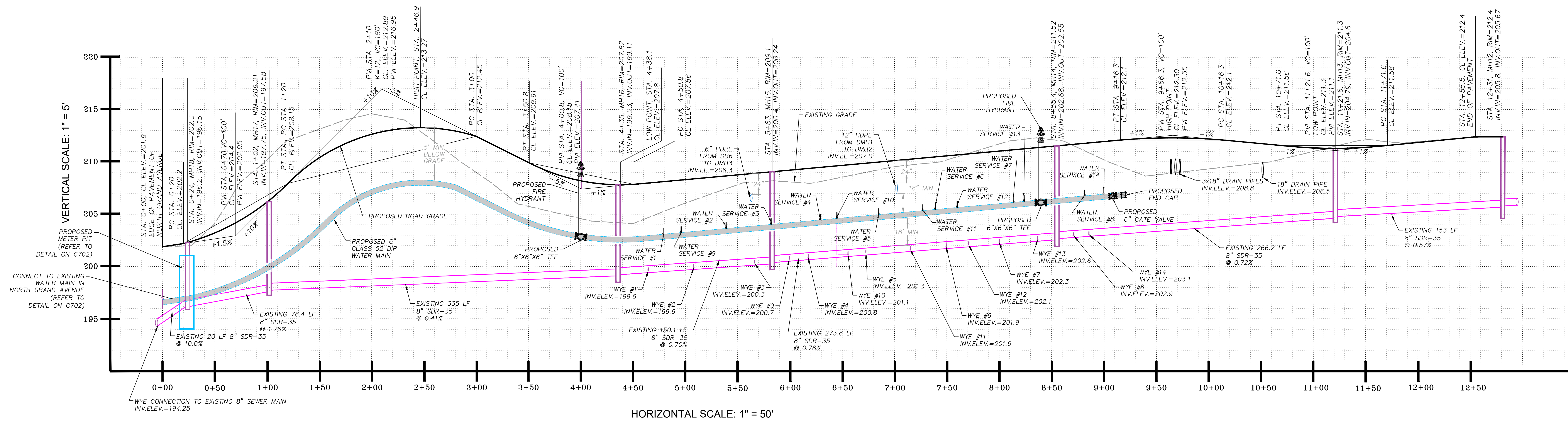
TOWN OF POUCHKESPIE TOWN CODE § 177-38.D.	INTERSECTION SIGHT DISTANCE	
	RIGHT TURN FROM MINOR ROAD	LEFT TURN FROM MINOR ROAD
REQUIRED	275 FT	275 FT
PROVIDED	310 FT	275 FT

SIGHT DISTANCE PLAN
 SCALE: 1" = 30'

- NOTES:
 1. SIGHT DISTANCE INFORMATION SHOWN HEREON BASED ON FIELD MEASUREMENTS.
 2. LINE-OF-SIGHT DISTANCES MEASURED FROM A POINT ON THE CENTER LINE OF THE APPROACHING LANE OF THE PROPOSED ACCESS ROAD 12-FOOT BEHIND THE EXISTING EDGE OF PAVEMENT OF NORTH GRAND AVENUE. THE HEIGHT OF EYE AND HEIGHT OF OBJECT WERE BOTH ASSUMED TO BE 44-INCHES ABOVE THE ROAD PAVEMENT.



STOP LINE SIGHT DISTANCE PROFILES
 SCALE: AS NOTED



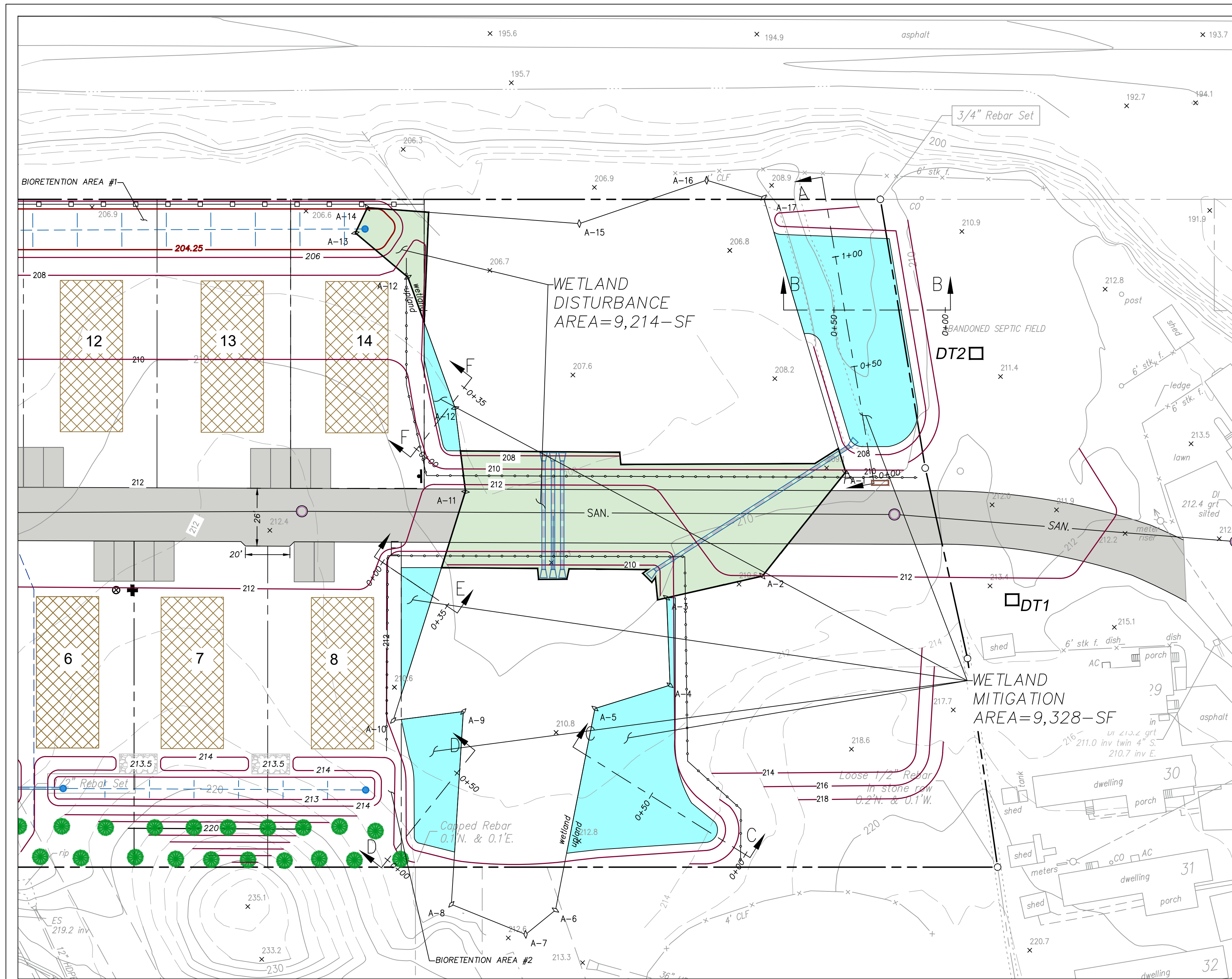
LAWRENCE J. PAGGI, PE, PC
 CONSULTING ENGINEERING
 43 BROAD STREET
 FISHKILL, NEW YORK 12524
 TELEPHONE: (845) 897-2375

NO.	DATE	BY	FINAL
1.	10/28/2016	CRP	PRELIMINARY
2.	5/24/2017	CRP	CHECKED BY LJP
3.	12/28/2017	CRP	DRAWN BY LJP
4.	6/22/2018	JAL	INCLUDES UTILITY REDUCTION FROM 210 TO 16 LOTS
5.	6/22/2018	JAL	PLANNING BOARD SUBMISSION
6.	6/24/2018	JAL	REDUCTION TO 14 LOTS
7.	6/24/2018	JAL	PLANNING BOARD SUBMISSION
8.	9/17/2018	JAL	PLANNING BOARD SUBMISSION

MANOR HILL COMMUNITY PROJECT
 179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF POUCHKESPIE
 DUTCHESS COUNTY, NEW YORK
 VEHICULAR CIRCULATION & SIGHT DISTANCE PLAN

DRAWN:	CRP
CHECKED:	LJP
DATE:	DECEMBER 22, 2017
SCALE:	AS NOTED
JOB NUMBER:	17-24
SHEET NUMBER:	

C401



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" TOPSOIL 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 10/29/20. 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 COME 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	HIGHBUSH 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 NURSERYMEN, INC. (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS, PLANTS NURSERY GROWN 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 PRACTICES. 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 CON-TRACT 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 1, 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°.
 - 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" #100	97 - 100
20 #20	85 (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	BONASET
20.80%	VERBENA HASTATA	BLUE VERVAIN
16.75%	PANICUM DICHOCHLOMIFLORUM	SMOOTH PANIC-GRASS
8.89%	SOLIDAGO VIRGICA	WINDY GOLDENROD
8.74%	EUPATORIUM MACULATUM	JOE PYE WEEED
6.65%	EUTHAMIA GRAMINIFOLIA	GRASS LEAF GOLDENROD
4.59%	POLYGONUM PENNSYLVANICUM	GRASS LEAF GOLDENROD
2.80%	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.79%	BIDENS CERNUA	NOODING 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 PREPARED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME: 20 PARTS TOPSOIL, 10 PARTS PEAT MOSS, 1 PART BONE MEAL.
 - PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SLAGGON 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.

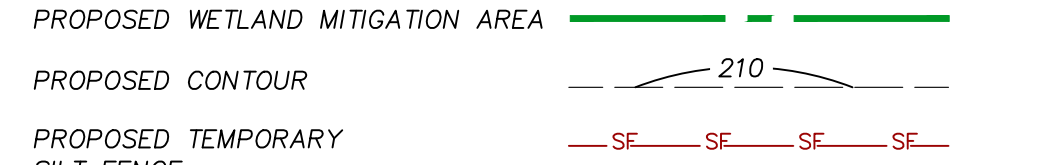
CONSTRUCTION NOTES:

- 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.

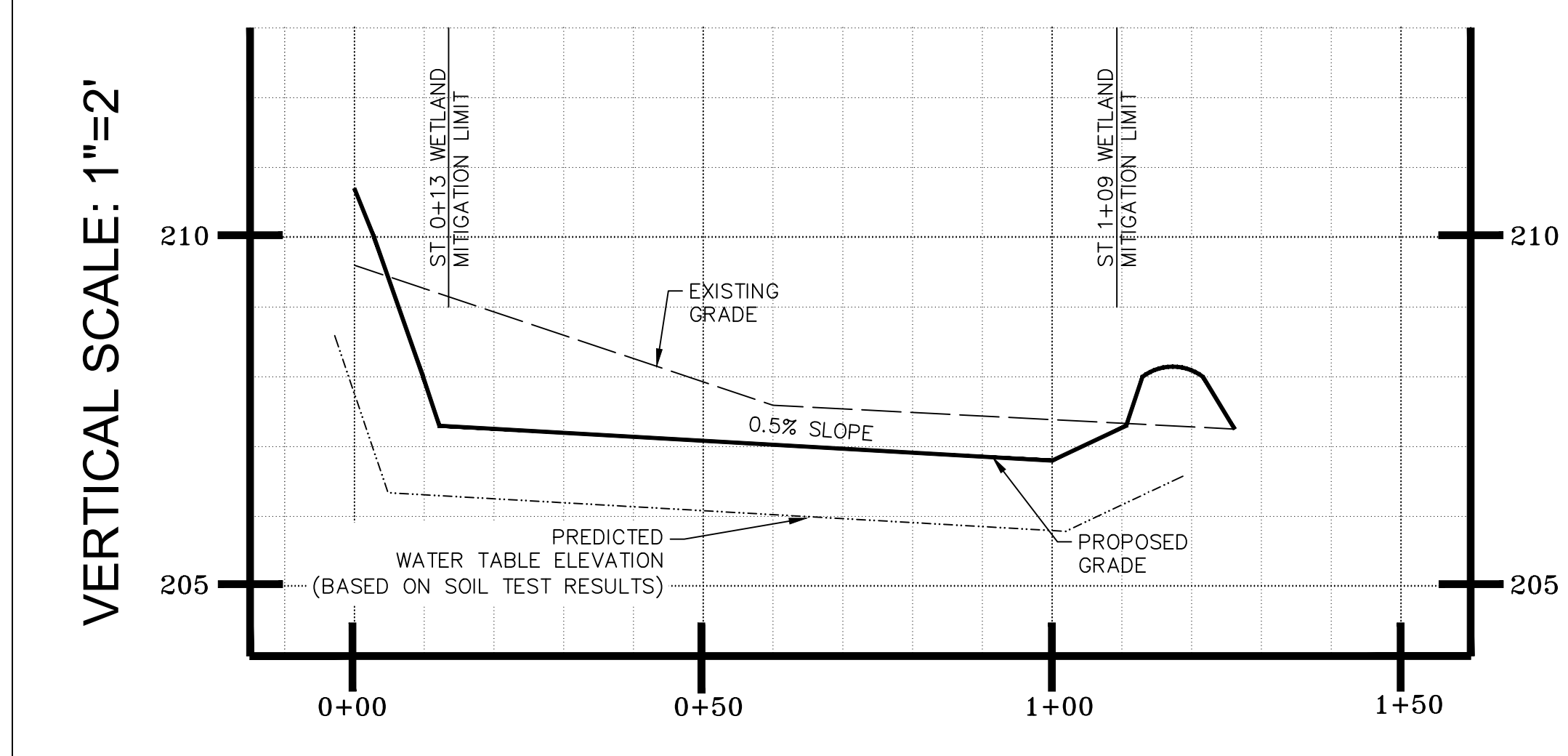
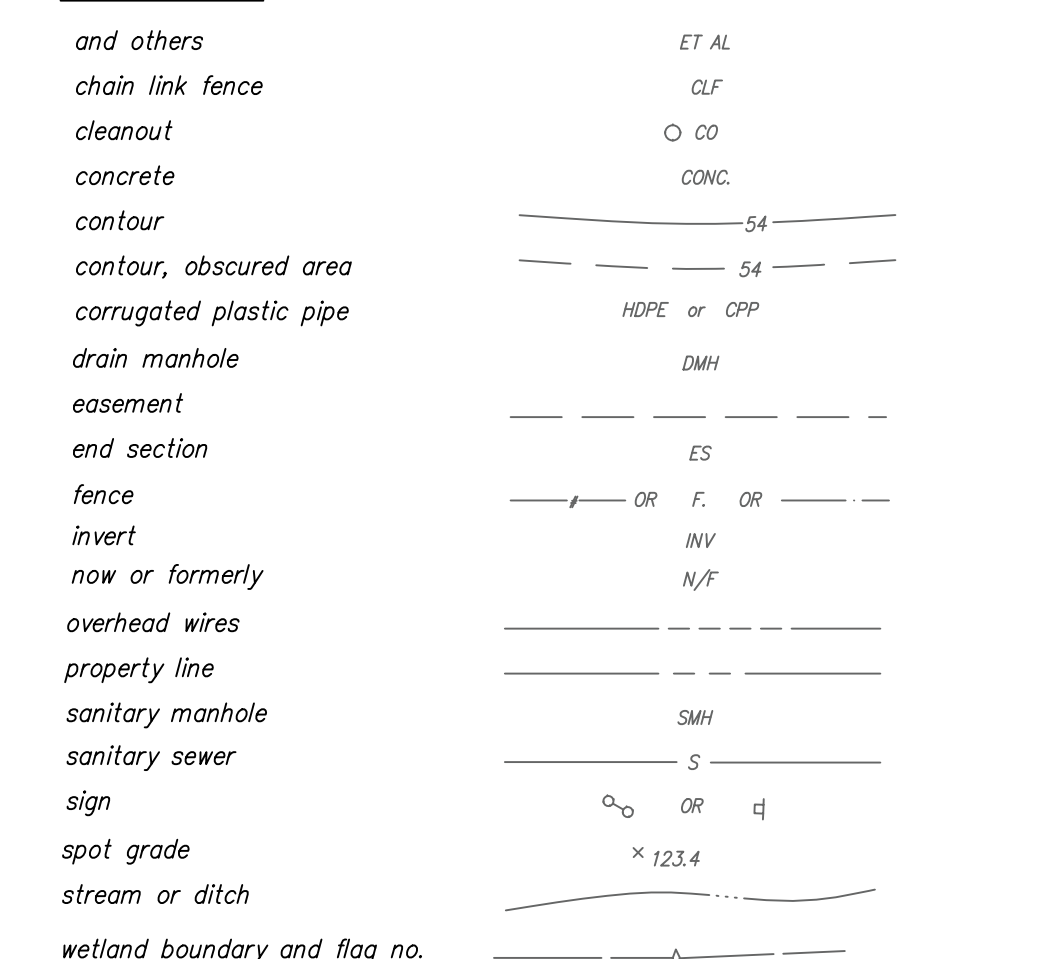
HYDROLOGY OF THE MITIGATION AREA

- 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.

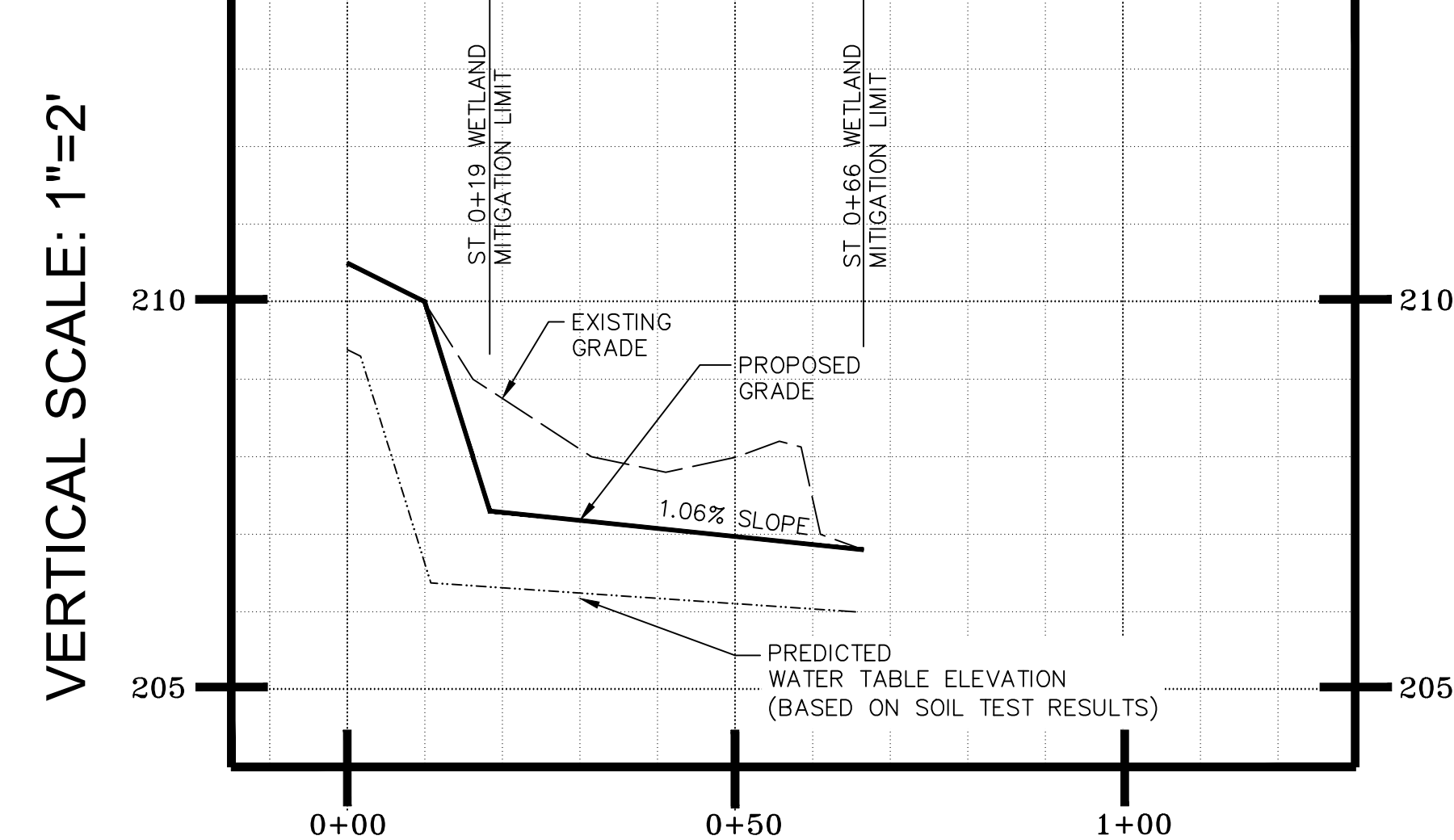
PROPOSED CONDITIONS



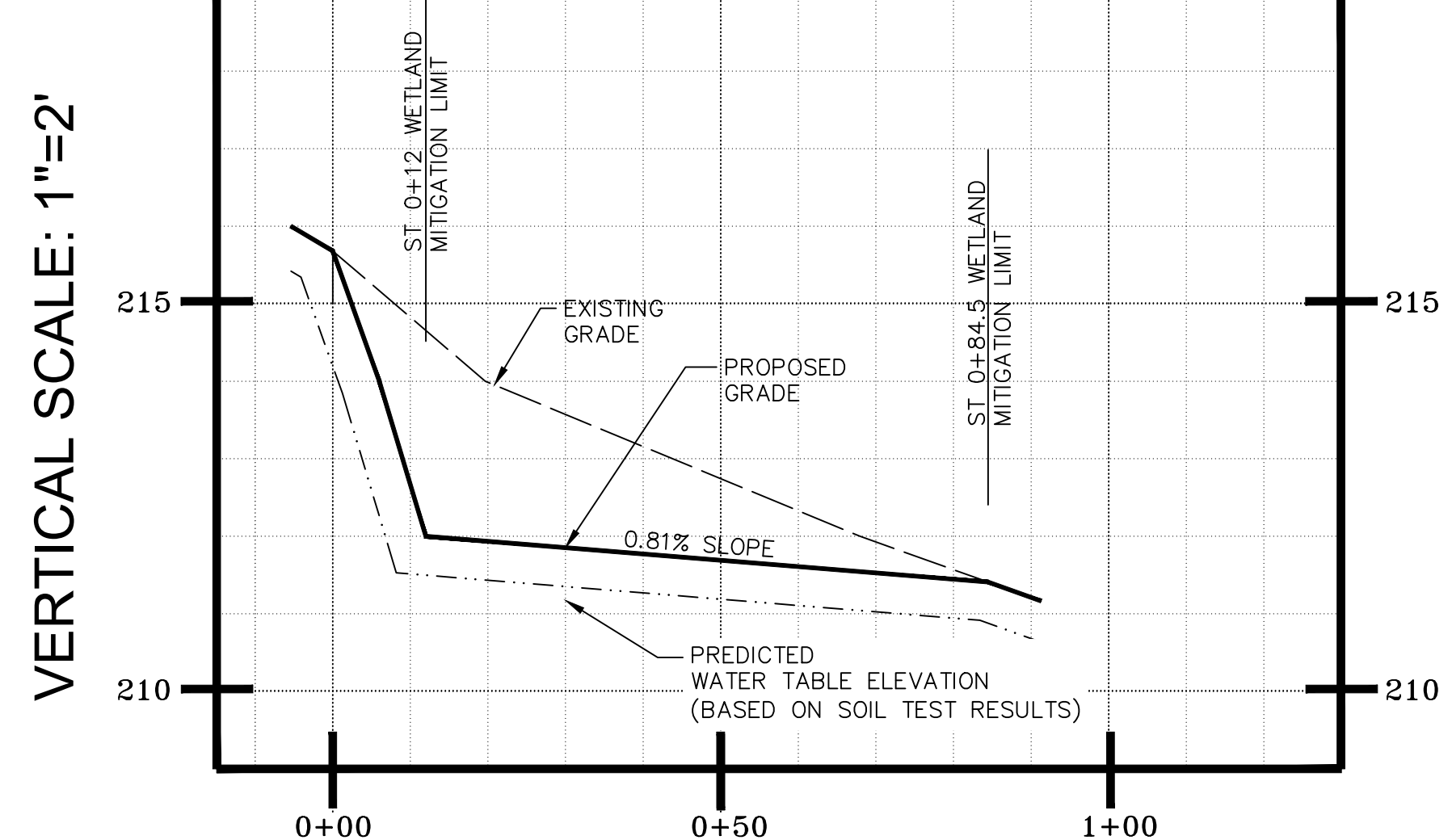
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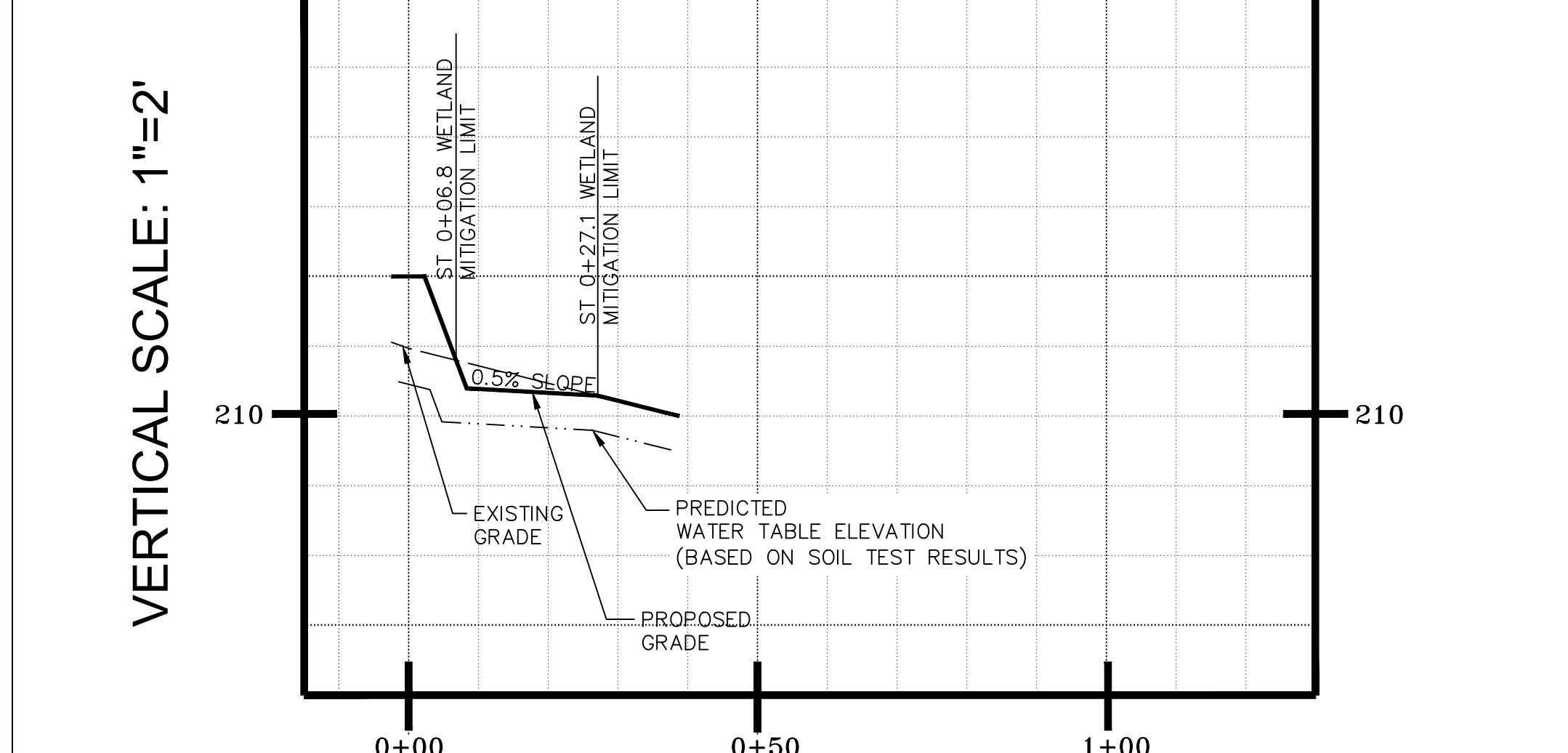
WETLAND MITIGATION AREA SECTION A



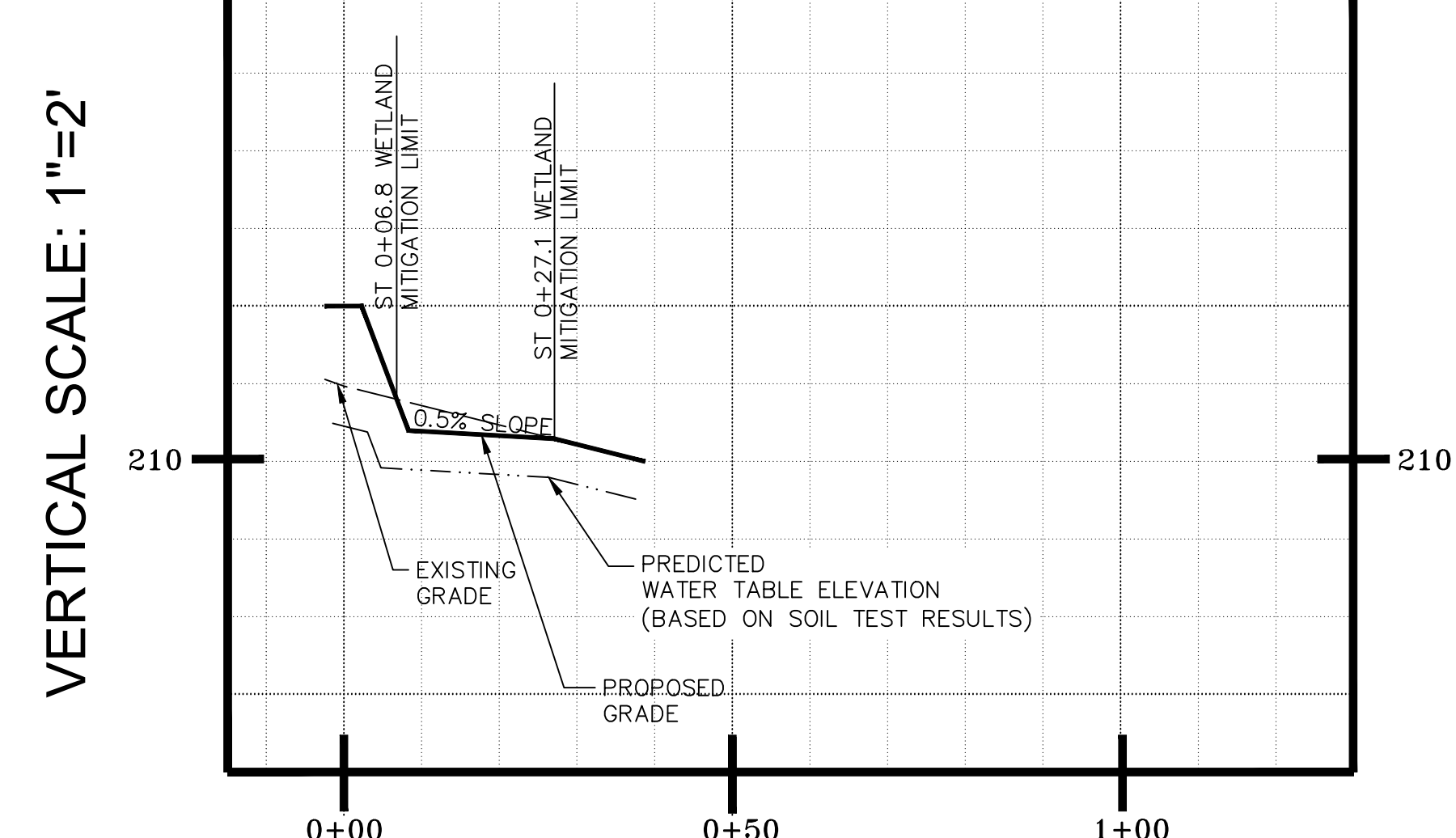
WETLAND MITIGATION AREA SECTION B



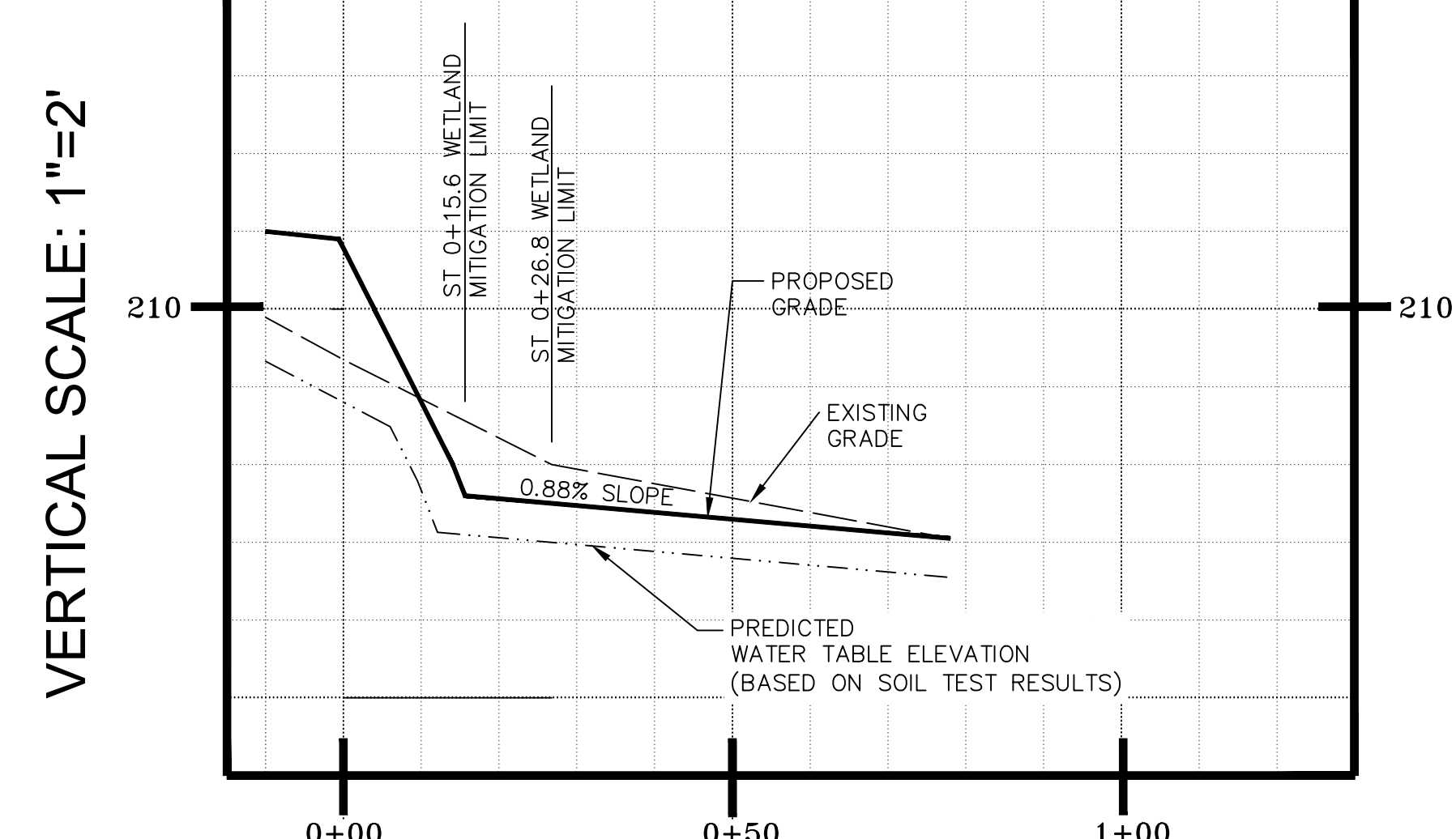
WETLAND MITIGATION AREA SECTION C



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. 02-2015-3063, 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.

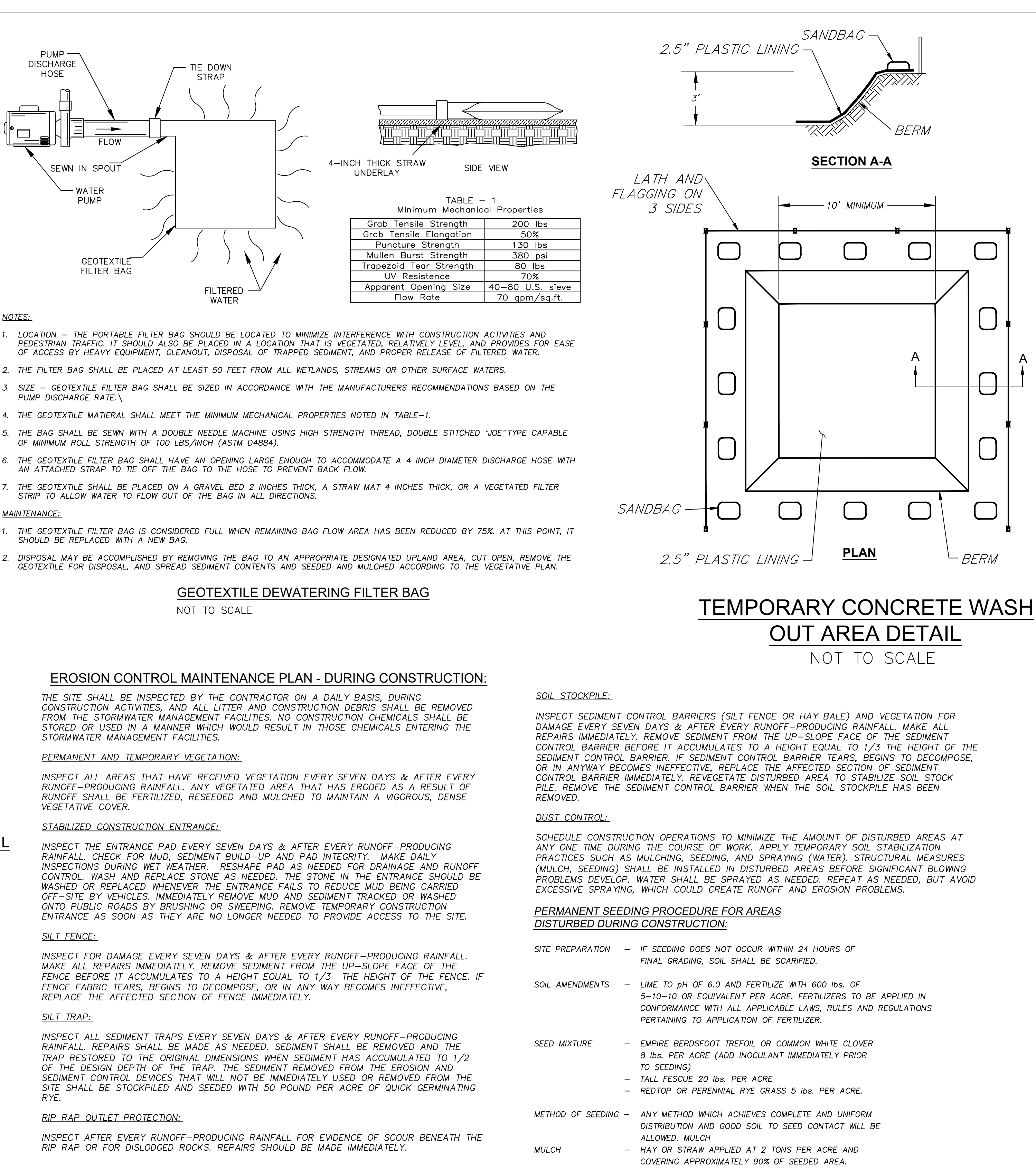
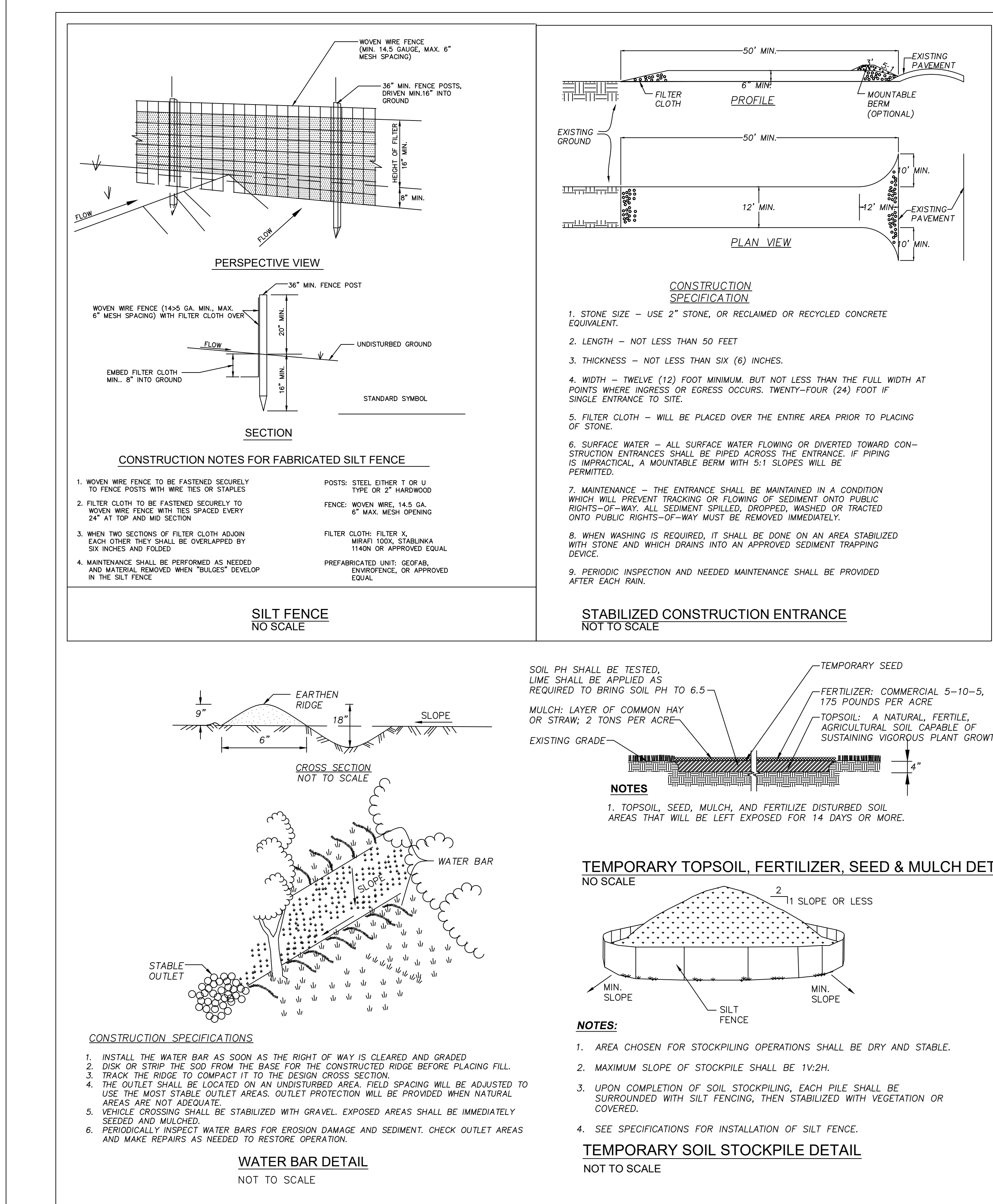
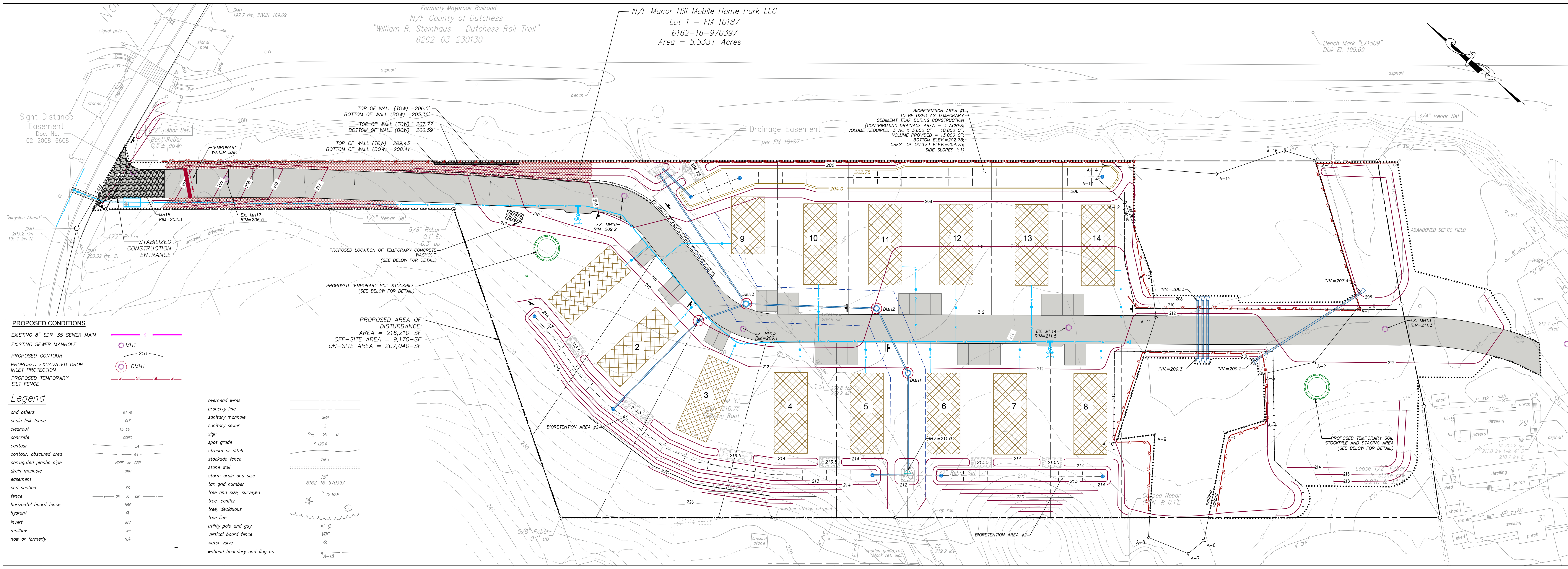
LAWRENCE J. PAGGI, PE, PC
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Civil, Structural
& Site Planning
Site Planning
Assessment
Telephone: (845) 897-2375

NO.	DATE	BY	REVISIONS
1	08/06/2020	CRP	ISSUE FOR PERMIT
2	01/17/2021	CRP	REVISION TO ADD COMMENTS
3	02/24/2021	CRP	REVISION TO ADD COMMENTS
4	03/16/2021	CRP	REVISION TO ADD COMMENTS
5	03/16/2021	CRP	REVISION TO ADD COMMENTS
6	03/16/2021	CRP	REVISION TO ADD COMMENTS
7	03/16/2021	CRP	REVISION TO ADD COMMENTS
8	03/16/2021	CRP	REVISION TO ADD COMMENTS
9	03/16/2021	CRP	REVISION TO ADD COMMENTS
10	03/16/2021	CRP	REVISION TO ADD COMMENTS

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

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

C501

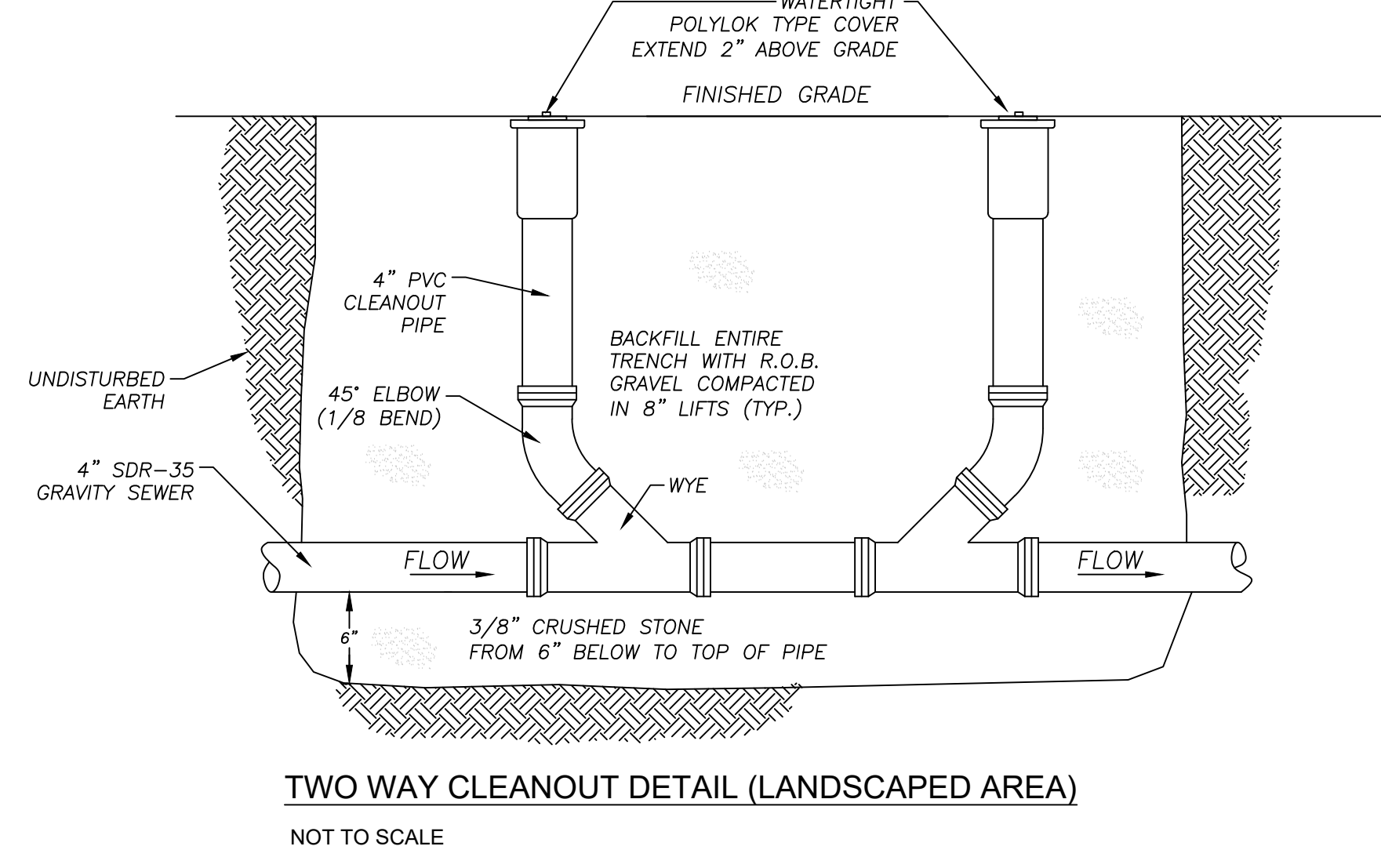
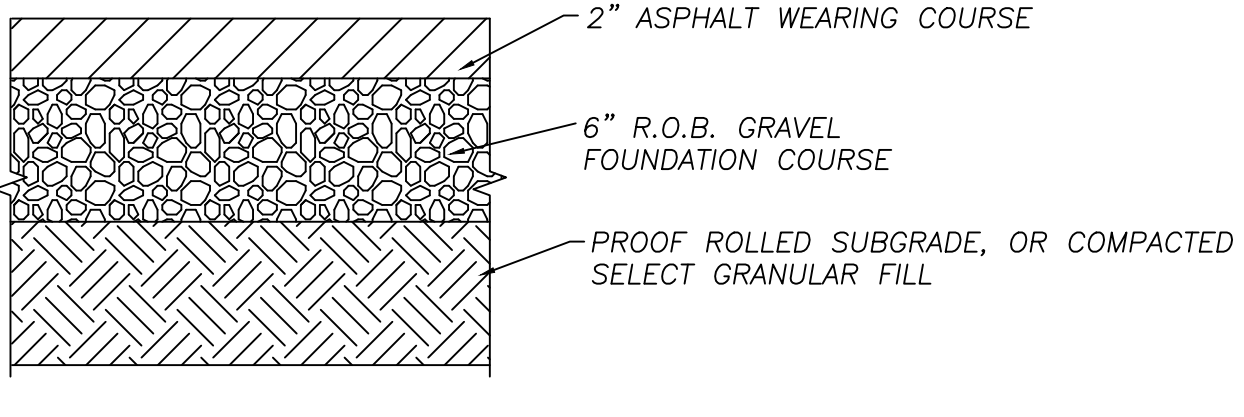
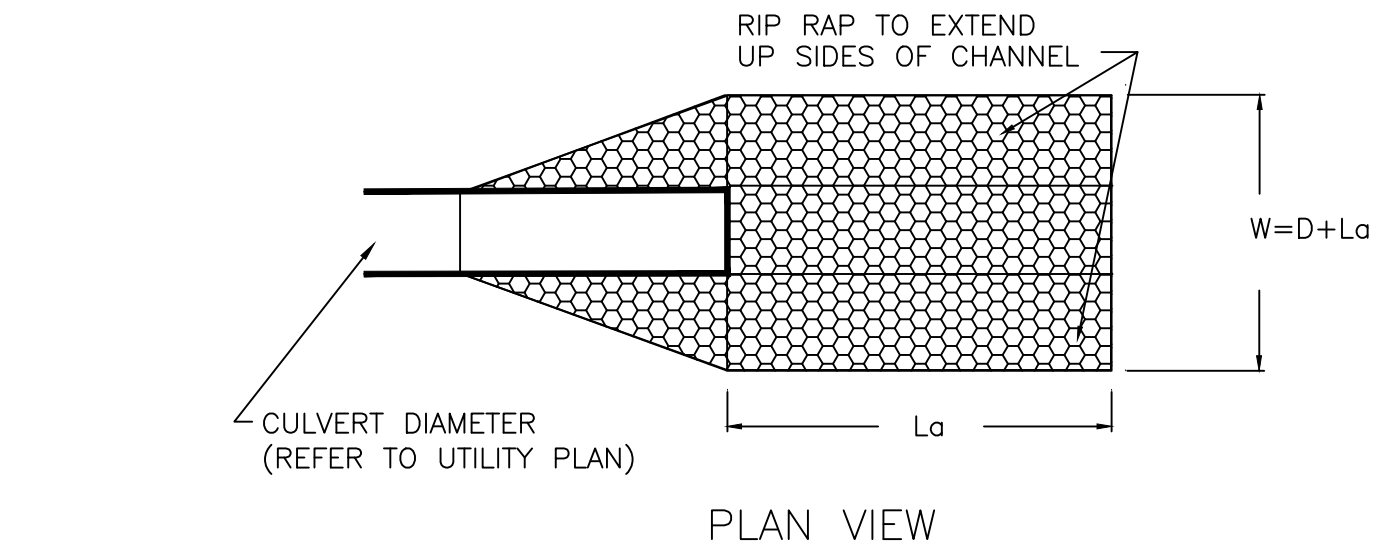
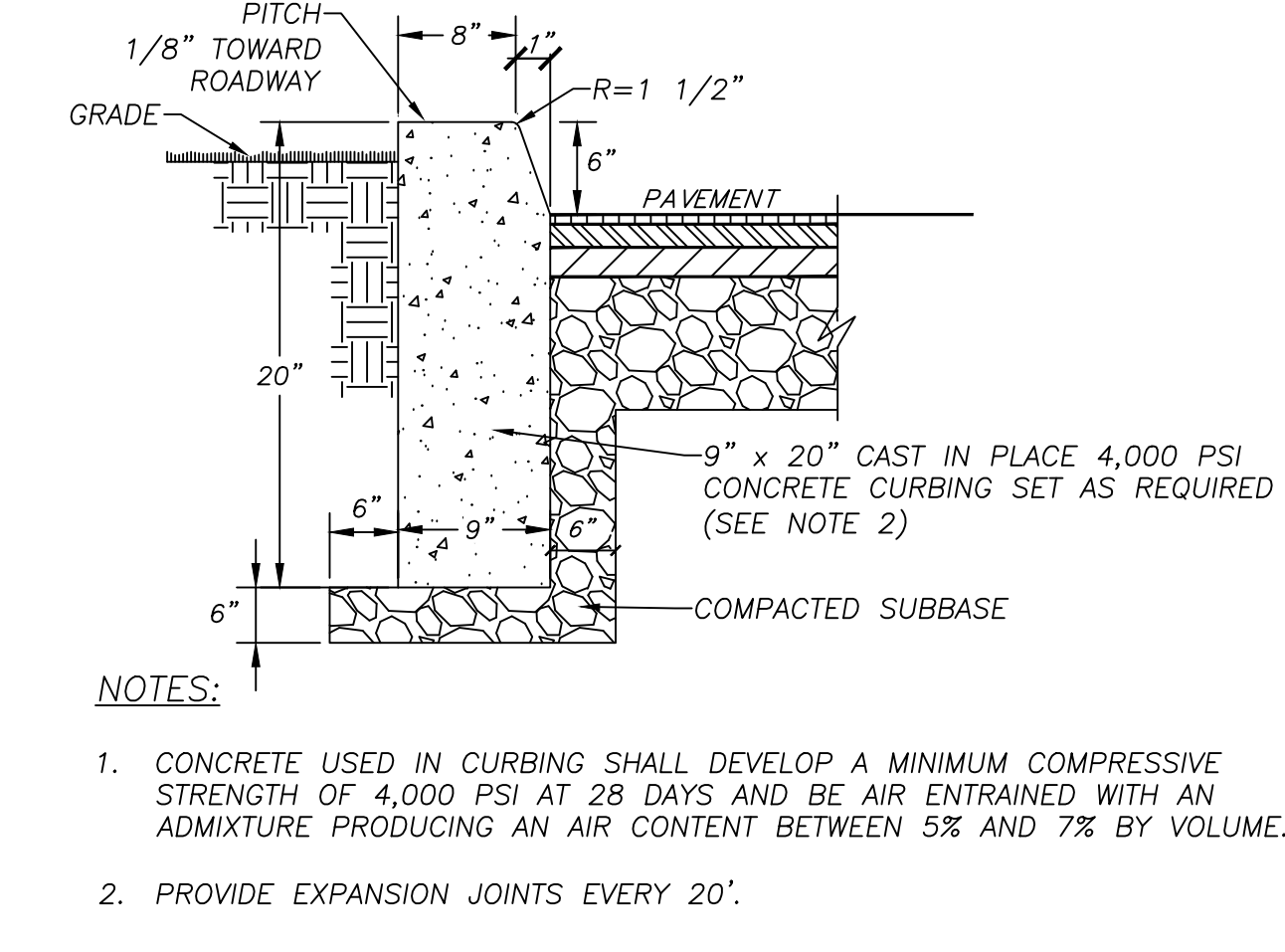
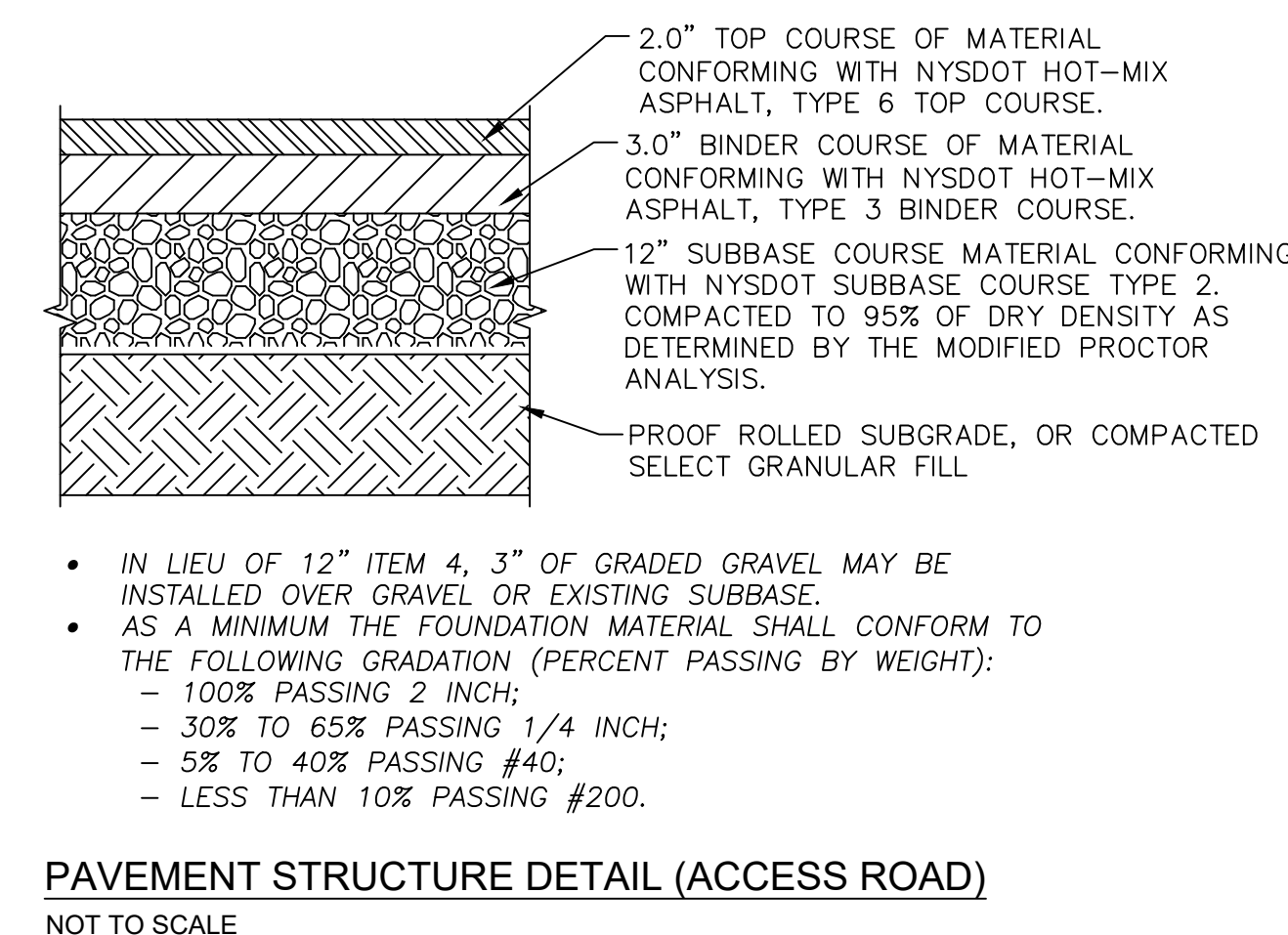
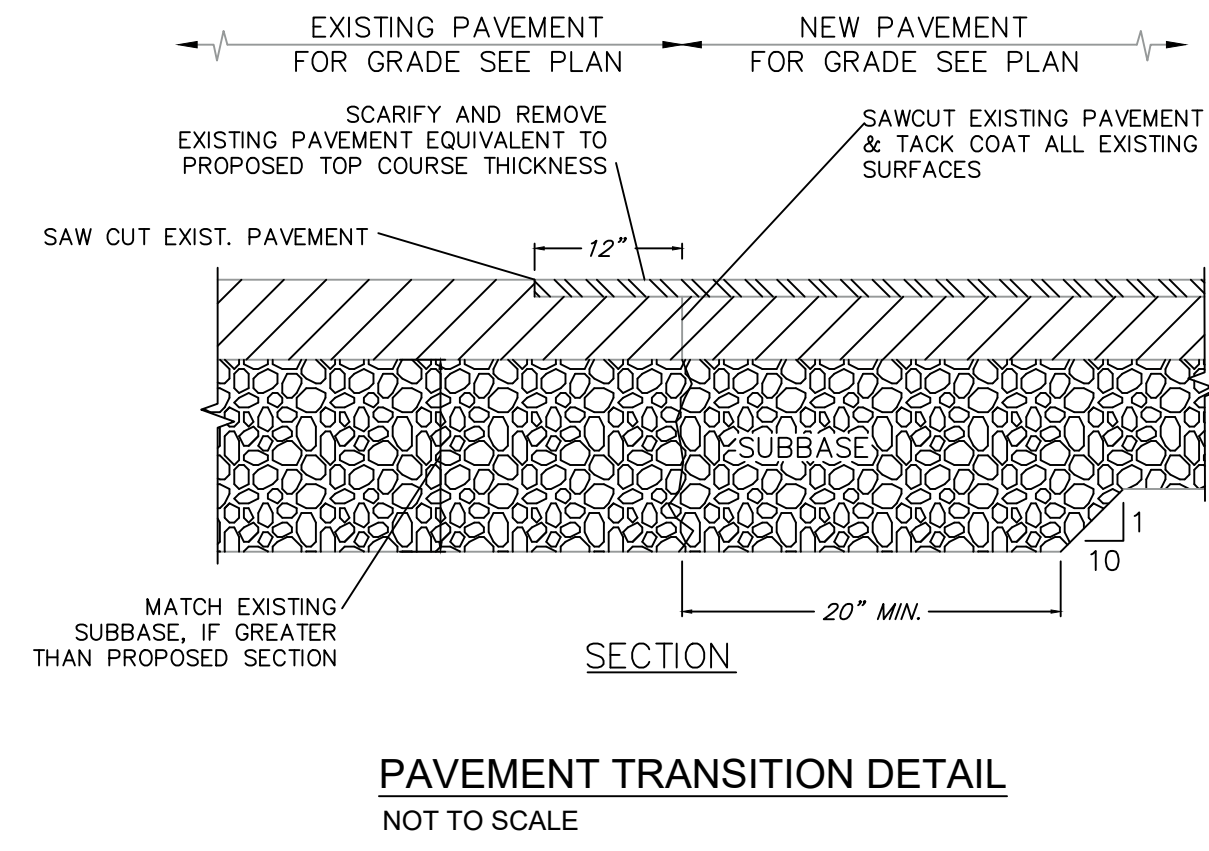
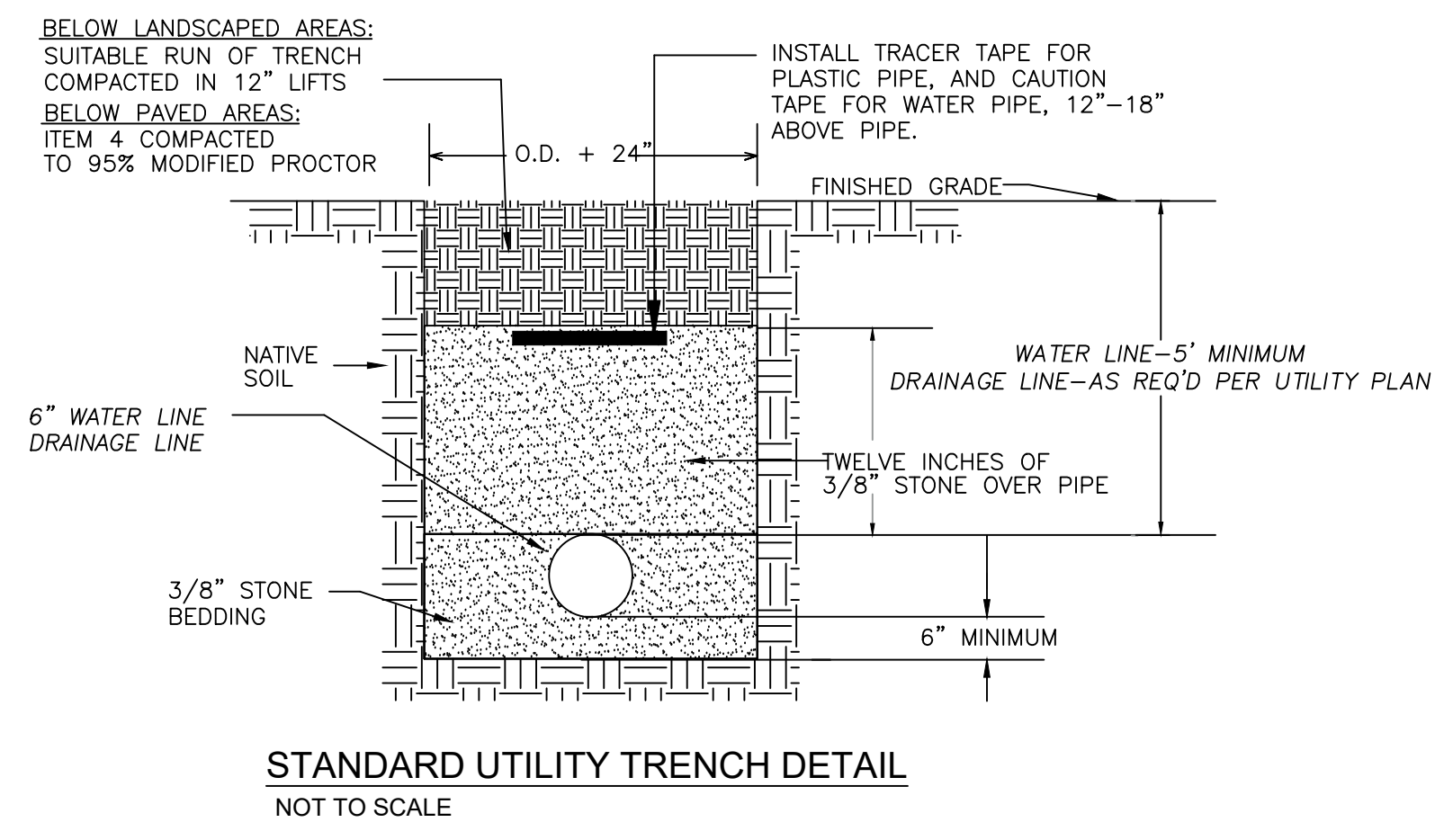


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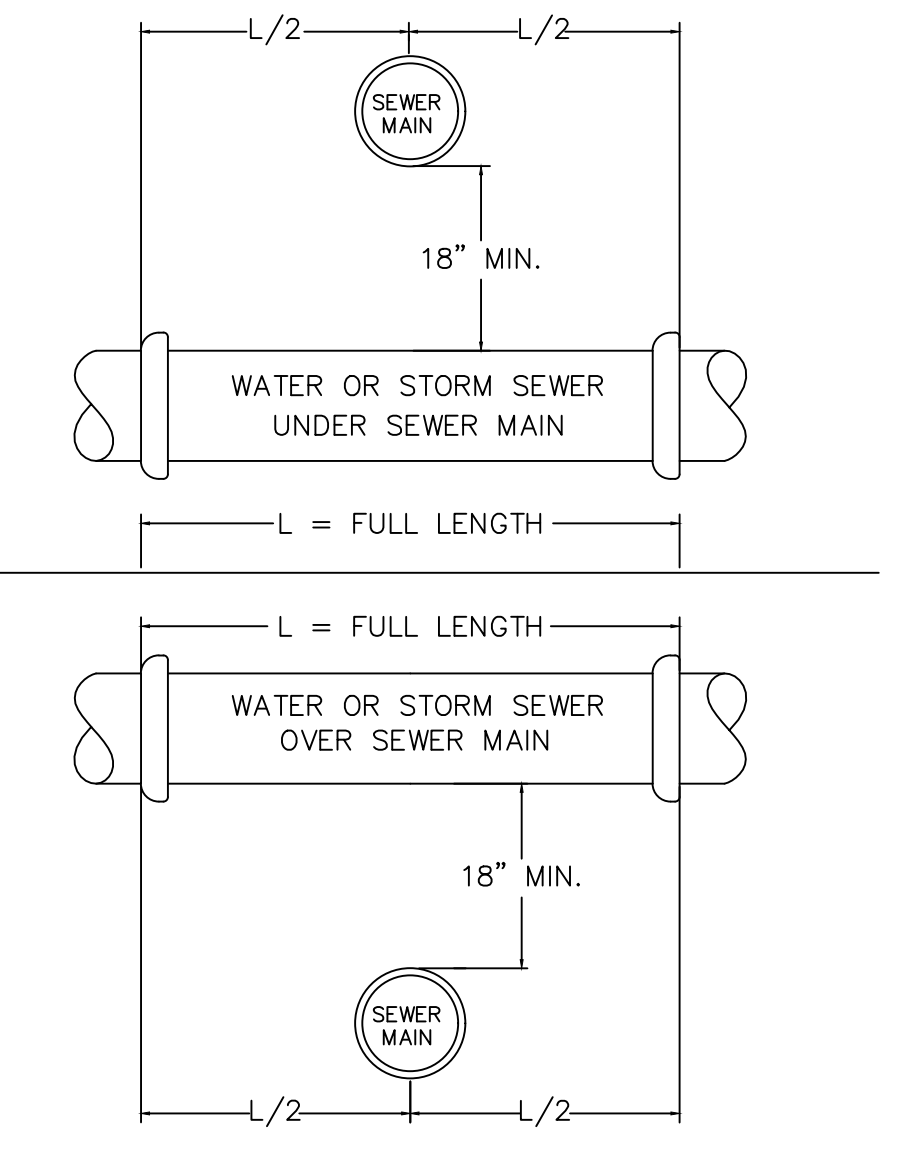
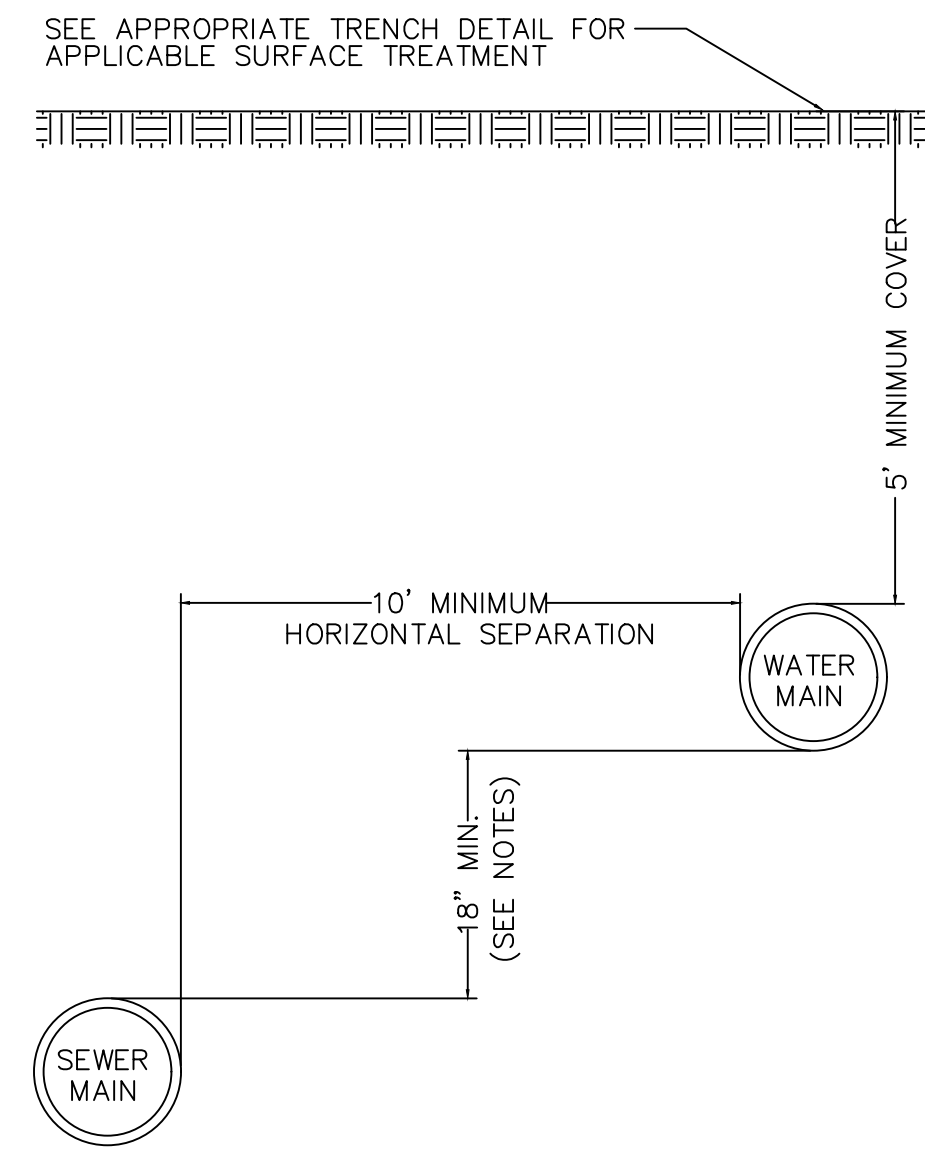
MANOR HILL COMMUNITY PROJECT
179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN & DETAILS

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

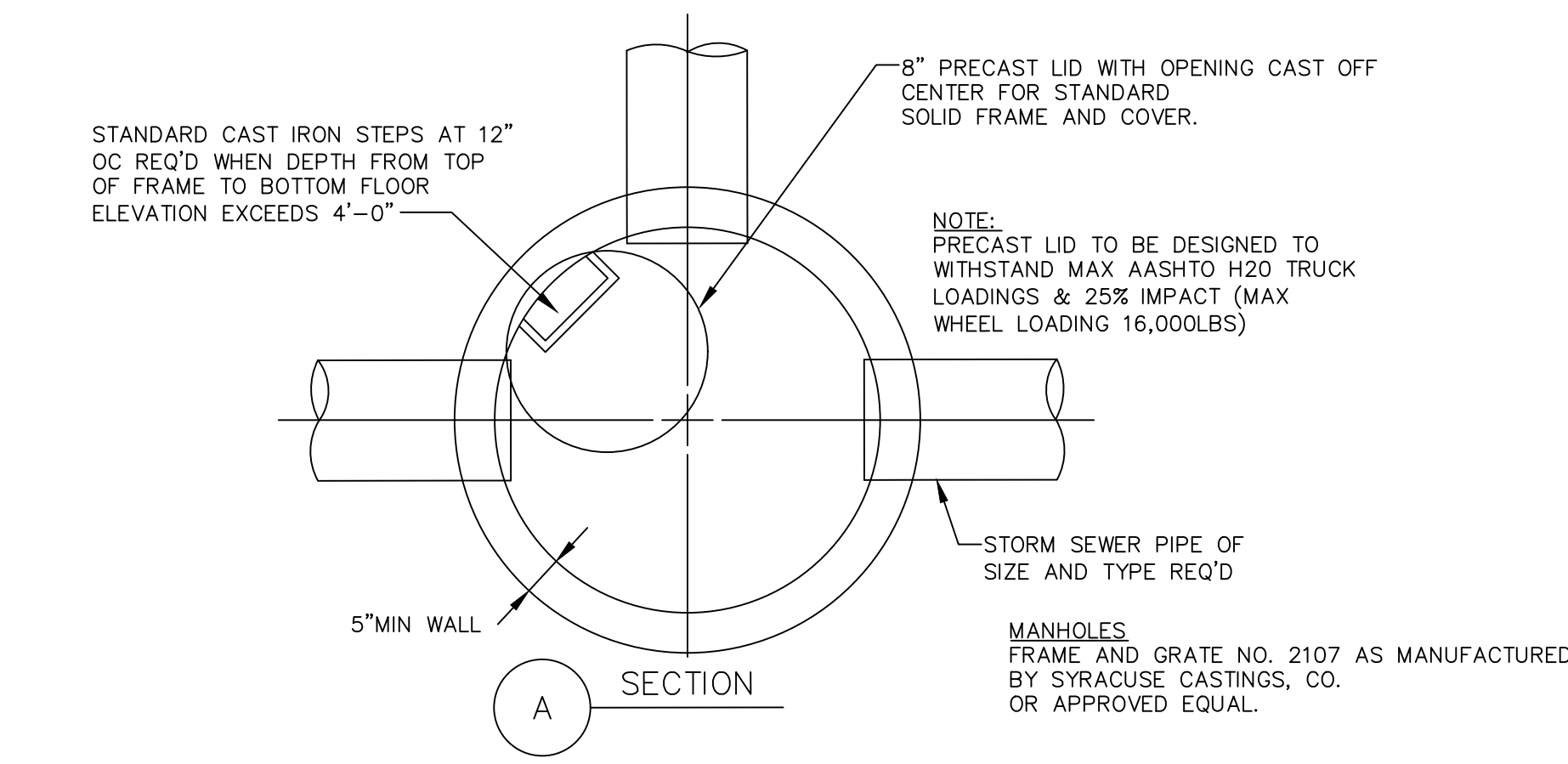
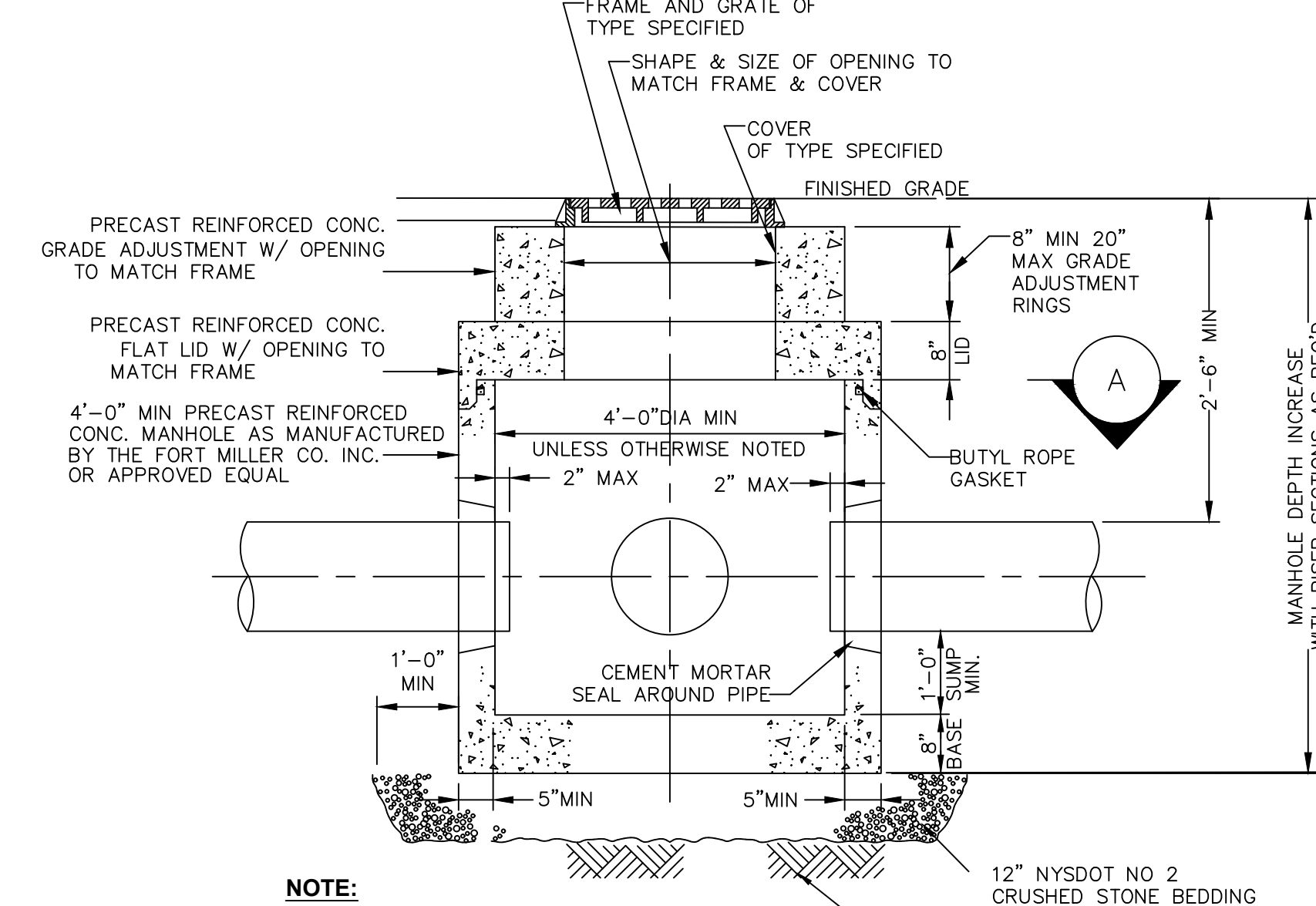


STONE APRON SIZING REQUIREMENT					
CULVERT DIAMETER	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH (FT)
12", 18"	LIGHT	9"	14"	20"	16
					17.5



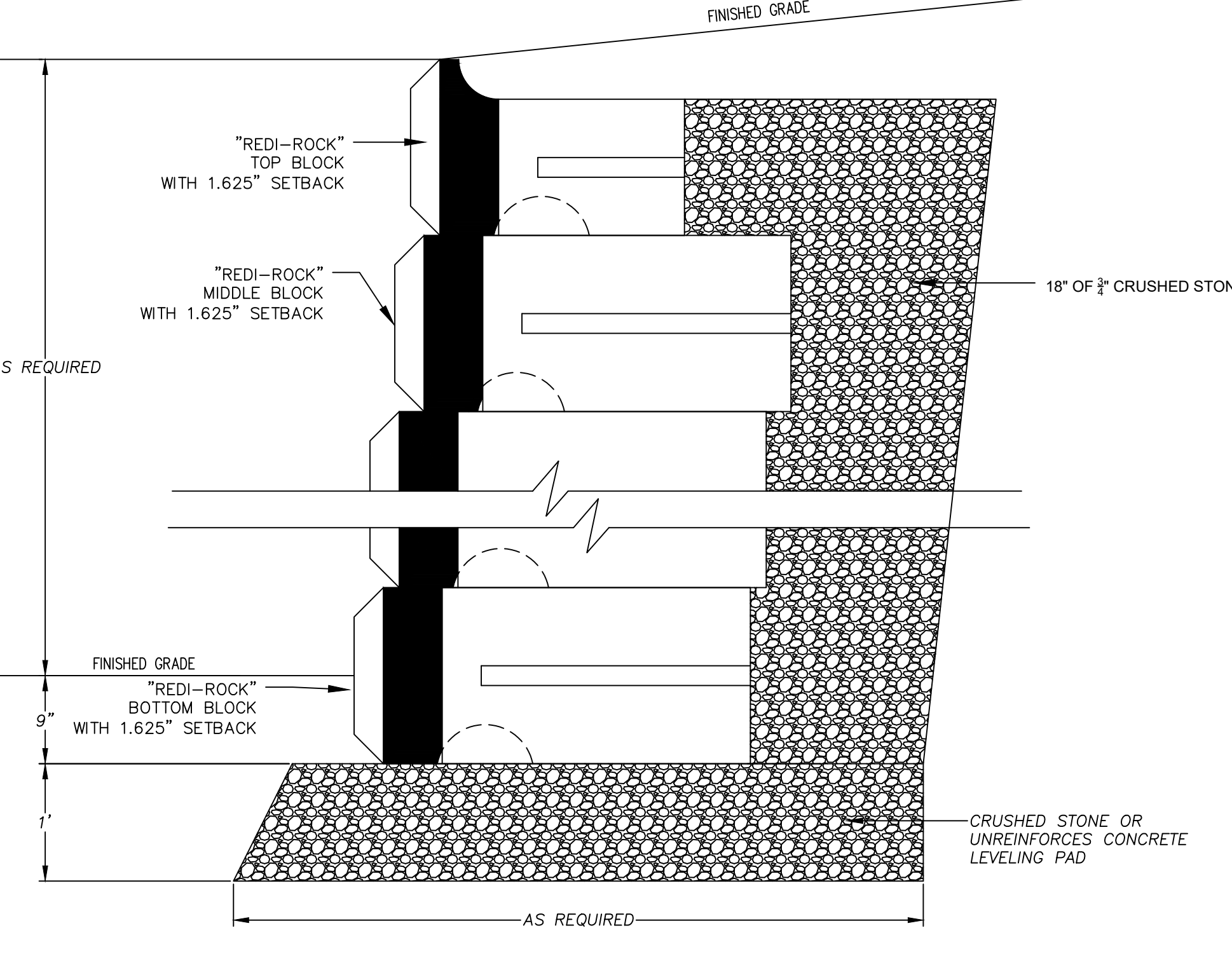
- NOTES: (HORIZONTAL SEPARATION)
- PROPOSED OR EXISTING WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN OR FORCE MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A WATER MAIN MAY BE LAID CLOSER THAN 10 FEET TO A SEWER IF:
 - IT IS LAID IN A SEPARATE TRENCH, AND THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN.
 - APPROVAL OF THE DESIGN ENGINEER AND HEALTH DEPARTMENT WILL BE REQUIRED FOR ANY AREAS ENCOUNTERED DURING CONSTRUCTION THAT CANNOT MEET THE MINIMUM REQUIRED SEPARATION DISTANCE OF 10 FEET.
- NOTES: (VERTICAL SEPARATION)
- NORMAL CONDITIONS: WHENEVER A WATER MAIN OR STORM SEWER MUST CROSS OVER A SANITARY SEWER MAIN OR FORCE MAIN, THE PIPES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
 - A WATER MAIN MAY BE LAID CLOSER THAN 10 FEET TO A SEWER IF:
 - IT IS LAID IN A SEPARATE TRENCH, AND THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN.
 - APPROVAL OF THE DESIGN ENGINEER AND HEALTH DEPARTMENT WILL BE REQUIRED FOR ANY AREAS ENCOUNTERED DURING CONSTRUCTION THAT CANNOT MEET THE MINIMUM REQUIRED SEPARATION DISTANCE OF 10 FEET.

HORIZONTAL SEPARATIONS, AND WATER, STORM SEWER, SEWER MAIN CROSSINGS
 WATER, STORM SEWER, SEWER MAIN SEPARATION DETAIL
 NO SCALE

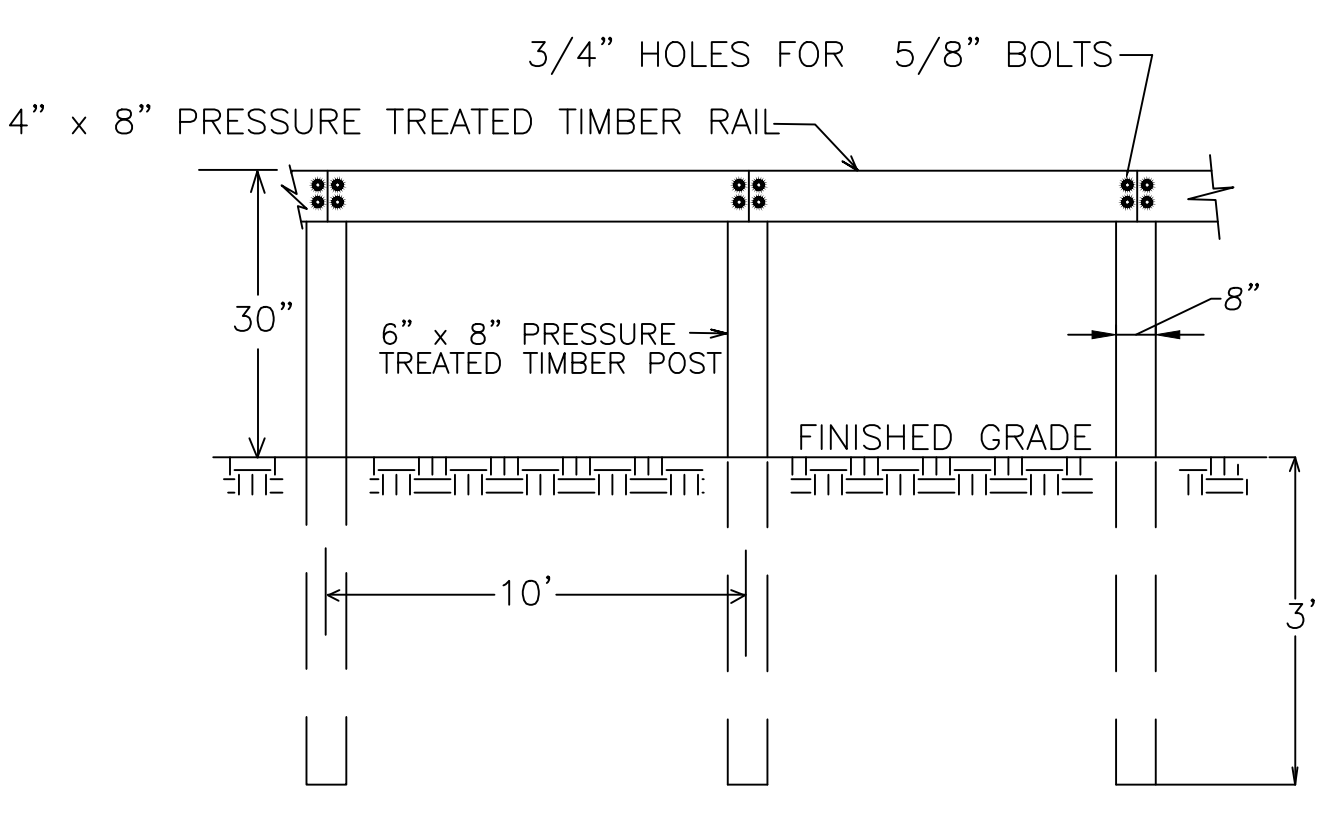


STORM SEWER PIPING SIZE	MH MINIMUM INSIDE Ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

PRECAST CONCRETE STORM SEWER MANHOLE DETAIL
 NOT TO SCALE



RETAINING WALL DETAIL
 NO SCALE



GUIDE RAIL DETAIL
 NOT TO SCALE

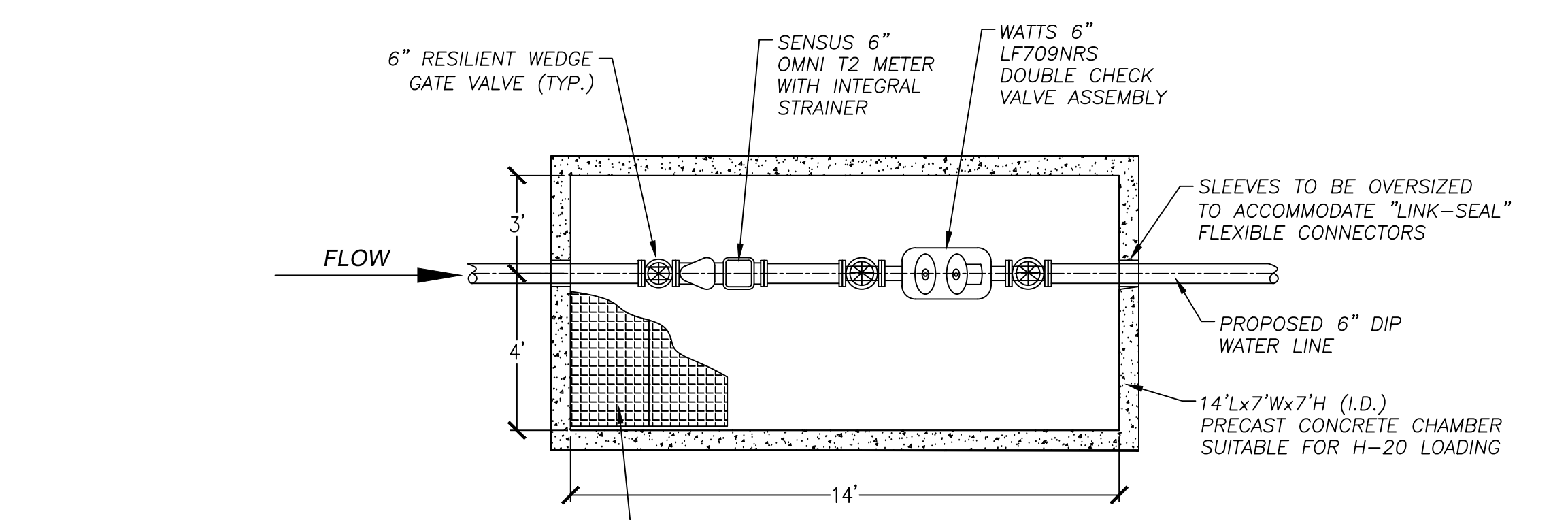
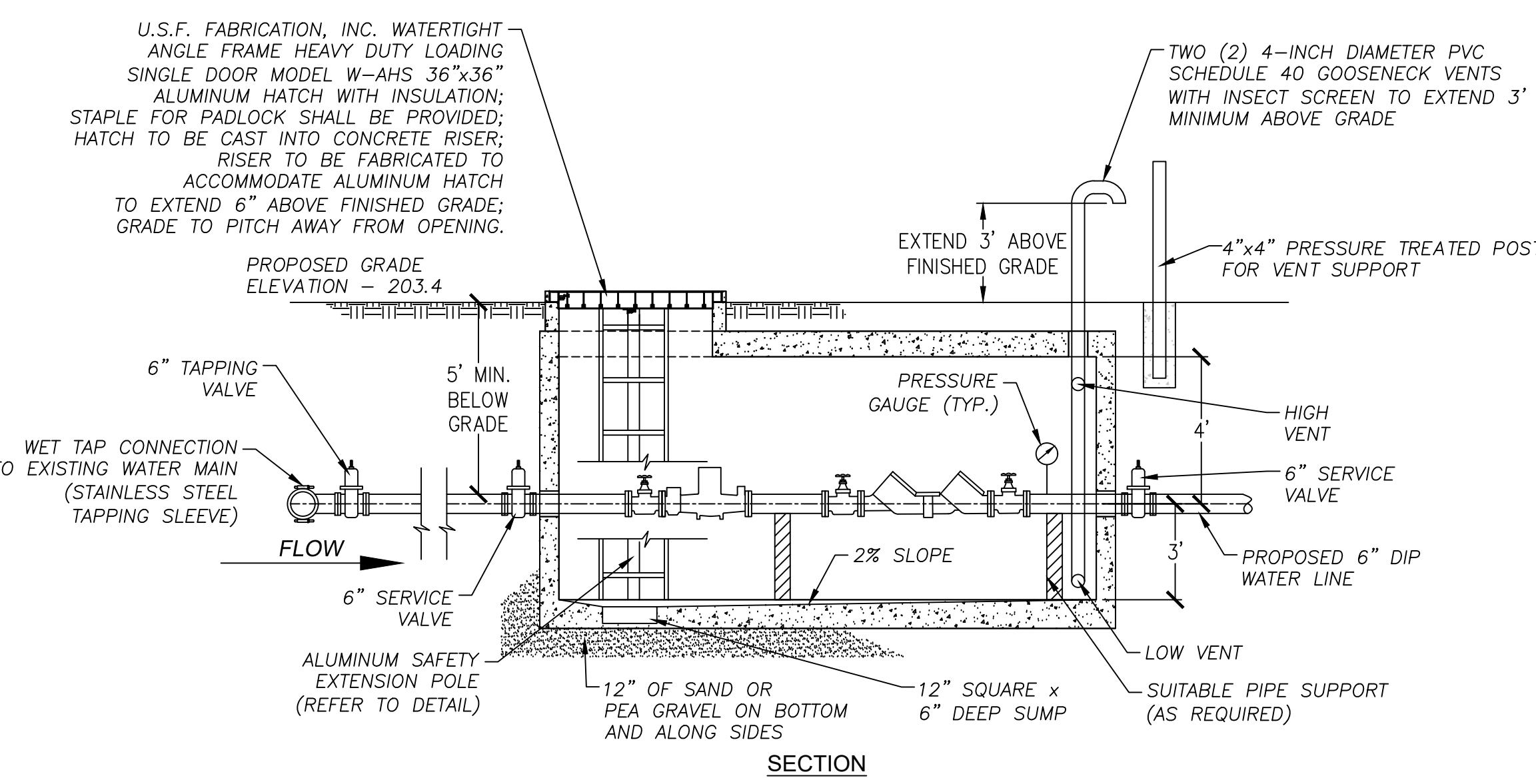
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 Telephone: (845) 897-2375

NO.	DATE	BY	REVISIONS
1.	6/24/2024	CRP	PLANNING BOARD SUBMISSION

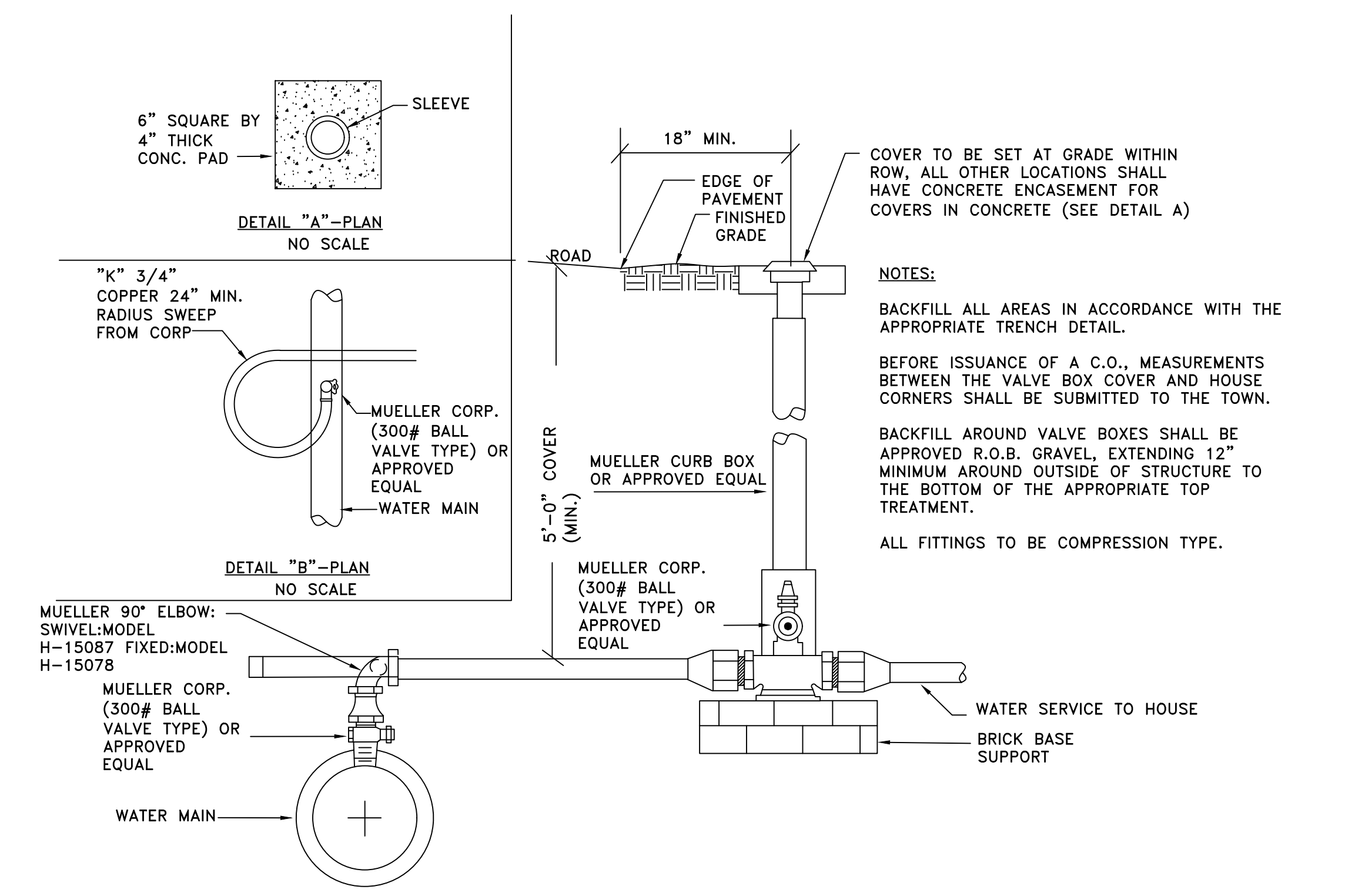
MANOR HILL COMMUNITY PROJECT
 179 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie
 DUTCHESS COUNTY, NEW YORK
 CONSTRUCTION DETAILS

DRAWN BY	CRP
CHECKED BY	LJP
DATE	FEBRUARY 26, 2024
SCALE	1" = 30'
JOB NUMBER	17-24
SHEET NUMBER	

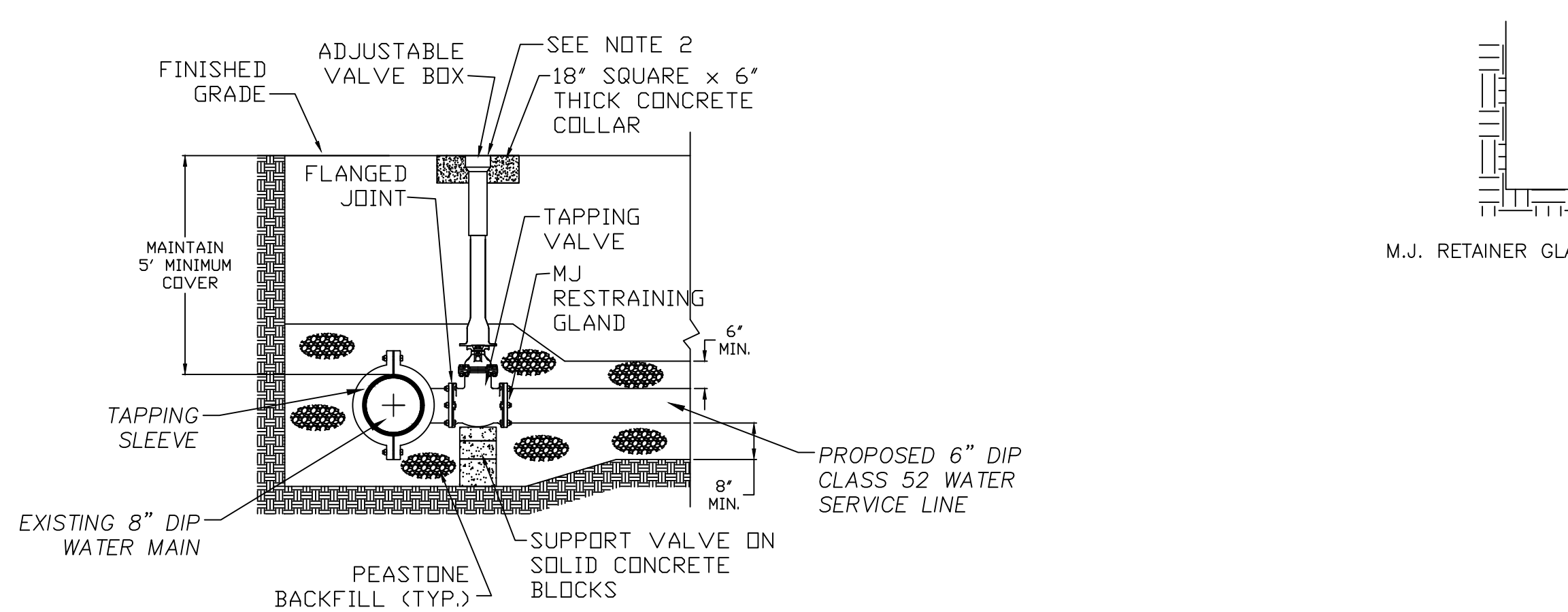
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WATER METER PIT DETAIL
NOT TO SCALE



WATER SERVICE CONNECTION DETAIL
NO SCALE



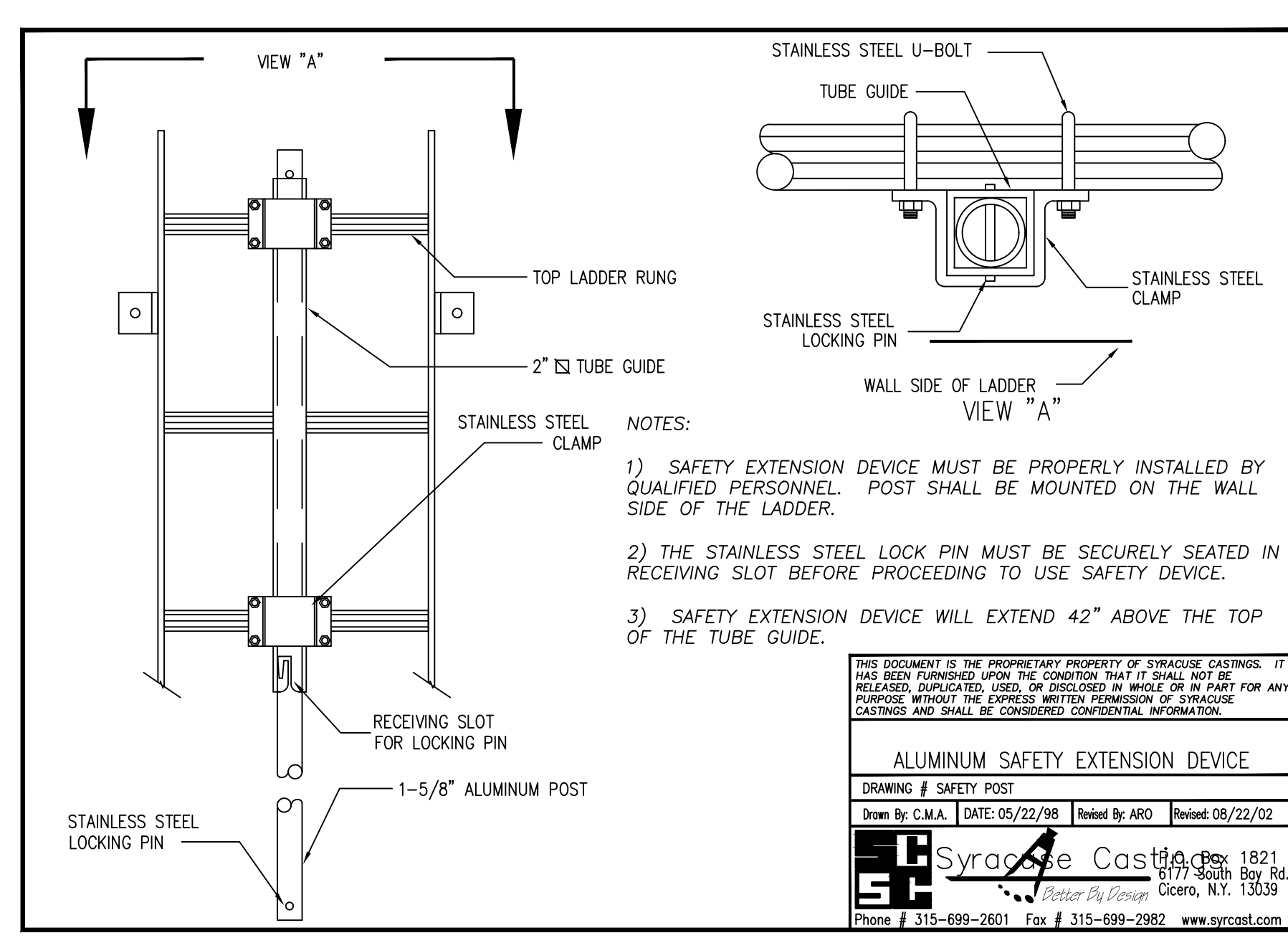
WET TAP CONNECTION DETAIL
NOT TO SCALE

SPECIAL DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE

- NOTES:**
- DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN THE METER PIT.
 - ALL ASSEMBLY SHALL BE INSTALLED WITH A CENTERLINE HEIGHT FROM 30 INCHES TO 50 INCHES ABOVE THE FLOOR.
 - A MINIMUM OF 12" CLEARANCE SHALL BE MAINTAINED ABOVE THE ASSEMBLY TO ALLOW FOR OPERATION OF SHUT-OFF VALVES.
 - A MINIMUM OF 30" CLEARANCE SHALL BE MAINTAINED BETWEEN THE FRONT SIDE OF THE DEVICE AND THE NEAREST WALL OR OBSTRUCTION.
 - AT LEAST 8 INCHES CLEARANCE SHOULD BE MAINTAINED FROM THE BACK SIDE OF THE DEVICE TO THE NEAREST WALL OR OBSTRUCTION.
 - INSTALLATION AND TESTING OF BACKFLOW PREVENTION DEVICE MUST BE WITNESSED BY THE TOWN ENGINEER AND PROJECT ENGINEER.
 - DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE MUST BE TESTED BY A NYS CERTIFIED TESTER. THE INSPECTION AND TEST REPORT (DOH-1013) MUST BE COMPLETED.
 - THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLIANCE SHALL INCLUDE CERTIFICATION THAT NO CONNECTIONS TO THE NEW WATER SUPPLY EXIST BETWEEN THE TAP AT THE EXISTING MAIN AND THE NEW BACKFLOW PREVENTION DEVICE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF Poughkeepsie ENGINEER AND PROJECT ENGINEER A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND REQUEST OF CONSTRUCTION INSPECTION OR TESTING.

WATER METER PIT NOTES:

- THE PROPERTY LINE AND THE METER PIT TO BE LOCATED BY A NYS LICENSED LAND SURVEYOR PRIOR TO INSTALLATION AND INSPECTION BY THE TOWN WATER DEPARTMENT AND ENGINEER PRIOR TO INSTALLATION OF THE METER PIT.
- A MINIMUM OF 2 1/2" PIPE DIAMETERS UPSTREAM OF THE METER AND 4 PIPE DIAMETERS DOWNSTREAM OF THE METER OF STRAIGHT RUN OF PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED.
- CONCRETE STRENGTH OF VALVE PIT COMPONENTS TO BE 6,000 PSI @ 28 DAYS. DESIGN CERTIFICATION FROM MANUFACTURER INDICATING THIS INFORMATION SHALL BE PROVIDED. VALVE PIT SHALL BE MADE WATERTIGHT.
- PRECAST CONCRETE VAULT SHALL BE DESIGNED FOR ASHTO HS 20-44 LOADING.
- MANWAY HATCH AND RISER SHALL BE MADE WATERTIGHT AND GRADE SHALL BE PITCHED AWAY FROM MANWAY HATCH IN ALL DIRECTIONS.
- ANY JOINTS WITHIN THE PRECAST CHAMBER SHALL BE MADE WATERTIGHT WITH BUTYL RUBBER OR EQUIVALENT. THE ENTIRE EXTERIOR SURFACE OF THE CONCRETE CHAMBER IS TO BE COATED WITH BITUMINOUS WATER-PROOFING.
- TWO 4" DIAMETER VENTS SHALL EXTEND FROM THE METER PIT AND SHALL BE FITTED WITH GOOSENECK AND INSET SCREEN.
- CAST-IN-PLACE FLANGED PIPE SLEEVES SHALL BE INSTALLED IN THE PRECAST CONCRETE CHAMBER AT EACH POINT OF ENTRY AND EXIT FOR ALL PIPES. ALL GAPS BETWEEN PIPES AND SLEEVES ARE TO BE SEALED WITH "LINK-SEAL" FLEXIBLE CONNECTORS.
- THE SIX-INCH SENSUS METER SHALL BE ORDERED WITH A MODEL 510 "HOUSE STYLE" RADIO REMOTE. THE WATER DEPARTMENT WILL INSTALL THE REMOTE OUTSIDE THE METER PIT.
- SHOULD THE METER PIT FOR SOME REASON BEGIN TO COLLECT WATER IT SHALL BE DRAINED WITH A PORTABLE SUMP PUMP AND SHALL BE PREPARED AS NECESSARY TO RESTORE TO ITS INTENDED WATERTIGHT CONDITION. SUMP PUMP SHALL BE GOULDS MODEL 3886 W/50228, 0.5 HP, 1 PH OR APPROVED EQUAL. PUMP SHALL BE MAINTAINED ON SITE.
- NO ELECTRICAL SERVICE TO THE PIT IS PROPOSED AND PORTABLE LIGHT SHALL BE EMPLOYED AS NECESSARY DURING MAINTENANCE AND REPAIR.



ALUMINUM SAFETY EXTENSION DEVICE

Model: 1 SAFETY DEVICES

Drawn: J. PAGGI, PE

Date: 05/22/24

Revised: 05/22/24

Scale: 1" = 1'-0"

Project: 175 VAN WAGNER ROAD & 246 NORTH GRAND AVENUE, TOWN OF Poughkeepsie, Dutchess County, New York

Client: Manor Hill Community Project

Contract No: CRP-175-24

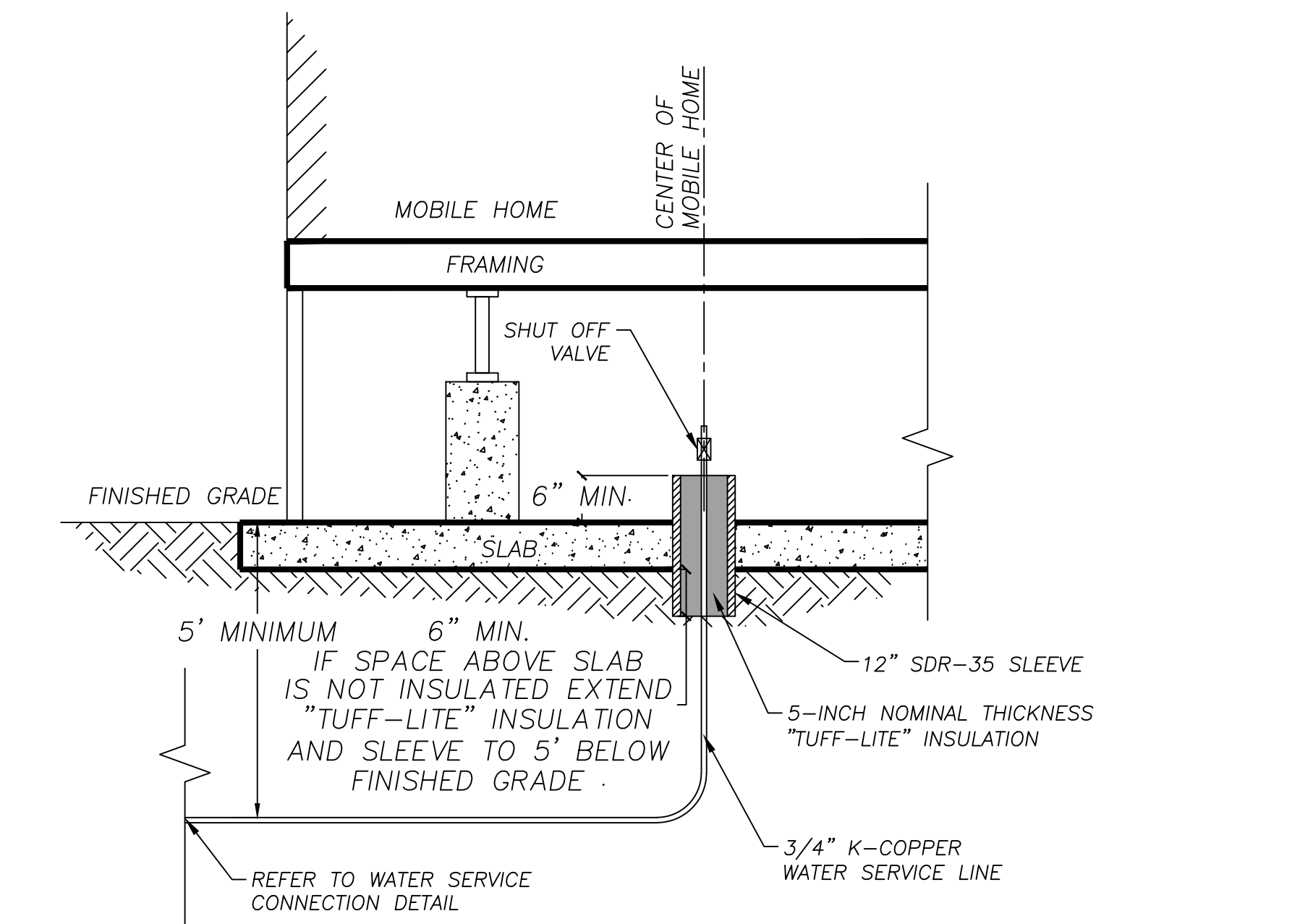
Sheet No: C702

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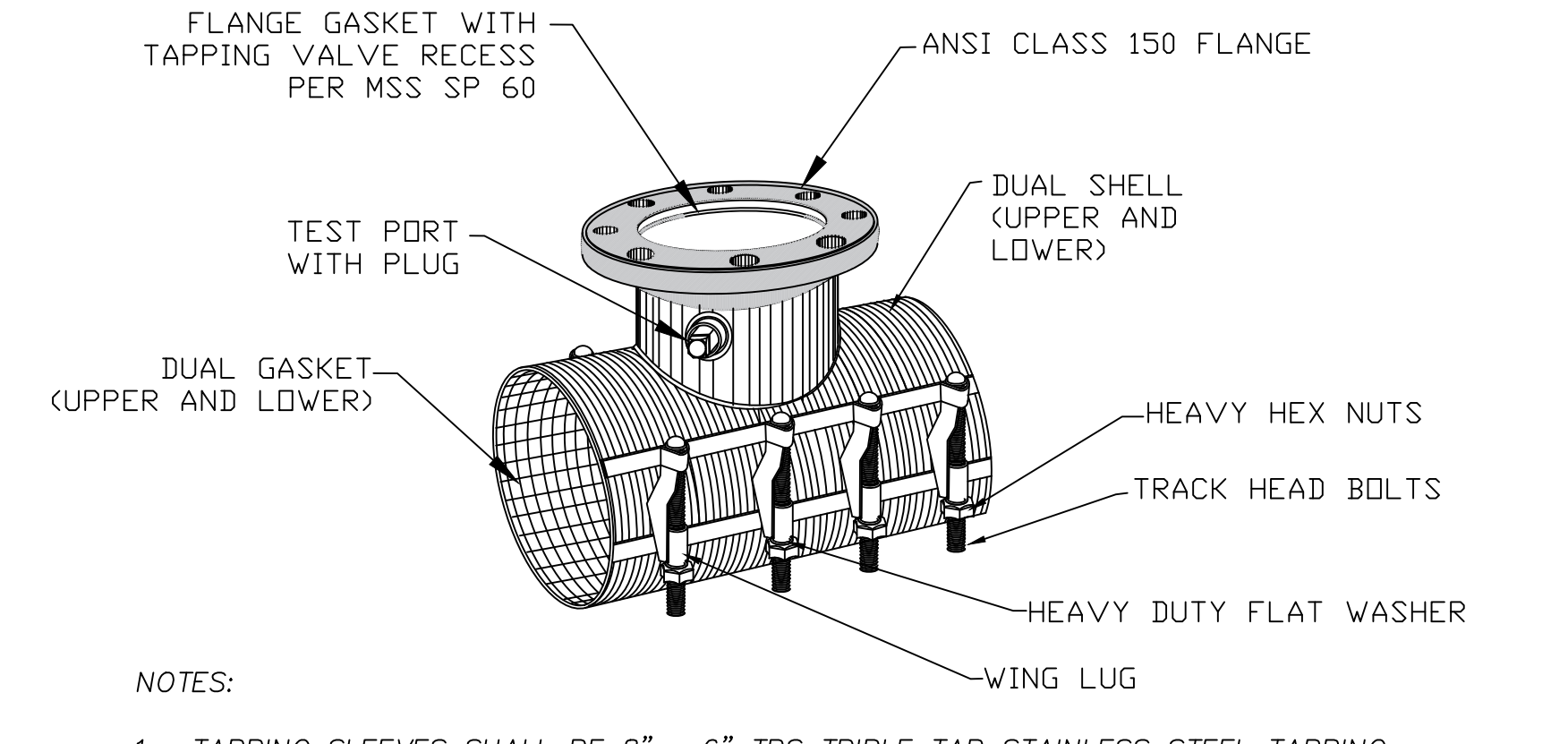
- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
 - "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC;
 - "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)";
 - "TYPICAL WATER SUPPLY", NEW YORK STATE DEPARTMENT OF HEALTH;"
 - "NEW YORK STATE DEPARTMENT OF HEALTH AND OUTDOORS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS";
 - "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES";
 - "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER";
- THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.
- UPON COMPLETION OF THE FACILITIES, THE FINISHED WORK SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSB BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSB.
- APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL, RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE, SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.
- NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.
- ALL BUILDINGS ARE TO BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.
- ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORM WATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.
- THE DC EHSB SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE. USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DCDOH.
- NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 3-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (TOMCOPRES).
- NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.
- ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON OWNER'S PROPERTY.
- IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHSB FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT ALL TANKS ARE SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILING OF THE TANKS WITH WATER TO OBTAIN IF IT IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANKS MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.
- TEST AND DISINFECT ALL NEW PIPING AS SPECIFIED ON THIS SHEET. ALL TESTING AND DISINFECTION IS TO BE COORDINATED WITH THE TOWN OF Poughkeepsie WATER DEPARTMENT AND THE CERTIFYING ENGINEER.
- COORDINATION SHALL BE MADE WITH THE TOWN OF Poughkeepsie WATER DEPARTMENT AND THE CERTIFYING ENGINEER FOR CONSTRUCTION OBSERVATION AND CONNECTION TO THE TOWN OF Poughkeepsie WATER MAIN.
- A CERTIFICATION OF CONSTRUCTION COMPLETION SHALL BE PROVIDED BY A NYS LICENSED PROFESSIONAL ENGINEER FOR PROPOSED WORK.
- TESTING OF DCV SHALL BE INCLUDED IN CERTIFICATION OF CONSTRUCTION COMPLETION DOCUMENTS.

WATER MAIN NOTES:

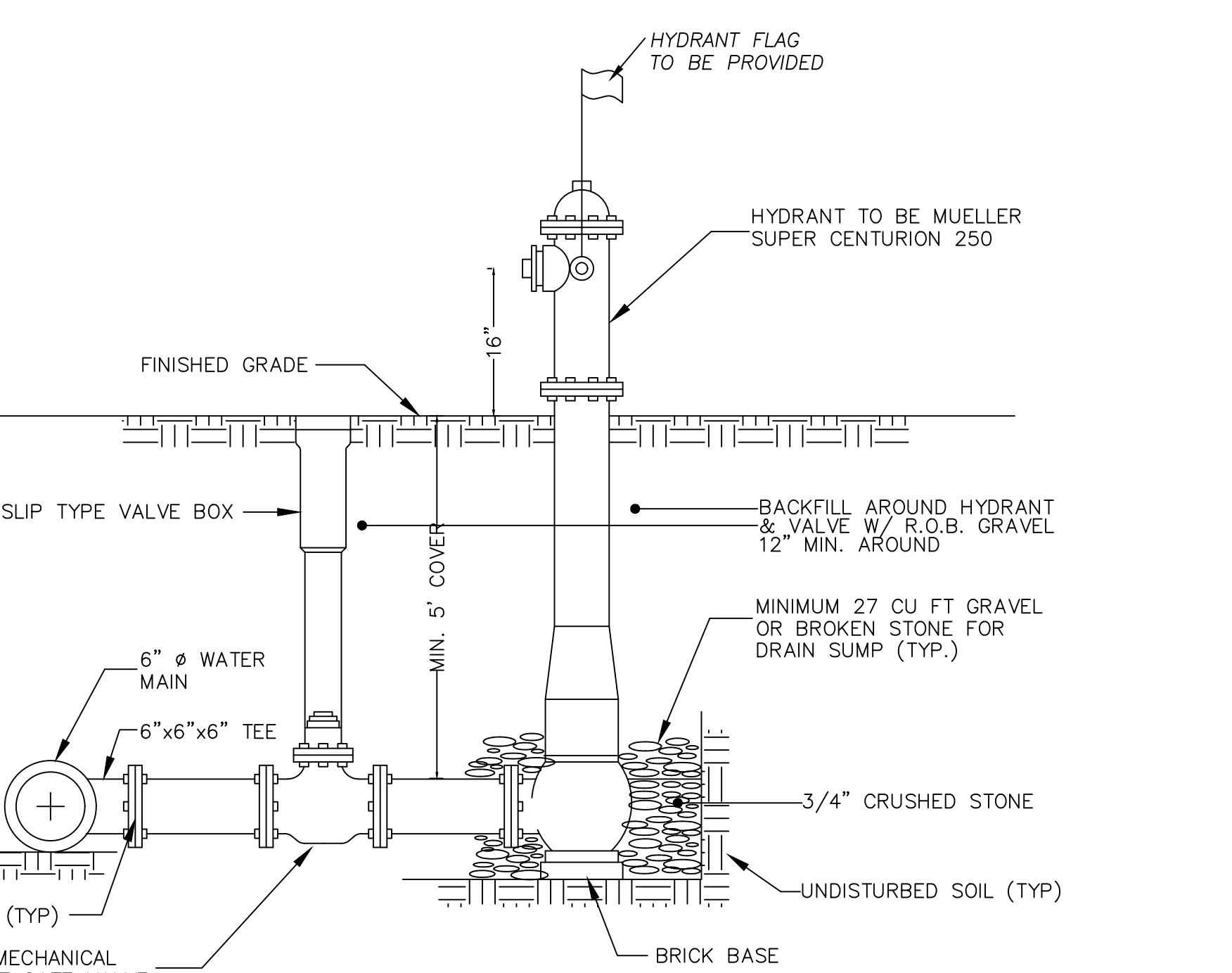
- PROPOSED WATER PIPE SHALL BE CLASS 52 MINIMUM DUCTILE IRON OR APPROVED EQUAL. ALL SLIP ON JOINTS SHALL BE MADE USING LOCKING GASKETS. ALL MECHANICAL JOINTS SHALL BE MADE WITH MECHANICAL RESTRAINING GLANDS.
- THE INSTALLATION OF THE WATER MAIN SHALL BE INSPECTED BY THE APPLICANTS ENGINEER, WHO SHALL BE RESPONSIBLE FOR CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE DUTCHESS COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL NOT BACKFILL ANY PORTION OF THE MAIN WITHOUT THE APPROVAL OF THE CERTIFYING ENGINEER. THE CERTIFYING ENGINEER SHALL BE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESSURE TESTING THE WATER MAIN IN CONFORMANCE WITH THE LATEST EDITION OF AWWA C600-10. THIS PRESSURE TEST SHALL BE WITNESSED BY THE APPLICANTS ENGINEER.
- PRESSURE AND LEAKAGE TEST -
 TEST PRESSURE SHALL BE 150 PSI, AND NOT BE LESS THAN 1.25 TIMES WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION.
 TEST PRESSURE SHALL NOT EXCEED PIPE OR THURST-RESTRAINT DESIGN PRESSURES.
 THE HYDROSTATIC TEST SHALL BE AT LEAST A 2-H DURATION.
 TEST PRESSURE SHALL NOT VARY BY MORE THAN ±5 PSI FOR DURATION OF THE TEST.
- ALLOWABLE LEAKAGE -
 NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA: IN INCH-POUND UNITS,
 $L = \frac{100 \cdot P \cdot D}{148,000}$
- WHERE:
 L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR,
 P=LENGTH OF PIPE TESTED, IN FEET,
 D=NOMINAL DIAMETER OF THE PIPE, IN INCHES,
 P=AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUND PER SQUARE INCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISINFECTING THE NEW WATER MAIN SUBSEQUENT TO AN ACCEPTABLE PRESSURE TEST. THE METHOD OF DISINFECTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF AWWA C651-14 WITH THE EXCEPTION THAT THE "SLUG" AND "TABLET" METHODS SHALL NOT BE ALLOWED. TWO SETS OF SAMPLES SHALL BE COLLECTED FOR: CHLORINE RESIDUAL, TOTAL COLIFORM, AND HETEROTROPIC PLATE COUNT.
- PROCEDURE FOR CHLORINATING THE MAIN:
 WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. THE CHLORINATED WATER SHALL BE RETAINED IN THE MAIN FOR AT LEAST 24 HOURS, DURING WHICH TIME ALL VALVES IN THE TREATED SECTION SHALL BE OPERATED TO ENSURE DISINFECTION OF THE APPURTENANCES. AT THE END OF THIS 24-H PERIOD, THE TREATED WATER IN ALL PORTIONS OF THE MAIN SHALL HAVE A RESIDUAL OF NOT LESS THAN 2 MG/L FREE CHLORINE.
- AFTER THE RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED UNTIL THE FREE CHLORINE RESIDUAL IS LESS THAN 4 MG/L. AFTER FINAL FLUSHING TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART SHALL BE COLLECTED FROM THE NEW MAIN AND TESTED FOR TOTAL COLIFORM BACTERIA. THE CHAIN OF CUSTODY FOR THE WATER MAIN BACTERIA SAMPLES MUST INDICATE THE FIELD CHLORINE RESIDUAL IN ORDER TO BE CONSIDERED VALID. THE RESULTS SHALL BE SUBMITTED WITH THE ENGINEER'S CERTIFICATION. THE CERTIFICATION MUST INCLUDE A DESCRIPTION OF THE DISINFECTION PROCEDURES USED INCLUDING SPECIFIC DATES, TIMES AND INTERMEDIATE CHLORINE RESIDUALS.
- ALL DIP WATER PIPE AND FITTINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF AWWA C600 AND THE DUCTILE IRON PIPE RESEARCH ASSOCIATION INSTALLATION GUIDE FOR DUCTILE IRON PIPE.
- ALL DIP PIPE AND FITTINGS SHALL BE CLASS 52 MINIMUM DUCTILE IRON PIPE, PUSH ON OR MECHANICAL JOINT, CONFORMING TO AWWA C110, AWWA C111, AWWA C150, AWWA C151 AND AWWA C153. ALL JOINTS AND FITTINGS SHALL BE RESTRAINED WITH THE USE OF THE FIELD LOW 350 GASKETS OR MEGA-LUGS OR APPROVED EQUAL.
- THE VALVES SHALL BE MUELLER A-2360 RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509 (OR EQUAL APPROVED BY THE TOWN OF Poughkeepsie WATER DEPARTMENT AND THE CERTIFYING ENGINEER).
- THE HYDRANT SHALL BE MUELLER SUPER CENTURION 250 HYDRANT CONFORMING TO AWWA C-502 AND UL/FM APPROVED (OR EQUAL APPROVED BY THE TOWN OF Poughkeepsie ENGINEER AND CERTIFYING ENGINEER). THE HYDRANT INSTALLATION SHALL BE ANCHORED VIA RESTRAINED FITTINGS.
- ALL OTHER BENDS SHALL BE ANCHORED VIA RESTRAINED JOINTS IN LIEU OF THRUST BLOCKING. RESTRAINING GLANDS SHALL BE "MEGA-LUG" (OR EQUAL). ALL RODDING SHALL BE COATED WITH TWO COATS OF BITUMINOUS MATERIAL. THE LENGTH OF RESTRAINED PIPE FOR EACH JOINT SHALL BE DICTATED BY THE CERTIFYING ENGINEER AT THE TIME OF INSTALLATION.



WATER SERVICE RISER PIPE DETAIL
NO SCALE



STAINLESS STEEL TAPPING SLEEVE DETAIL
NO SCALE



HYDRANT DETAIL
NO SCALE

- NOTES:**
- THE RISER PIPE SHALL BE PROVIDED WITH A WATERTIGHT SEAL WHEN NOT CONNECTED TO A HOME.
 - ONCE WATER SERVICE HAS BEEN CONNECTED TO THE UNIT, INSULATION SHALL BE INSTALLED TO PROVIDE CONTINUOUS PROTECTION OF WATER LINE FROM GRADE TO UNIT.
 - HEAT TAP SHALL BE INSTALLED ON ALL WATER SERVICES IN CONFORMANCE WITH ALL ELECTRICAL CODE REQUIREMENTS.

NOTES:

- Minimum length (L) may change due to varying soil conditions or at the discretion of the Engineer.
- Values for "L" are based on Ductile Iron pipe at 250 psi pressure.
 Example:
 A 12 inch Ductile Iron pipe being installed in gravel soil, enters a 45 degree horizontal bend. From the chart the minimum length (L) to be restrained is 13 feet. Therefore all joints that fall within 13 feet before and after the elbow must be restrained. If no joints are encountered within this distance, the next closest joint does not necessarily have to be restrained.

THRUST RESTRAINING DATA
Approximate thrust at fittings per 250 psi pressure (lbs. force)

NOM. PIPE SIZE (INCHES)	FITTING ELBOW	FITTING ELBOW	CLOSED VALVES AND HEAD ENDS
3	3,500	2,100	2,800
4	6,300	3,850	4,500
6	14,000	8,050	10,150
8	25,150	14,350	17,850
10	39,150	22,600	27,600
12	55,900	31,800	39,500
16	x	x	x

L-MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FT)

NOM. PIPE SIZE (INCHES)	GRAVEL			CLOSED VALVES AND HEAD ENDS	
	11 1/4"	22 1/2"	45"		
3	1	2	5	12	33
4	2	3	6	15	39
6	2	4	8	20	56
8	3	6	12	28	73
10	3	7	14	33	89
12	4	7	15	37	104
16	5	10	21	50	x

MECHANICAL JOINT RESTRAINT SHALL BE INCORPORATED IN THE DESIGN OF THE FOLLOWER GLAND AND SHALL INCLUDE A RESTRAINING MECHANISM WHICH, WHEN ACTUATED, IMPARTS MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASING ITS RESISTANCE AS THE PRESSURE INCREASES. FLEXIBILITY OF THE JOINT SHALL BE MAINTAINED AFTER BURIAL. GLANDS SHALL BE MANUFACTURED CONFORMING TO ASTM A 536-80. RESTRAINING DEVICES SHALL BE OF DUCTILE IRON HEAT TREATED TO A MINIMUM HARDNESS OF 370BHN. DIMENSIONS OF THE GLAND SHALL BE AS SHOWN ON THE STANDARDIZED MECHANICAL JOINT BELL AND TEE-HEAD BOLTS CONFORMING TO ANSI/AWWA A21.11 AND ANSI/AWWA C153/A21.53 OF LATEST REVISION. TWIST OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINT DEVICE SHALL HAVE A WORKING PRESSURE OF AT LEAST 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE EBAA INC., INC. "MEGALUG" OR APPROVED EQUAL.

PIPE JOINT RESTRAINT INFORMATION
NO SCALE

- NOTES:**
- ALL 6" PIPE SHALL BE BED ON 1/2" CRUSHED STONE AS PER NYS DOT TABLE 701.04 SIZE DESIGNATION 1.
 - MAIN PUMP NOZZLE TO POINT TOWARDS STREET, UNLESS OTHERWISE NOTED ON THE PLAN OR AS PER ENGINEER.
 - THE HYDRANT DRAINS MUST BE PLUGGED.
 - THE BARREL MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER.

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*Client: Manor Hill Community Project
 Site Planning & Site Assessment
 Environmental Assessment*

FINAL	DATE
BY	5/24/2024
REVISIONS	CRP
NO.	JL

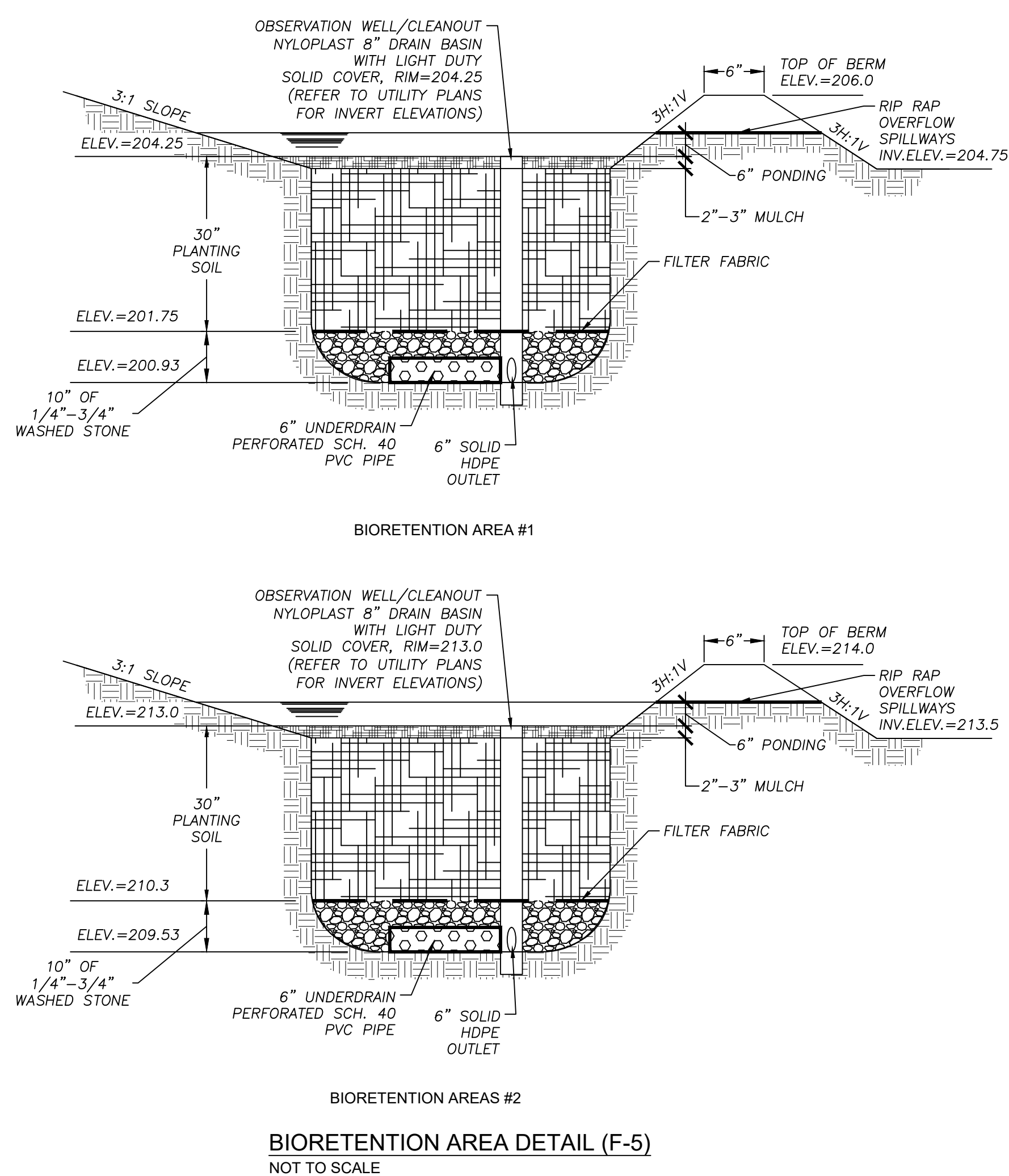
DRAWN BY: LJP
 CHECKED BY: LJP
 PRELIMINARY

PLANNING BOARD SUBMISSION
 PLANNING BOARD APPROVAL

MANOR HILL COMMUNITY PROJECT
 175 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: NOTED ON PLAN
 JOB NUMBER: 17-24
 SHEET NUMBER:



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 G.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 BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN SM, OR M₁ 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" DIAMETER, BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH DOZER OR BACKHOE BUCKET).

NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE AN OBSTACLE 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 WHEELS TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WHEEL 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 THROUGH 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. BACKTILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACK FILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" OR GREATER. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

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" X 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

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.

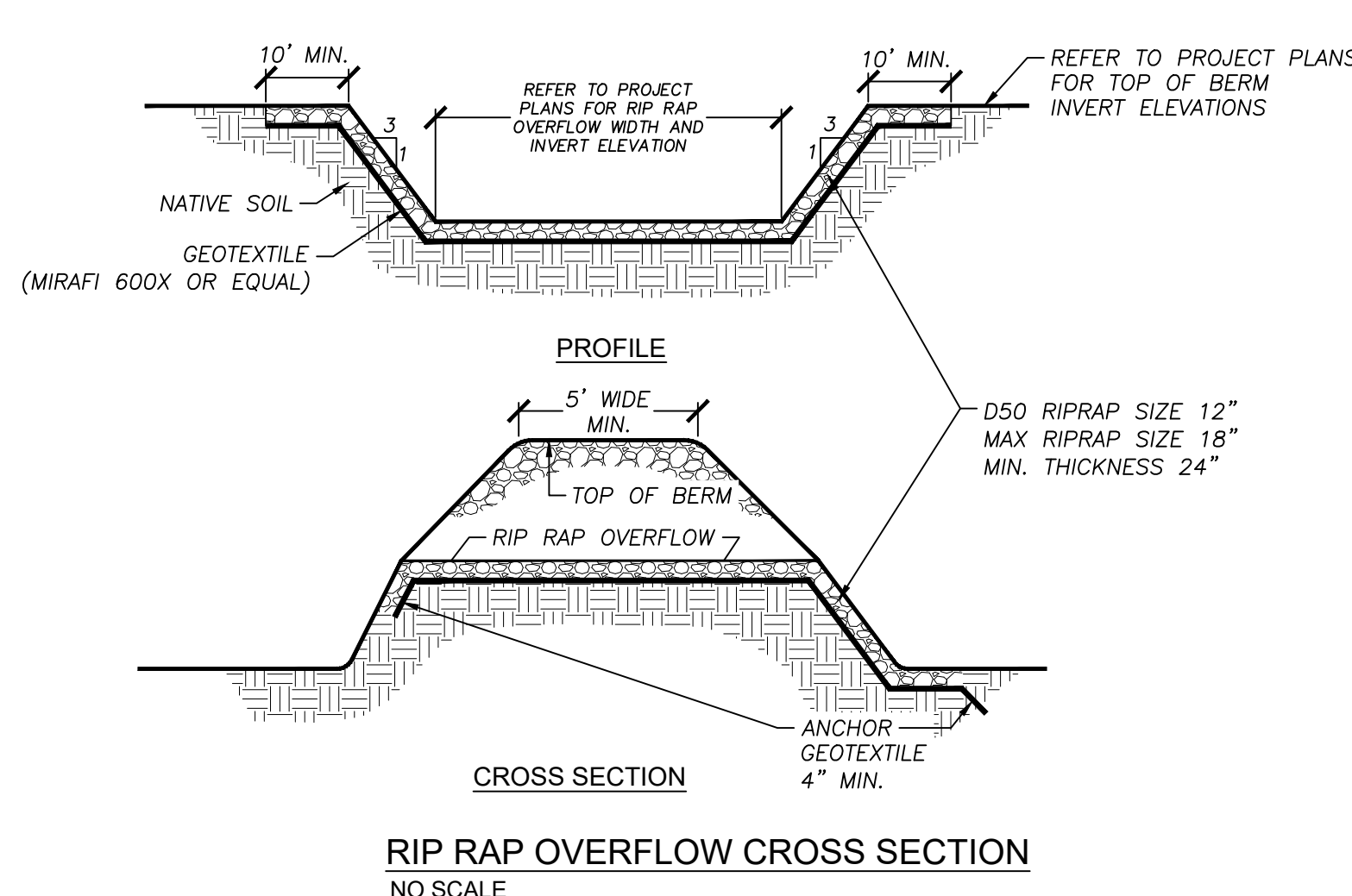
THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS, DEFOLIANTS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH 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'-0" WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDER DRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED.

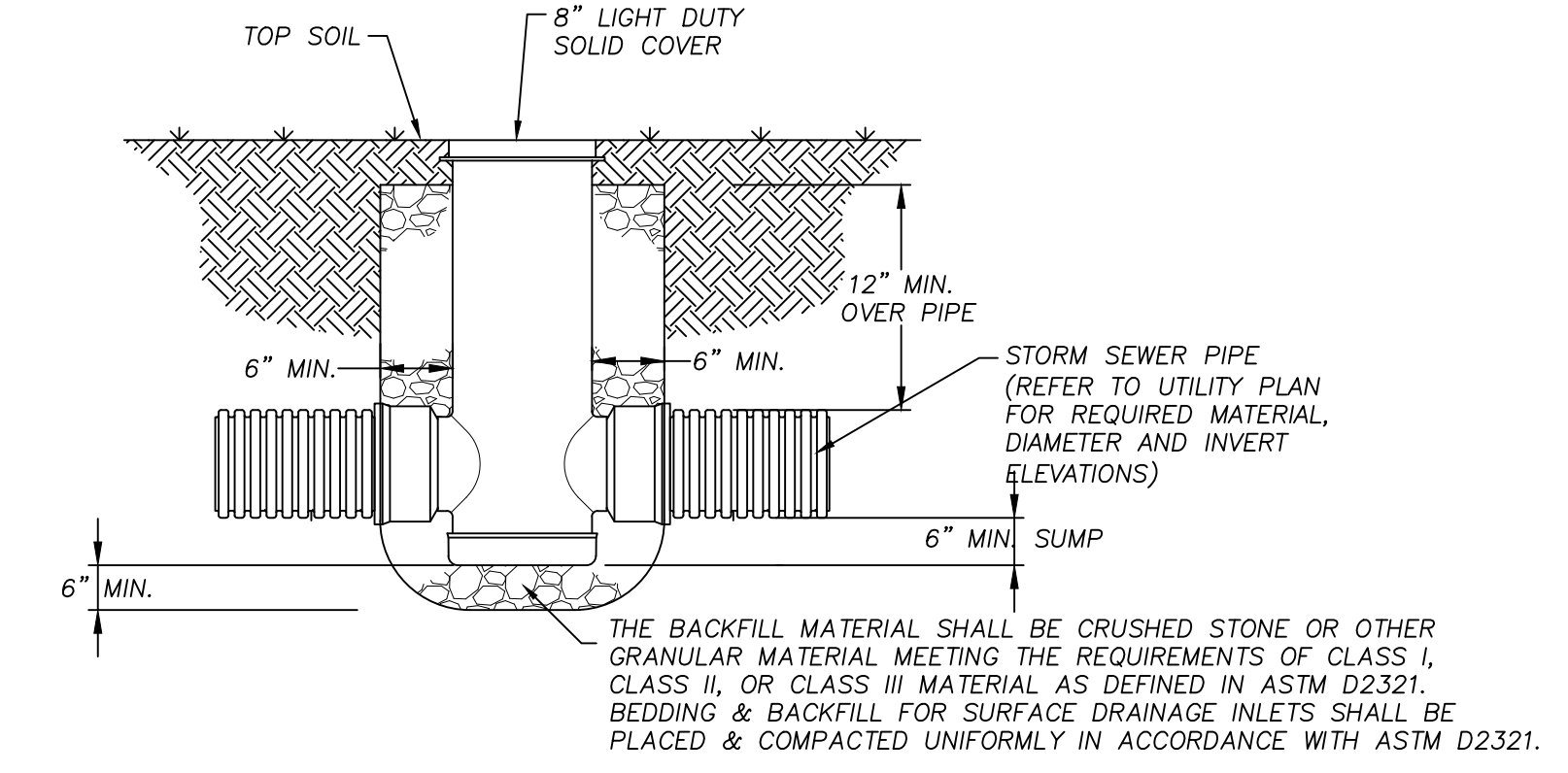
MISCELLANEOUS
THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

TABLE C.2 MATERIALS SPECIFICATIONS FOR BIORETENTION

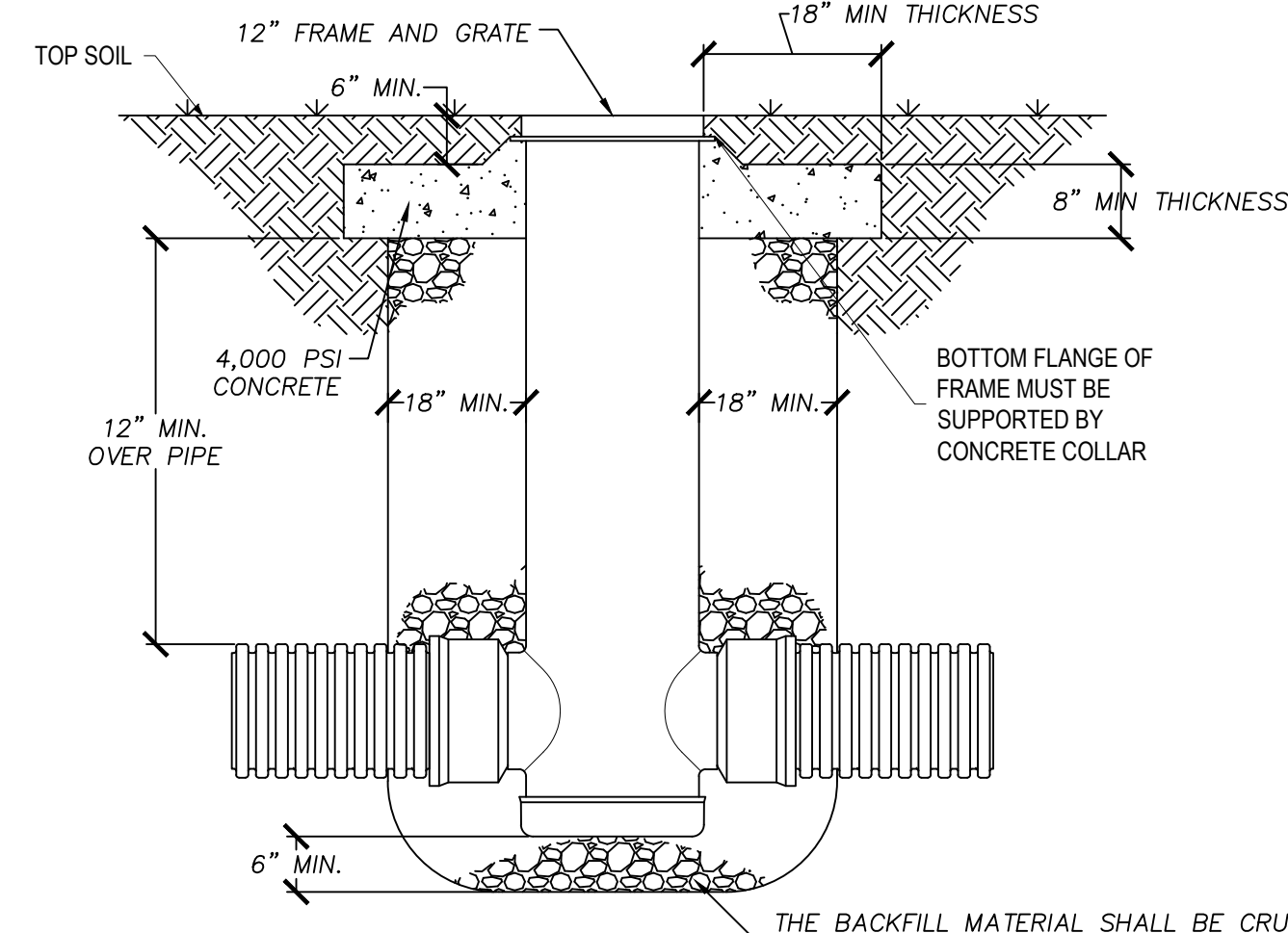
PARAMETER	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE YOUR LOCAL NRCS STANDARDS AND SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOIL [2.5' DEEP]	SAND 35 - 60% SILT 30 - 55% CLAY 10 - 25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL, DAMPHRAGM AND CURTAIN DRAIN	PEA GRAVEL ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 6 STONE: 2" TO 5"	
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" TO 0.75"	
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-279	6" RIGID SCHEDULE 40 PVC	3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES



RIP RAP OVERFLOW CROSS SECTION
NO SCALE



DRAIN BASIN NON TRAFFIC INSTALLATION
NOT TO SCALE

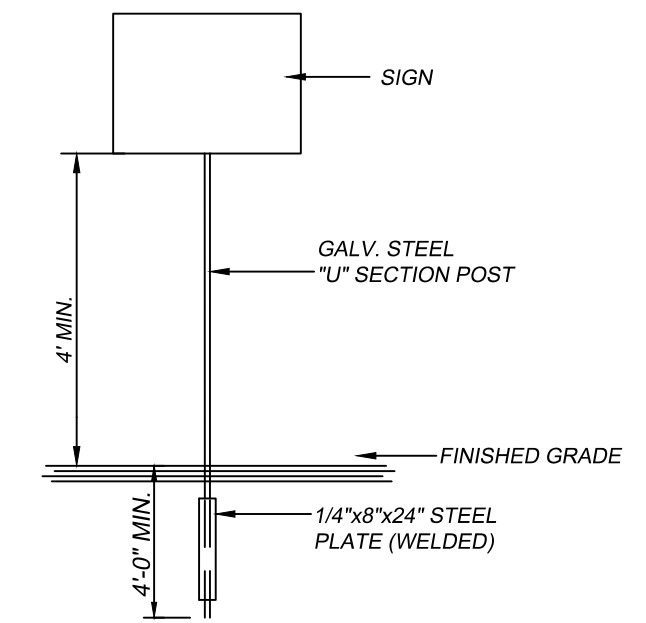


NYLOPLAST TURF TRAFFIC INSTALLATION
NOT TO SCALE

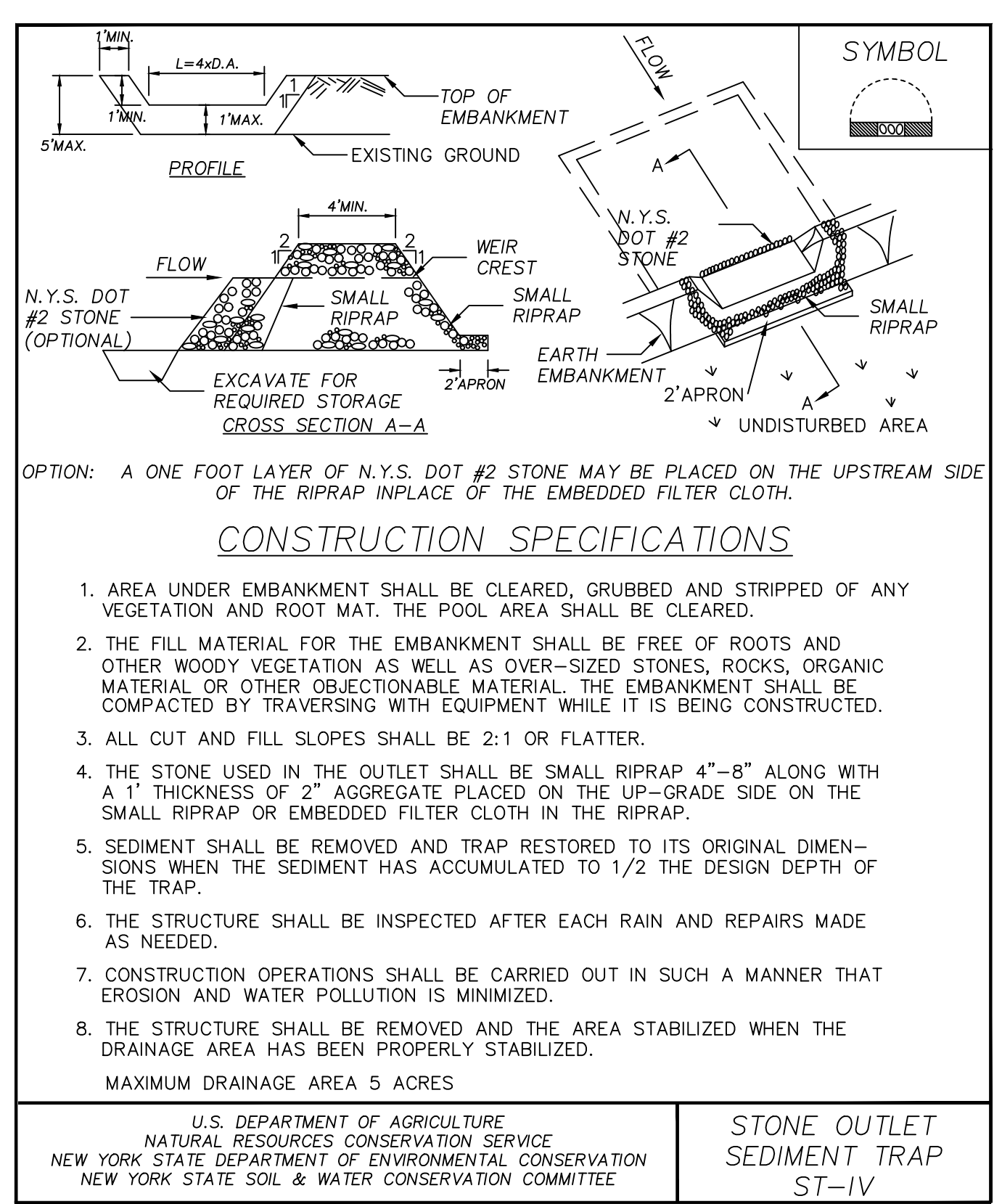
SIGN SCHEDULE

SIGN NO.	SIGN FACE	MIN. SIZE	BACK GRND	COLORS
①	STORMWATER MANAGEMENT PRACTICE - Bioretention Area (F-5) Project Identification - SPDES Run Must Be Maintained in Accordance with O&M Plan DO NOT REMOVE OR ALTER	18"x24"	WHITE	GREEN

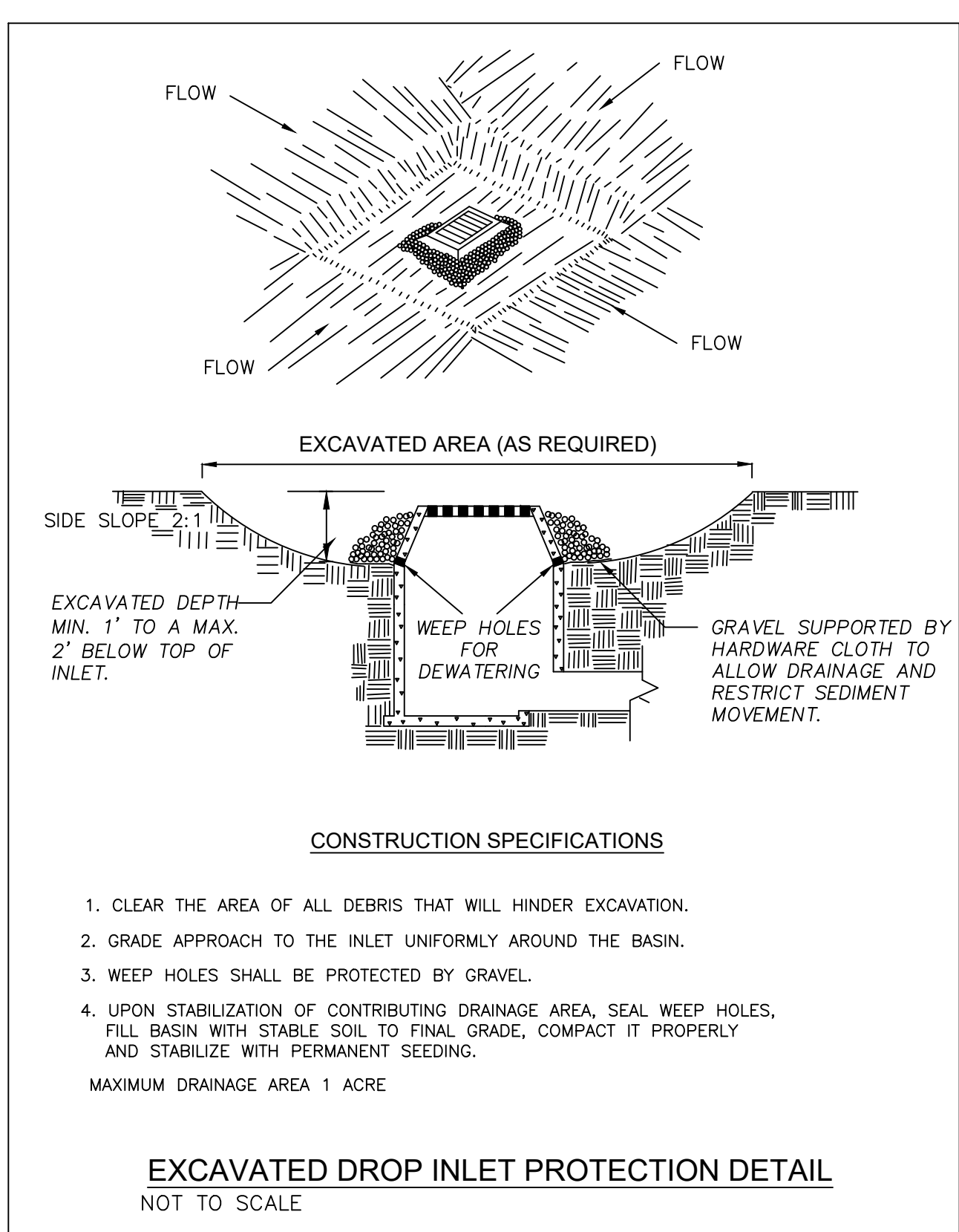
SIGN SCHEDULE
NOT TO SCALE



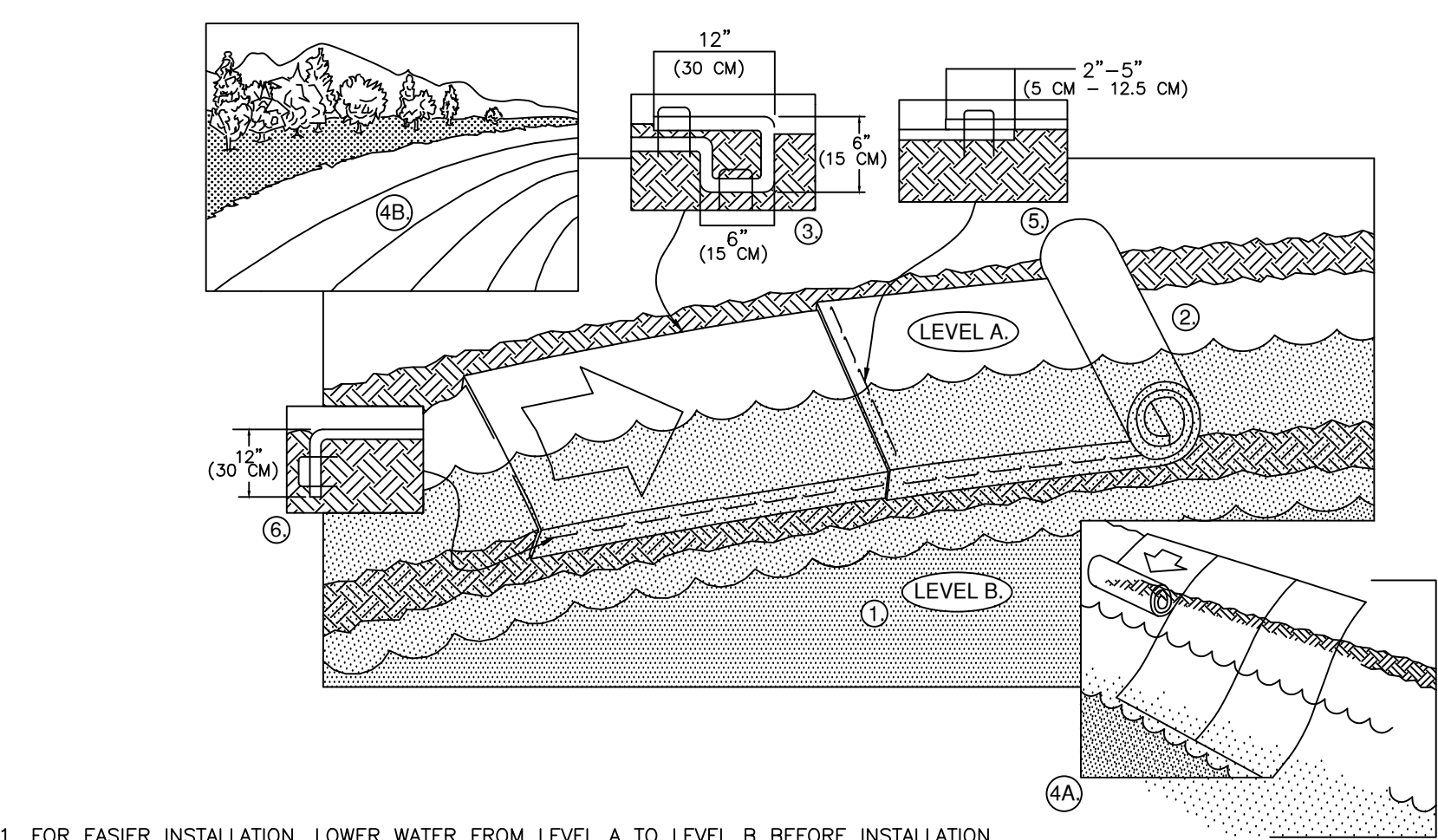
SINGLE POST SIGN MOUNTING
NOT TO SCALE



STONE OUTLET SEDIMENT TRAP ST-IV



EXCAVATED DROP INLET PROTECTION DETAIL
NOT TO SCALE



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

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NO.	DATE	BY	CRP	JAL
1	6/24/2024	CRP		
2	9/17/2025	JAL		

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

DRAWN:	CRP
CHECKED:	LJP
DATE:	FEBRUARY 26, 2024
SCALE:	1" = 30'
JOB NUMBER:	17-24
SHEET NUMBER:	