



January 25, 2016

Town of Poughkeepsie Planning Board
1 Overocker Road
Poughkeepsie, New York 12603

RE: MacDonnell Heights Town Center Site Plan
Dutchess Turnpike
Tax Map No. 86.11-1-1 – Proposed Lot 1

Dear Chairman Weisman and Members of the Board:

Please find enclosed fourteen (14) copies (unless otherwise noted) of the following plans and documents in support of an application for site plan approval for the above referenced project:

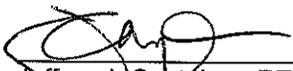
- One (1) sheet Illustrative Plan for MacDonnell Heights Town Center, dated November 5, 2015 (14 full scale and 14 reduced scale 11x17 copies).
- Letter from Richard M. Rang of Kirchoff Properties, dated January 25, 2016.
- Application for Site Plan Approval (with Parts A-F).
- Full Environmental Assessment Form (EAF) – Part 1, dated January 25, 2016 (original and 14 copies).
- CD containing pdfs of submitted plans and documents. (1 copy)

Please refer to enclosed letter from Richard M. Rang of Kirchoff Properties and enclosed plan and documents for information about the project.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Rich Rang, w/enclosures

Insite File No. 14210.100



HAND DELIVERED

January 25, 2016

Town of Poughkeepsie Planning Department
1 Overocker Road
Poughkeepsie, NY 12603
Attention: Neil Wilson, Director of Municipal Development

RE: MacDonnell Heights Town Center
Meadow View Properties, LLC
Town of Poughkeepsie

Dear M. Wilson;

Meadow View Properties, LLC proposes to develop approximately 58 Ac. of the MacDonnell Heights Center (MHC) District and approximately 2 Ac. of the Industrial Retro Site into the MacDonnell Heights Town Center. Please accept this application and supporting data and schedule the application for discussion with the Town of Poughkeepsie Planning Board at their next available meeting.

The project seeks to support the purpose and intent of the MacDonnell Heights Center (MHC) District. The District was established to promote the further development of this area as a Town Center, yet has remained undeveloped since the adoption of the Local Law creating this zoning designation in 2007.

In support of this application, the following outlines the numerous benefits of the project to the Town of Poughkeepsie, its residents and the region.

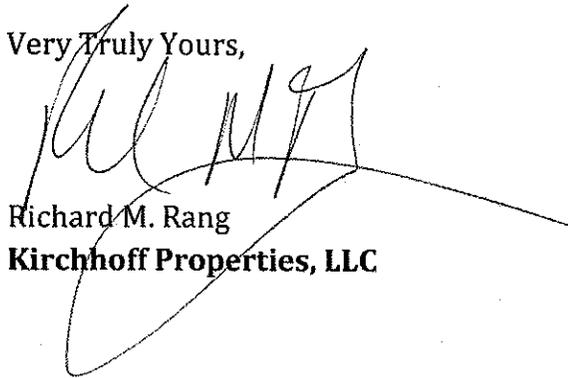
- Located in the emerging Town Center spanning State Route 44 on the former Frank Brothers Farm property, the project is designed to promote a mix of business, commercial, and residential uses as an integrated community, meeting the purposes identified in the Zoning Code and supporting the intent of the Town of Poughkeepsie Master Plan.
- Promote pedestrian activity through a safe and walkable environment, encourage a "park once and walk around" core and establish connections to adjacent residential neighborhoods.
- Minimize the visual impact of the automobile by managing the placement and screening/landscaping of parking areas.

- Create an interconnected street system for both pedestrian and vehicular traffic.
- Encourage the development of both on-street parking and shared parking areas between nearby uses.
- Promote a sufficient critical mass of employees, shoppers and residents within close proximity to a commercial and mixed-use core which encourages people to park once and walk because walking becomes more convenient than driving for short trips within the core.
- Promote a retail shopping and business environment that is not strip-retail oriented, where shoppers park once and walk between adjoining commercial uses where the buildings are primarily connected to each other or use zero lot lines.
- Provide public gathering spaces such as central greens and centerpiece buildings.
- Provide for a variety of housing options within walkable proximity to the commercial core.
- The development of this Town Center will provide a significant “quality of life” convenience to the existing area residents and future residents of the proposed residential component by providing an alternative location, often within walking distance, for residents to shop, dine, secure services and recreate, thus reducing vehicle dependency, impacts to transportation corridors, reduce travel times and reduce fossil fuel consumption.
- The proposed apartment complex on the west side of State Route 44 features an upscale design with a broad rent structure to appeal to a wide variety of residents, with accessible units and elevator service, thus meeting a growing demand of local residents that desire to that type of housing and would like to remain in Poughkeepsie.
- The mixed use nature of the project will assure an active, vibrant and safe community with ‘eyes on the street’ 24-hours per day.
- The project seeks to rebuild and expand the existing wastewater treatment facility located at the Poughkeepsie Business Park, which can facilitate service extension to other residential and commercial properties known to be experiencing wastewater treatment and disposal issues and can foster the economic development of properties that currently do not have access to such infrastructure.
- The project will place no burden on existing infrastructure, as new roads, storm water management systems, utilities, refuse management, etc. are proposed to be privately owned and maintained.
- The project is designed to facilitate extensive active and passive recreational amenities, available to all residents of the Town, as well as the project’s residents and can support various community events. The proposed amenities include:
 - Waterfront access to the Wappinger Creek w/parking
 - Recreation fields w/parking
 - Pavilions

- Dog Park
- Lighted ADA compliant paths
- Nature Trails
- Environmental Study areas
- Picnic areas
- BBQ grills
- Community Gardens
- Job creation and positive economic impact of the project both during and following construction will be significant.

We look forward to a very successful project for the applicant, the Town of Poughkeepsie and the region. Thank you for your time and consideration.

Very Truly Yours,



Richard M. Rang
Kirchhoff Properties, LLC



Town of Poughkeepsie Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

Town of Poughkeepsie Planning Board Combined Application Form

REQUEST FOR: (Check all that apply)

- | | | | |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Pre-Application Discussion | <input type="checkbox"/> | Lot Line Revision Approval | <input type="checkbox"/> |
| Preliminary Subdivision Approval | <input type="checkbox"/> | Final Subdivision Approval | <input type="checkbox"/> |
| Site Plan Approval | <input checked="" type="checkbox"/> | Erosion & Sediment Control Approval | <input type="checkbox"/> |
| Land Contour Permit Approval | <input type="checkbox"/> | Aquatic Resources Permit Approval | <input type="checkbox"/> |
| Architectural Approval | <input type="checkbox"/> | Floodplain Development Approval | <input type="checkbox"/> |

Name of Project: MacDonnell Heights Town Center

Description of Proposed Activity: Proposed mixed use development, consistent with the purpose and intent of the MacDonnell Heights Center (MHC) Zoning District to develop the MacDonnell Heights area as a Town Center. Proposal includes 288 to 350 residential dwelling units in apartments and townhomes, 85,000 to 180,000 square feet of mixed commercial development, recreation area, and associated parking. Project includes onsite stormwater management, reconstruction and connection to an existing wastewater treatment plant (WWTP), and connection to the local water district.

Name of Applicant(s): Kirchhoff Properties, LLC on behalf of Meadow View Properties LLC

Address: 199 West Road, Pleasant Valley, New York 12569

Telephone: 845-635-2000

Name and Address of Record Owner(s): See attached list of (7) parcels

MacDonnell Heights Town Center – Attachment A to Site Plan Application

List of (7) parcels evaluated for EAF (60.87 ac +/-)

1. 6262-04-723342
935 Dutchess Tpke. (11.31 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
2. 6262-04-761394
Dutchess Tpke. (8.8 ac)
Owner: Kirchhoff Properties LLC
199 West Road
Pleasant Valley, NY 12569
3. 6262-04-749282
928 Dutchess Tpke. (0.66 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
4. 6262-04-754298
932 Dutchess Tpke. (0.438 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
5. 6262-04-758301
936 Dutchess Tpke. (0.50 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
6. 6262-04-864243
Dutchess Tpke. (36.41 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
7. 6262-04-892195
Victory Lane. (2.75 ac)
Owner: Industrial Retro LLC
199 West Road
Pleasant Valley, NY 12569

Tax Map Number of all parcels: _____

A) For All Applications:

- 1) Total acreage involved in application: 60.87± AC
- 2) Total contiguous acreage controlled by applicant/owner¹: 96.3± AC
- 3) Total number of existing structures: 11
- 4) Type of existing structures: Existing residences and barns to be removed
- 5) Total square footage of all new construction: 85,000 to 180,000
- 6) Estimated value of new construction or addition: Estimated assessed value is \$27,150,000.00, but it will cost more to develop and build
- 7) Type of construction or activity proposed: (Check all that apply)

New Construction:	Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Institutional	<input type="checkbox"/>
Expansion/Renovation:	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Institutional	<input type="checkbox"/>
Home Occupation:	<input type="checkbox"/>	Change in use:	<input type="checkbox"/>	Other:	<input type="checkbox"/>	

8) Zoning District: MHC

9) Does applicant intend to request any information waivers?
 No Yes If yes, please list all waivers (attach separate pages if necessary):

To Be Determined

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

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

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

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

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

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

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

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

DC IDA Pilot Application

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: Jeffrey J. Contelmo, P.E.

Insite Engineering, Surveying & Landscape Architecture, P.C., 3 Garrett Place, Carmel, NY 10512

Telephone: 845-225-9690

Name and Address of Licensed Land Surveyor: Richard P. Hanback, L.S.

191 Norton Road, Red Hook, NY 12571

Telephone: 845-758-4177

Name and Address of Attorney: To be Determined

Telephone: _____

Name and Address of Biology/Wetland Consultant: TBD, if needed

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only: to be Determined

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

C) For Land Contour Permit; Erosion & Sediment Control; Aquatic Resources Applications: to be Determined

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

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

D) For Aquatic Resource Permit Applications: To be determined

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

2) The delineation was performed by: _____

3) The site contains a federal jurisdictional wetland: Yes No . If yes, provide a copy of any applications and correspondence with the USACOE.

4) The site contains a state protected freshwater wetland: Yes No . If yes, provide a copy of any applications and correspondence with the NYSDEC.

5) The areal extent of proposed disturbance to the wetland is: _____

6) The areal extent of proposed disturbance to the wetland buffer area is:

E) For Floodplain Development Permit Applications:

1) The 100 year flood elevation at the site is _____ feet as determined using NGVD 1929 _____, or NAVD 1988 _____

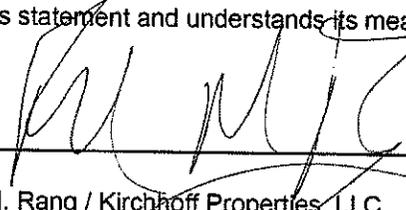
2) Plans detailing the manner of flood proofing are included: Yes No

F) Parts Included With This Application:

1) Part "A" – Owner Affidavit:

- 2) Part "B" – Applicant / Agent Affidavit:
- 3) Part "C" – Licensed Professional Affidavit:
- 4) Part "D" – Disclosure of Business Interest:
- 5) Part "E" – Agricultural Data Statement:
- 6) Part "F" – Site Plan Application Checklist:
- 7) Part "G" - Subdivision Pre-Application Submission Checklist:
- 8) Part "H" – Minor Subdivision Application Checklist:
- 9) Part "I" – Major Preliminary Subdivision Application Checklist:
- 10) Part "J" – Major Final Subdivision Application Checklist:
- 11) Part "K" - Land Contour Permit Application Checklist:
- 12) Part "L" - Aquatic Resource Protection Permit Application Checklist:
- 13) Part "M" – Erosion and Sediment Control Permit Checklist
- 14) Part "N" – Floodplain Development Permit Checklist

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

Applicant Signature:  _____

Print Name: Richard M. Rang / Kirchoff Properties, LLC _____

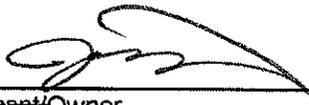
Date: January 25, 2016 _____

PART "A"
OWNER AFFIDAVIT

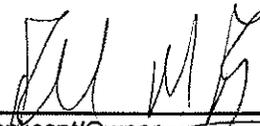
State of New York }
County of Dutchess } ss:

Joseph T. Kirchhoff being duly sworn, deposes and says:

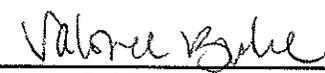
1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby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



Applicant/Owner Date
Joseph T. Kirchhoff 1/22/16



Applicant/Owner Date
Richard M. Rang / Kirchhoff Properties, LLC 01/22/2016



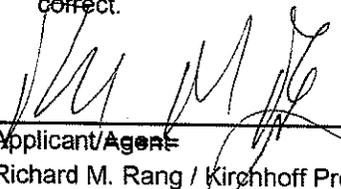
Notary Public 1/22/2016
Valoree Burke
Notary Public, State of New York
No. 01BU6107314
Qualified in Dutchess County
Commission Expires March 22, 2016

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Richard M. Rang / Kirchhoff Properties, LLC being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 199 West Road, Pleasant Valley in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

 01/22/16
Applicant/Agent Date
Richard M. Rang / Kirchhoff Properties, LLC

Applicant/Agent

 1/22/2016
Notary Public

Valoree Burke
Notary Public, State of New York
No. 01BU6107314
Qualified in Dutchess County
Commission Expires March 22, 2016

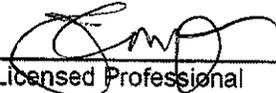
PART "C"
LICENSED PROFESSIONAL AFFIDAVIT
(To Be Completed By Each Licensed Professional)

State of New York }
County of Putnam } ss:

Jeffrey J. Contelmo, P.E.

_____ being duly sworn, deposes and says:

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

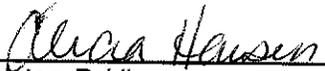


Licensed Professional Date 1/25/16
Jeffrey J. Contelmo, P.E. / Insite Engineering

Licensed Professional

Licensed Professional

Licensed Professional



Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01H46086470
Qualified In Dutchess County
Commission Expires January 27, 20 19

PART "D"
DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Joseph T. Kirchhoff 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 proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

None

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.)

None

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

 1/22/16
Agent/Owner Date
Joseph T. Kirchhoff

Agent/Owner

Valoree Burke 1/22/2016
Notary Public Valoree Burke
Notary Public, State of New York
No. 01BU6107314
Qualified in Dutchess County
Commission Expires March 22, 2016

PART "E"
Agricultural Data Statement

In accordance with §283-a of the New York State Town Law and §305-a of the Agriculture and Markets Law, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): Kirchhoff Properties, LLC on behalf of Meadow View Properties LLC

Address: 199 West Road, Pleasant Valley, NY 12569

Telephone: 845-635-2000

Description of the Project: Proposed mixed use development, consistent with the purpose and intent of the MacDonnell Heights Center (MHC) Zoning District to develop the MacDonnell Heights area as a Town Center. Proposal includes 288 to 350 residential dwelling units in apartments and townhomes, 85,000 to 180,000 square feet of mixed commercial development, recreation area, and associated parking. Project includes onsite stormwater management, reconstruction and connection to an existing wastewater treatment plant (WWTP), and connection to the local water district.

APPROVAL REQUESTED FOR: (Check all that apply)

Lot Line Revision	<input checked="" type="checkbox"/>	Pre-Application (subdivision)	<input type="checkbox"/>
Preliminary Subdivision	<input type="checkbox"/>	Final Subdivision	<input type="checkbox"/>
Lot Line Change	<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>
Land Contour Permit	<input type="checkbox"/>	Aquatic Resources Permit	<input type="checkbox"/>

Project Location: Dutchess Turnpike, Town of Poughkeepsie

Tax Map Number of all parcels: 6262-04-723342, -761394, 749282, -754298, -758301, -864243

Is any portion of the project site currently being farmed? Yes

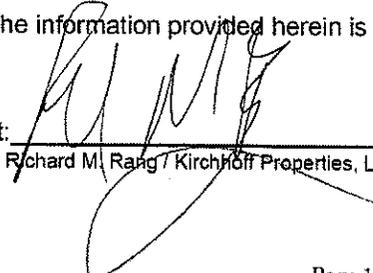
Is the project site located in an Agricultural District? Yes No

Who is farming the site? owner

Does the person farming the site: Rent Own the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: 
Richard M. Rang / Kirchhoff Properties, LLC

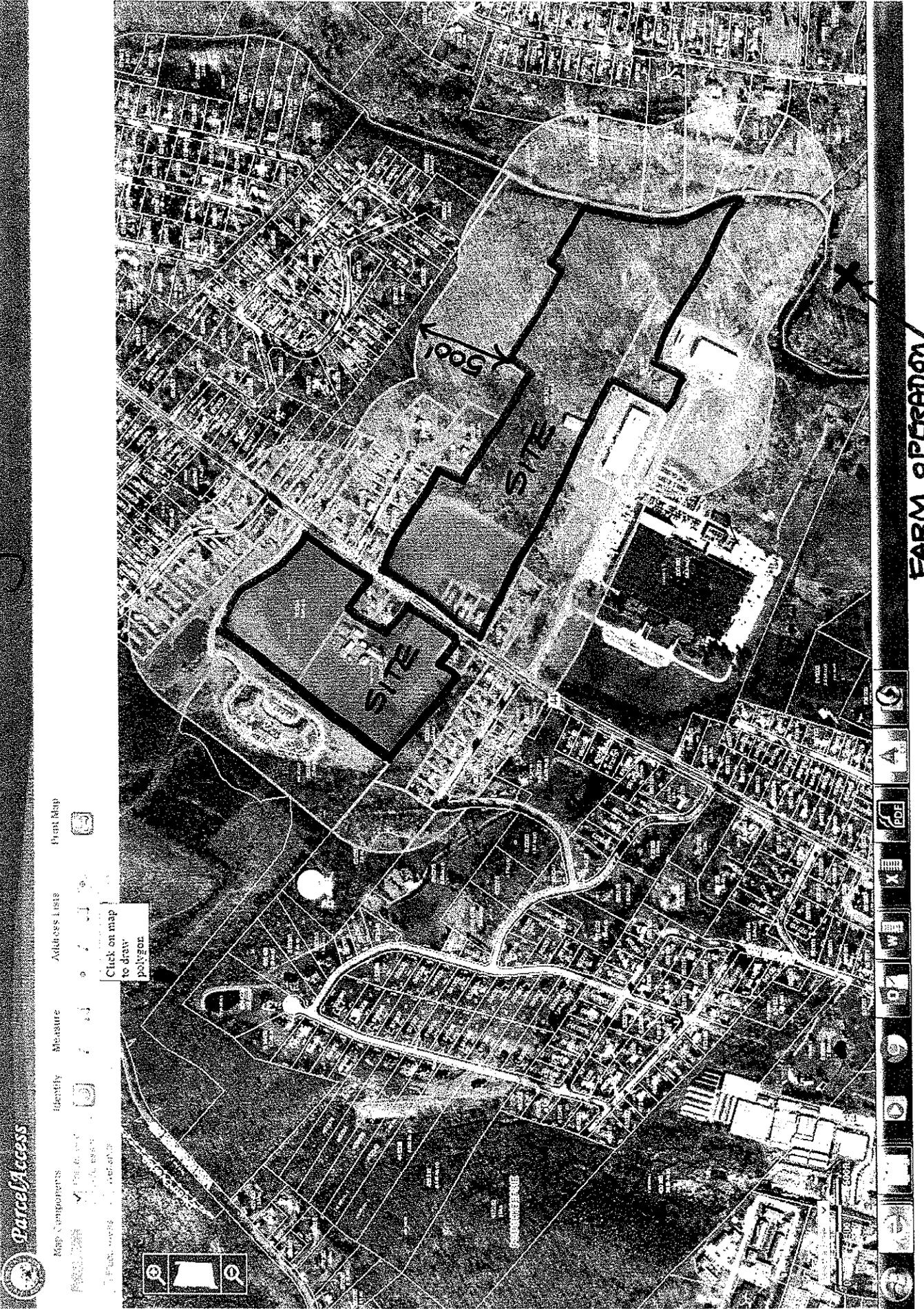
Date: 01/22/2016

Attachment to Ag Data Statement

MacDonnell Heights Town Center
List of Adjacent Property Owners in AG District 22
within 500' of Site

	Tax Map #	Name/Address
1.	6261-2-961975	Smith, Kathleen D. 191 Overlook Road Poughkeepsie, NY 12603

(IN AG DISTRICT 66)
MAP OF FARM OPERATIONS WITHIN 500'
OF PROJECT SITE



FARM OPERATIONS
6261-02-961975



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

PART "F" Site Plan Application Checklist (Indicate if a Waiver is being requested)

- X Application form.
- X A consent of property owner(s) form must be completed in full with original signature(s).
- Later (L) The stamp and signature of the professional engineer, registered architect, or landscape architect responsible for the preparation of the plan.
- L An area map showing the applicant's entire holding, that portion of the applicant's property under consideration, and all properties, subdivision, streets and easements within 500 feet of applicant's property.
- X Title of the project in lower right corner.
- L Location map: approximate scale 1 inch = 400 feet. (Tax map is acceptable).
- X North point, scale and date.
- L Dimensions of the lot.
- L Screening and landscaping: label existing, proposed and required (include plant species and size).
- L Existing and proposed building height.
- X Ingress and egress: required and proposed.
- L Location, dimension, and number of off-street parking and loading areas and traffic aisles, with required and proposed parking for a building addition or alteration depicted separately from required parking for total parcel.
- L Location and dimension of handicapped parking: required and proposed.
- L Dimensions of all buildings, existing and proposed.
- L Total building area and square footage of each floor.

- L** _____ Zoning designation of the parcel and the zoning designation of all adjacent parcels.
- L** _____ A data table listing the minimum and maximum area and bulk regulations for the zoning district together with a list of the proposed lot and area dimensions.
- L** _____ Names of all abutting streets and names of all abutting landowners.
- L** _____ Location of existing and proposed utilities, drainage, landscaping, lighting, and erosion control.
- L** _____ Location and dimension of existing and proposed retaining walls, fences, location and sizes of signs.
- L** _____ Existing and proposed contours of the lots at two (2) foot intervals.
- L** _____ Elevations at the corners of the buildings.
- L** _____ Location and dimension of Truck loading areas.
- L** _____ Proposed development of all open spaces including parks, playgrounds and open recreations.
- L** _____ If required, a storm water pollution prevention plan (SWPPP) consistent with the requirements of Chapter 173, Part 2, Articles II, III and IV. The SWPPP shall meet the performance and design criteria and standards set forth in Chapter 173, Part 2, Articles III and IV. The approved site plan shall also be consistent with the provisions of Chapter 173, Part 2, Stormwater Control.
- L** _____ Water notes.
- L** _____ Sewer notes.
- L** _____ Planning Department notes.
- L** _____ Signature Blocks.

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

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: MacDonnell Heights Town Center		
Project Location (describe, and attach a general location map): On northwest side and southeast side of Dutchess Turnpike in the area between Victory Lane and Darrow Place.		
Brief Description of Proposed Action (include purpose or need): Proposed mixed use development, consistent with the purpose and intent of the MacDonnell Heights Center (MHC) Zoning District to develop the MacDonnell Heights area as a Town Center. Proposal includes 288 to 350 residential dwelling units in apartments and townhomes, 85,000 to 180,000 square feet of mixed commercial development, recreation area, and associated parking. Project includes onsite stormwater management, reconstruction and connection to an existing wastewater treatment plant (WWTP), and connection to the local water district.		
Name of Applicant/Sponsor: Kirchhoff Properties, LLC on behalf of Meadow View Properties LLC	Telephone: 845-635-2000	
	E-Mail: rrang@kirchhoffcompanies.com	
Address: 199 West Road		
City/PO: Pleasant Valley	State: New York	Zip Code: 12569
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): See Attachment A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

MacDonnell Heights Town Center – Attachment A to Full EAF Part 1

List of (7) parcels evaluated for EAF (60.87 ac +/-)

1. 6262-04-723342
935 Dutchess Tpke. (11.31 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
2. 6262-04-761394
Dutchess Tpke. (8.8 ac)
Owner: Kirchhoff Properties LLC
199 West Road
Pleasant Valley, NY 12569
3. 6262-04-749282
928 Dutchess Tpke. (0.66 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
4. 6262-04-754298
932 Dutchess Tpke. (0.438 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
5. 6262-04-758301
936 Dutchess Tpke. (0.50 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
6. 6262-04-864243
Dutchess Tpke. (36.41 ac)
Owner: Meadow View Properties LLC
199 West Road
Pleasant Valley, NY 12569
7. 6262-04-892195
Victory Lane. (2.75 ac)
Owner: Industrial Retro LLC
199 West Road
Pleasant Valley, NY 12569

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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Pilot Support Resolution	December 2, 2015
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	T/Poughkeepsie Planning Board - Site Plan Approval and Subdivision	January 25, 2016
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Special Use Permit - Multifamily	To Be Determined
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	T/Poughkeepsie - Water	To Be Determined
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Department of Health - Water and Sewer, DC Planning Referral	To Be Determined
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DC Industrial Development Agency - Pilot Approval	To Be Determined
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Highway Work Permit NYS DEC - GP-0-15-002 Coverage, WWTP, SPDES	To Be Determined To Be Determined
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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? Yes No

- 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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

Remediation Sites: 314095 - Per NYSDEC EAF Mapper: Alfa laval site on adjacent land. Waiting for info from NYSDEC regarding this NYSDEC remediation site.

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? Yes 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?
(MHC) MacDonnell Heights Center 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? _____

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?
Dutchess County Sheriff, Town of Poughkeepsie Police Department, and NYS Troopers

c. Which fire protection and emergency medical services serve the project site?
Arlington Fire Department

d. What parks serve the project site?
Town of Poughkeepsie Parks and Recreation System; Dutchess County Parks System

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)? Mixed use including residential, commercial and recreation

b. a. Total acreage of the site of the proposed action? 60.87± acres
b. Total acreage to be physically disturbed? 32.5± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 96.3± acres See Attachment B

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)
Lot consolidation and subdivision of commercial parcels TBD

ii. Is a cluster/conservation layout proposed? N/A 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: _____ months

ii. If Yes:

- Total number of phases anticipated 5 Minimum _____ or immediately following
- Anticipated commencement date of phase 1 (including demolition) 4 month 2017 year approval
- Anticipated completion date of final phase 12 month 2021 year or as market demands
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

To be provided at later date

MacDonnell Heights Town Center – Attachment B to Part 1 EAF

List of (11) contiguous parcels Applicant owns or has interest (96.3 ac +/-)

1. 6262-04-723342
935 Dutchess Tpke. (11.31 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
2. 6262-04-761394
Dutchess Tpke. (8.8 ac)
Owner: Kirchoff Properties LLC
199 West Road
Pleasant Valley, NY 12569
3. 6262-04-749282
928 Dutchess Tpke. (0.66 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
4. 6262-04-754298
932 Dutchess Tpke. (0.438 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
5. 6262-04-758301
936 Dutchess Tpke. (0.50 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
6. 6262-04-864243
Dutchess Tpke. (36.41 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
7. 6262-04-892195
Victory Lane (2.75 ac)
Owner: Industrial Retro LLC
199 West Road
Pleasant Valley, NY 12569
8. 6262-04-915295
Darrow Place (21.21 ac)
Owner: Meadow View Properties
LLC
199 West Road
Pleasant Valley, NY 12569
9. 6262-04-786243
Victory Lane (4.6 ac)
Owner: Industrial Retro LLC
199 West Road
Pleasant Valley, NY 12569
10. 6262-04-919152
38 Victory Lane (6.89 ac)
Owner: Dyson Racing Team Inc.
900 Dutchess Tpke.
Poughkeepsie, NY 12603
11. 6262-04-863163
Victory Lane (2.73 ac)
Owner: Industrial Retro LLC
199 West Road
Pleasant Valley, NY 12569

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	_____	_____	_____	To Be Determined
At completion of all phases	_____	_____	_____	288 to 350 residential units

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

If Yes, 8 commercial, 1 recreation pavillion, 2 maintenance/utility

- i. Total number of structures 11 total
- ii. Dimensions (in feet) of largest proposed structure: 30' height; 120' width; and 250' length
- iii. Approximate extent of building space to be heated or cooled: 85,000 to 180,000± 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 Area
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Onsite stormwater runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source. N/A
- iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
- v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Compacted earthen berm constructed on downhill side of stormwater basin

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): _____

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:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

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: _____

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: _____ 80,000 to 100,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? _____ design flow Yes No

If Yes:

- Name of district or service area: Poughkeepsie Town Wide 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: _____
Watermain extension into site to service buildings
- Source(s) of supply for the district: Hudson River and Wells

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: _____
N/A

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

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

i. Total anticipated liquid waste generation per day: _____ 80,000 to 100,000 gallons/day design flow

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: _____
- Name of district: _____
- 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):
Proposed private WWTP with Transportation Corporation at Poughkeepsie Business Park / receiving water is Wappinger Creek.

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

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 15± acres (impervious surface)
 _____ Square feet or 60.87 acres (parcel size)
 ii. Describe types of new point sources. Stormwater discharges from all storms will be directed to onsite stormwater management practices

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)?
Onsite stormwater management facilities/structures
 • If to surface waters, identify receiving water bodies or wetlands: _____
to Wappinger Creek
 • 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)
Construction equipment, residents/tenants personal vehicles, delivery vehicles
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) from off-site
None
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Building heat sources

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 Hydrofluorocarbons (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)? To Be Determined from WWTP 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: _____ 4 to 8

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 1,200± _____ Net increase/decrease _____ 1,200

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:
Project proposes a new roundabout on Dutchess Turnpike at entrance to site, an internal road system in proposed development, and a right in / right out only access into northwestern portion of site.

vi. Are public/private transportation service(s) or facilities available within ½ 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? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD - Based on final users and configuration

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

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

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

i. During Construction:

- Monday - Friday: _____ 7 AM - 6 PM _____
- Saturday: _____ 7 AM - 6 PM _____
- Sunday: _____ 8 AM - 5 PM _____
- Holidays: _____ None _____

ii. During Operations:

- Monday - Friday: _____ 24 hours/day, 7 days a week _____
- Saturday: _____ for residential uses _____
- Sunday: _____
- Holidays: _____

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:
Construction noises are anticipated to exceed existing ambient noise levels. Hours of construction will be limited to Monday - Saturday from 7 AM - 6 PM and Sunday from 8 AM - 5 PM

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Construct of project will be phased and vegetation will be retained in perimeter areas and future phases to greatest extent practical. Existing vegetation and earthen barriers will be retained to greatest extent practical between site and existing residential uses.

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:
General lighting to include street lights, building mounted lights, pedestrian scale lights and security lighting. Lighting will be dark sky compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Existing vegetation and earthen barriers will be retained to greatest extent practical between site and existing residential uses.

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: _____

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:

i. Describe proposed treatment(s):
Fertilizers and pesticides will be used for care of lawn and landscape in commercial and recreation areas and herbicides will be used for weed control in landscape areas.

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:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time) **TBD**
- 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: Local refuse hauler
- Operation: Local refuse hauler

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: _____

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	1.5	15	+13.5
• Forested	26.3	22.1	-4.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.8	5.1	+2.3
• Agricultural (includes active orchards, field, greenhouse etc.)	26.7	---	-26.7
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.3	1.3	---
• Wetlands (freshwater or tidal)	---	---	---
• Non-vegetated (bare rock, earth or fill)	---	---	---
• Other Describe: <u>Landscape, Lawn and Sports Field</u>	2.3	17.4	+15.1

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:
 The Lutheran Care Center at Concord Village; Dutchess County BOCES

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
 On adjacent site
 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): 314095 - Alfa laval site
 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): 314095
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 Waiting for information from NYSDEC. Also see attached letter from PVE Sheffler.

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? _____ TBD feet

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

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

(Pg) Pawling Silt Loam	_____	10 %	
(We) Wappinger Loam - 7.0%, (FeE) Farmington Rock Outcrop - 12.5%	(PWC) Pittstown Silt Loam	_____	0.5 %
(GfB) Gateway Farmington - 14.5%, (HsB) Hoosic Gravelly Loam - 49.5%	(Ud) Udorthents	_____	6.0 %

d. What is the average depth to the water table on the project site? Average: _____ 5 feet

e. Drainage status of project site soils: Well Drained: _____ 55.5 % of site
 Moderately Well Drained: _____ 7.0 % of site
 Poorly Drained _____ 37.5 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 90.7 % of site
 10-15%: _____ 3.5 % of site
 15% or greater: _____ 5.8 % 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 857-3 Wappinger Creek Classification B(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- 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

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Typical species found in local wooded environment: deer, squirrels, birds and other associated species. Details to be determined.

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

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? Yes No
 Per NYSDEC Environmental Resource Mapper site has potential to contain the following rare plant species: Rattlebox, Sideoats Grama, Violet Wood Sorrel and Large Twayblade.

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? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
 Wappinger Creek used for fishing

E.3. Designated Public Resources On or Near Project Site

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? To Be Determined
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): <u>There is an area on adjacent property that is restricted due to archeological sensitivity. Basis is unknown.</u>	
ii. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>(Scenic Overlook) Walkway over Hudson (3.8m); (NYS Scenic ByWay) Taconic State Parkway (1.8m)</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. 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. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

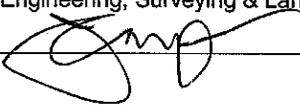
F. Additional Information

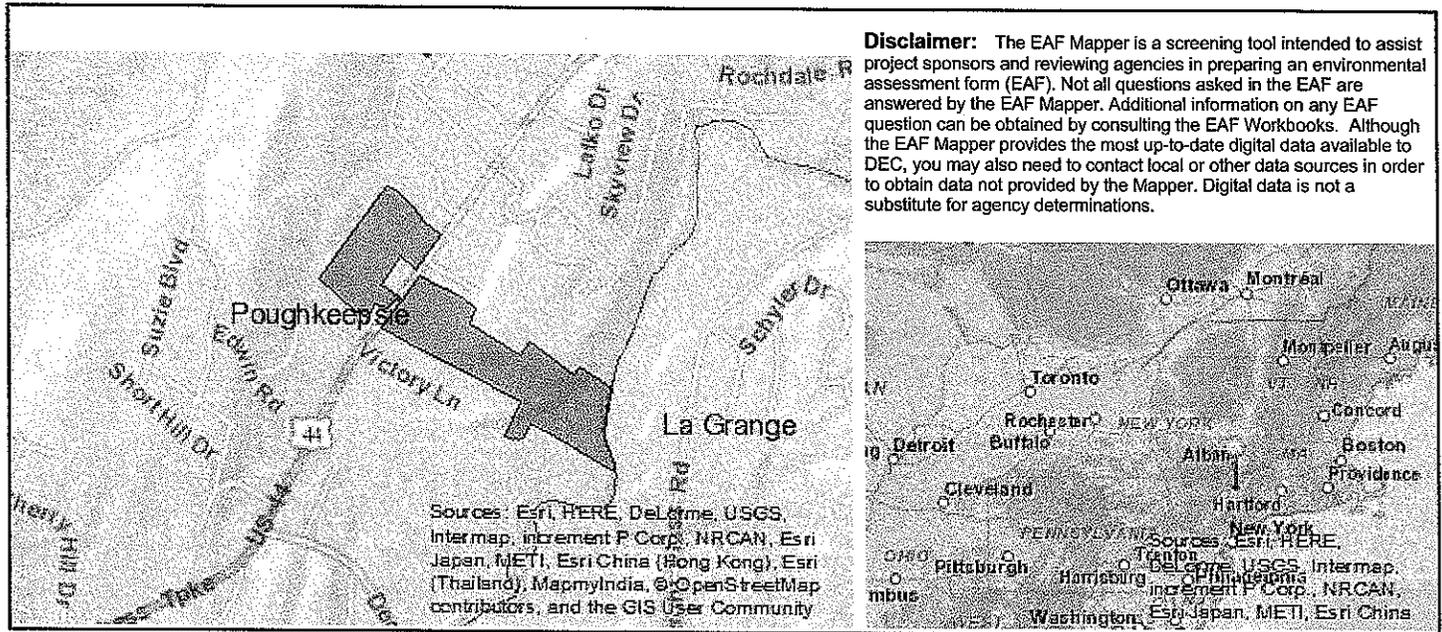
Attach any additional information which may be needed to clarify your project.

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 Jeffrey J. Contelmo, P.E. Date January 25, 2016
 Insite Engineering, Surveying & Landscape Architecture, P.C.
 Signature  Title Prinicipal Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:314095
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	314095
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]	314095
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	857-3
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
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]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

February 13, 2012

Richard Rang
Kirchhoff Properties
199 West Road
Pleasant Valley, NY 12569

Re: **Limited Environmental Site Assessment**; Vacant Field of Frank Brothers Farm, SBL # 14-6262-04-761394-00; Route 44, Town of Pleasant Valley, Dutchess County, New York;
File #160695

Dear Mr. Rang:

Conrad Geoscience, a division of PVE Sheffler, has completed a limited environmental site assessment of the above-referenced property. We reviewed environmental database reports from EDR, historic topographic maps, and historic aerial photos, and performed a brief site inspection.

Site Description

The subject property is a vacant field associated with the adjoining Frank Brothers Farm property at 935 Dutchess Turnpike/Route 44 in Poughkeepsie, NY, and further defined on the Town of Poughkeepsie Tax Maps as parcel 14-6262-04-761394-00. Based on regional topography and surface water, groundwater is presumed to flow to the southeast. We conducted a limited site inspection on February 8, 2012; no evidence of any recognized environmental conditions (RECs) was identified during this inspection.

Site History

A 1936 aerial photograph shows a small, irregular cleared area on the southern corner of the subject property. The adjacent farm is present to the south, as it is presently located. The 1955, 1970, and 1990 aerial photographs show the subject property as a cleared field. By 1990, a narrow structure (possibly a trailer) was located on the northeastern side of the subject property. An unpaved road lead to the structure from Route 44. A 1995 aerial photograph also depicts the road and a grassless area at the end of the road; the trailer structure does not appear to be present. A 2000 aerial photo shows the subject property as a cleared field again, with the road lengthened and paved to reach a large building located behind the property. The grassless area on the 1995 aerial photograph is no longer present, but the outline of the area of the structure is still slightly visible due to differences in vegetation. A 2004 aerial photograph shows the subject property as a cleared field. The formerly-grassless area is not visible. A 2009 aerial photograph shows the subject property as a cleared field.

Topographic maps from 1903, 1943, 1947, 1957, and 1981 were available for the subject property. Due to a lack of current landmarks on the topographic maps, PVE Sheffler was unable to identify the subject property on the topographic maps.

Database Review

An environmental liens and activity use limitations search was performed for the subject property. No environmental liens or activity use limitations were identified in association with the subject property.

Approximately 1,000 feet southwest of the subject property is a former industrial complex at 900 Dutchess Turnpike. The site is currently operated by Dutchess Country BOCES and other operators. The site is listed as RCRA conditionally-except small quantity generator. Several hazardous waste manifests are associated with the site. In 2009, Spill #0906474 was reported for the site when contaminated soil was encountered during removal of three #4 fuel oil underground storage tanks. Contaminated soil was removed and the excavation was backfilled. The spill was closed by NYSDEC September 24, 2009. The site is registered as a petroleum bulk storage facility, PBS #3-487104. Six underground storage tanks (USTs) and two aboveground storage tanks (ASTs) are associated with the site. Of these tanks, both ASTs have been removed, two of the USTs have been abandoned in place, and three USTs are currently in service. **Based on site information and presumed groundwater flow, we do not believe this site represents a recognized environmental condition (REC) for the subject property.**

Praxair Surface Technologies, located at 29 Victory Lane, 757 feet southwest of the subject property is listed as a PBS facility, PBS #3-601855, with one AST listed as in service. **Based on site information and presumed groundwater flow, we do not believe this site represents a REC for the subject property.**

One petroleum SPILLS site is located within 0.125 mile of the subject property: Spill #0100174 occurred on April 5, 2001 when a caller stated a spill of unknown material on the road had migrated onto her property at 958 Dutchess Turnpike. Following a site inspection, NYSDEC closed the spill file. **Based on site information and presumed groundwater flow, we do not believe this site represents a REC for the subject property.**

Alfa Laval Company, located at 350 Dutchess Turnpike, 1,175 feet southwest of the subject property, has four leaking underground storage tank (LUST) petroleum releases associated with it, when tanks failed tightness tests or tanks were overfilled. All LUST files have been closed by NYSDEC. **Based on site information and presumed groundwater flow, we do not believe this site represents a REC for the subject property.**

A State Hazardous Waste Site, Dutchess Sanitation Services, is located at 275 Van Wagner Road, 4,318 feet west of the subject property. The site is listed as properly closed but requires continued management. **Based on site information, we do not believe this site represents a REC for the subject property.**



Conclusions

Based on our database review and site inspection, no RECs were identified for the subject property.

If you have any questions, feel free to contact us.

Sincerely,

PVE SHEFFLER, LLC

A handwritten signature in black ink that reads "Stephanie P. LaRose".

Stephanie P. LaRose
Geologist

[print page] [close window]

The Coordinates of the point you clicked on are:

NYTM	E : 594469	Longitude/Latitude	W : 73.864
	N : 4618069		N : 41.708

Rare Plants and Rare Animals

This location is in the vicinity of one or more :
Rare Animals and/or Rare Plants

Old or Potential Records (these records are not displayed on the map)

Common Name	Scientific Name	Date Last Documented	Location	Habitat Where Last Seen	Animal, Plant, or other	NYS Protected Status
Rattlebox	<i>Crotalaria sagittalis</i>	1853-08	Poughkeepsie		Rare Plant	Endangered
Side-oats Grama	<i>Bouteloua curtipendula</i> var. <i>curtipendula</i>	—-07	Poughkeepsie	Limestone rocks.	Rare Plant	Endangered
Violet Wood-sorrel	<i>Oxalis violacea</i>	1896-05-12	Poughkeepsie	Moist woods.	Rare Plant	Threatened
Large Twayblade	<i>Liparis liliifolia</i>	1893-06-04	Poughkeepsie		Rare Plant	Endangered

USGS Quadrangle

USGS Quadrangle Name
PLEASANT VALLEY

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.