



PLT STORAGE YARD RECONSTRUCTION

PLT ASSOCIATES LLC
501-503 Salt Point Turnpike
Mailing Address: Poughkeepsie, NY 12601
Tax grid: 6263-03-221319

The existing construction yard and recycling center proposes to rebuild the warehouse which was destroyed by fire on March 7, 2019. The use and operation of the site is to remain as before.

The new warehouse will be on the existing foot print. The northwest corner of the foot print is to be squared off with an additional 1000 square feet of warehouse. The fuel tanks that are near the building are to be relocated to the north property line. A transformer and fence line south of the warehouse are to be relocated as well. The fence will be extended.

A new 4800 square feet steel building is proposed at the south property line. A new closed drainage system with catch basins is proposed to take runoff from the north east corner and north to west around the warehouse building to the existing detention basin located in the southwest corner.

The demolition and rebuilding of the warehouse will require the yard to be fairly empty of equipment. It is proposed to have a temporary laydown area for equipment and building materials on the adjacent property to the north, 517 Salt Point Turnpike. Access to the neighboring lot is to be through an internal cut through so Salt Point Turnpike will not be used to go from the laydown area to the rebuilding site. The property is owned by REA Hyde Park LLC 78 Mill Street, Poughkeepsie, NY 12601 Tax grid: 6263-03-260384

The reconstruction and additional building foot print will not have an effect on the number of employees or daily trips. There will be construction vehicles associated with the building, however, the number of employees going to the site will be less as they will be starting from offsite. There is not delineated parking on the site. The nature of the work and company equipment and vehicles are moved around the site as needed. The amount of gravel area can provide space for the regular and seasonal employees and company equipment.

No change in Onsite Wastewater Treatment Systems or Water System is proposed.

The total area of disturbance will be less than 1 acre. The warehouse and steel building will be on existing impervious areas and will require minimal ground preparation. The post construction coverage will be the same as existing as the lay down area which is currently a hay field will be reseeded. Some of the area is for stockpiles on pervious materials.

The project will be phased as following:

Phasing Scope Of Work

For safety prior to Planning Board review:

- New transformer installed to replace transformer that was damaged in the fire. New transformer location is away from warehouse building to near an existing utility pole.
- Existing fuel tanks moved away from warehouse building to a minimum of 30 feet from the northern property line. Lighting installed.
- New electrical line run from new transformer to relocated fuel tanks.

Phase 1 (in any order):

- open up access to temporary storage area on adjoining property, install silt fence around temporary storage area, spread stony material as necessary to support equipment on temporary storage area.
- move equipment to temporary storage area.
- install new drainage system
- relocate fence
- build new steel building a minimum of 10 feet from the tree buffer along the south property line. This building will not have bathrooms.
- demolition of damaged warehouse building

Phase 2: This phase can begin and run concurrent with Phase 1 if all approvals received

- investigate existing OWTS (septic system) for warehouse building
- new replacement (reconstruct) warehouse building
- remove temporarily stored equipment from adjoining lot.
- restore temporary storage area with seed and mulch.