ENVIRONMENT

RESOLUTION NO. 2025188

RE: SUPPORTING AND APPROVING THE SUBMITTAL OF THE SCHATZ BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION STUDY TO THE NEW YORK STATE DEPARTMENT OF STATE FOR OFFICIAL DESIGNATION AND DECLARING DUTCHESS COUNTY SEQR LEAD AGENCY

Legislators D'AQUANNI, GORMAN, KAUL, and BRENDLI offer the following and move its adoption:

WHEREAS, the Department of Planning & Development Commissioner ("Planning") has advised that Dutchess County was awarded $270,000 by the New York State Department of State through the Consolidated Funding Application (CFA) process for the development of the Schatz Redevelopment Brownfield Opportunity Area (BOA) Nomination Study, and

WHEREAS, the Schatz Redevelopment Brownfield Opportunity Area is made up of three (3) parcels totaling approximately 20 acres. The two (2) northernmost parcels are in the Town of Poughkeepsie while the southern parcel is in the City of Poughkeepsie, and

WHEREAS, a "Brownfield" is a neighborhood or area within a community negatively affected by real or perceived environmental conditions. These properties often are underutilized because the contamination (or perception thereof) has impeded investment & redevelopment, making them an economic and aesthetic drain on localities, and

WHEREAS, the intent of the Department of State's Brownfield Opportunity Area (BOA) Program is to fund the assessment of community redevelopment opportunities, posed by a concentration of brownfields, and

WHEREAS, once an Official BOA Designation is made, developers participating in the voluntary Brownfield Cleanup Program can receive a tax credit "bump-up" to redevelop designated BOA sites in a manner that is consistent with the community's vision and plan. Designated BOAs also receive priority consideration for some state grant programs to implement the community's vision outlined in the BOA Nomination Study. When brownfield sites are remediated and redeveloped, this can increase nearby property values and the local tax base, ameliorate public health risks and environmental justice concerns, and spur additional investment in a community, and

WHEREAS, the Department of Planning & Development, in coordination with the project consultant, completed Part 1 of a Full Environmental Assessment Form (FEAF) which documents that environmental issues have been investigated, and

WHEREAS, based on the foregoing, the Department of Planning & Development has determined that the proposed project constitutes an Unlisted Action pursuant to Article 8 of the Environmental Conservation Law and Part 617 of the NYCRR ("SEQRA"), and

WHEREAS, 6 NYCRR 617 requires the designation of a lead agency from among the involved agencies before a determination of significance can be made, and

WHEREAS, Planning & Development has circulated the proposed action to all involved agencies for thirty (30) days indicating the County's desire to be lead agency in accordance with 6 NYCRR 617.6 and no objection was received, and it is the purpose of this resolution to establish Dutchess County as lead agency, which will directly undertake and coordinate this Project pursuant to the New York State Environmental Quality Review Act, and

WHEREAS, a copy of the Full Environmental Assessment Form (FEAF) Part 1, Lead Agency circulation documents, and the finding that the proposed action will not result in any significant adverse environmental impacts are annexed hereto and made a part hereof, now, therefore be it

RESOLVED, that Dutchess County hereby assumes lead agency status for this Project and the Legislature hereby adopts and confirms the determination of the Department of Planning & Development that the proposed Schatz Brownfield Opportunity Area (BOA) Nomination Study will not result in any significant adverse environmental impacts, and be it further

RESOLVED, that the Dutchess County Legislature does hereby approve and endorse the County of Dutchess in nominating the Schatz Brownfield Opportunity Area (BOA) Nomination Study to the New York State Department of State for official designation as a Brownfield Opportunity Area.

CA-155-25
LDF/rjw
G-1426-A(5)
10/09/25
Fiscal Impact: See Attached

APPROVED
Susan Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 11-13-2025

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 10th day of November 2025, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 10th day of November 2025.

DUTCHESS COUNTY SEAL

Leigh Wager
LEIGH WAGER, CLERK OF THE LEGISLATURE

# FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

## APPROPRIATION RESOLUTIONS

*(To be completed by requesting department)*

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

Source of County Funds *(check one)*: ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain).*

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

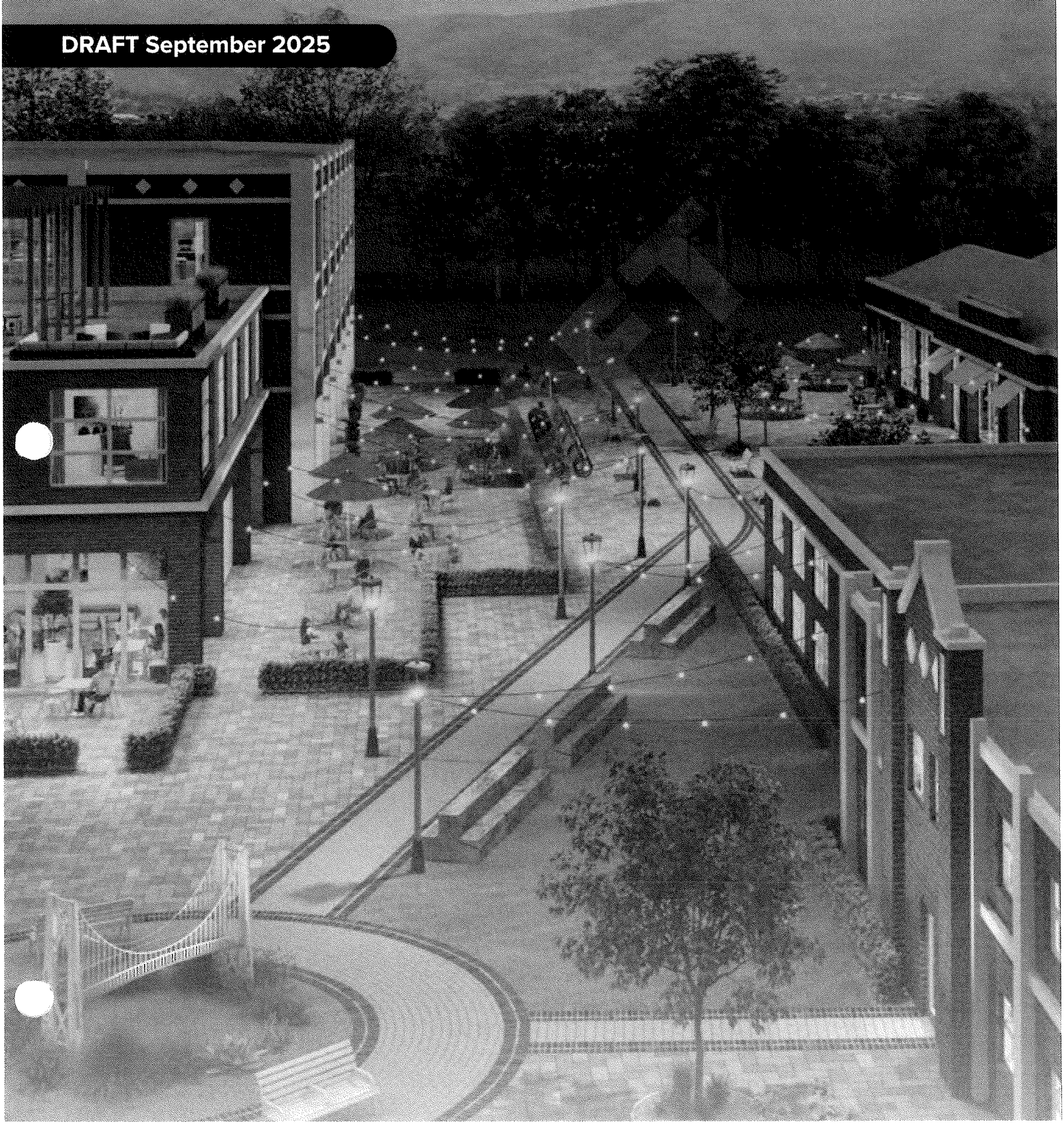
Dutchess County was awarded $270,000 by the New York State Department of State through the CFA process for the Schatz Redevelopment Brownfield Opportunity Area (BOA) Nomination Study. We have completed the Nomination Study and are preparing to submit it to the NYS Department of State for approval and designation.

We are requesting the Legislature approve the submission of the Schatz Redevelopment Brownfield Opportunity Area (BOA) Nomination Study for approval and official designation by the Secretary of State and adopt SEQR Lead Agency status and adoption of a determination of no significant adverse environmental impact.

Prepared by: Dylan Tuttle, Planning & Development Prepared On: 10/6/2025

# Schatz Brownfield Opportunity Area (BOA) Plan

**DRAFT September 2025**



# Acknowledgments


## Advisory Committee Members

The following individuals generously provided their time and expertise to guide the development of the Schatz BOA Nomination Study.

- **Terriciena A. Brown,** City of Poughkeepsie Councilperson - 3rd Ward
- **Joseph Donat,** City of Poughkeepsie Development Director
- **Michael Cifone,** Town of Poughkeepsie Councilperson - 4th Ward
- **Michael A. Welti,** Town of Poughkeepsie, Director of Municipal Development
- **Eoin Wrafter,** Dutchess County Commissioner, Planning & Development
- **Dylan Tuttle,** Dutchess County, Senior Planner, Planning & Development
- **Ron Hicks,** Dutchess County, Assistant County Executive
- **Gary S. Bowitch,** Environmental Law Consultant to Dutchess County Planning & Development
- **Joe Rotola,** EPA Chief, Removal Action Branch
- **Justin Bohlmann,** Fairview Fire District, Chief
- **Justin J. Butwell,** Marist University, Director of Physical Plant
- **Duane Martinez,** Scenic Hudson/Northside Collaborative, Director, River Cities Program
- **Thomas Scaglione,** MidHudson Regional Hospital, Vice President, Government and Community Relations
- **Sean Kearney,** Kearney Realty & Development Group, Vice President
- **Lorne Norton,** RUPCO, Project Manager
- **Amanda Wild,** NYS Department of State, Revitalization Specialist

## Funding

This document was prepared for the New York State Department of State with funds provided under the Brownfield Opportunity Areas Program.

## Project Team

This plan was prepared for Dutchess County by Colliers Engineering & Design with assistance from Lu Engineers, Camoin Associates, Allieway Marketing, LAndArt Studio, and Ravi Engineering & Land Surveying.


## Definition of "Brownfield Site"/Use of "Brownfield(s)" in a BOA Plan

As defined by NYS Environmental Conservation Law Section 27-1405, "a brownfield site" or "site" shall mean any real property where a contaminant is present at levels exceeding the Soil Cleanup Objectives or other health-based standards, criteria, or standards adopted by the New York State Department of Environmental Conservation (DEC) based on the reasonably anticipated uses of the property. For a description of real property excluded from this definition see NYS Environmental Conservation Law Section 27-1405 (Section 27-1405). More generally, brownfields are properties where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Within a BOA nomination or plan, the term "brownfield site" as defined in Section 27-1405 will be qualified by using "suspected" to include properties where evidence of contamination above threshold levels has not been confirmed. Known or suspected brownfield sites will be referred to as "brownfields" throughout this BOA plan.

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# Executive Summary

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# Project Overview

This BOA Nomination Study addresses the 20-acre Schatz site, which has been a persistent problem for the Town and City of Poughkeepsie for decades.

### Site History and Current Conditions

The former Schatz site has been beset by numerous challenges since the bankruptcy of the Federal Bearing Company in the early 1980s. Two Town of Poughkeepsie properties in the BOA Study Area have been tax delinquent for much of that time, amassing over $23 million in unpaid taxes. Following the company's closure, the abandoned factory buildings have deteriorated significantly, creating multiple community challenges. The site now suffers from structural blight and decay of existing buildings, has experienced multiple fires, and faces ongoing issues with unauthorized occupation. The lack of property maintenance and oversight has been compounded by illegal dumping, effectively transforming the site into an unofficial waste disposal area.

### Community Impact

This prolonged disinvestment has created an underutilized eyesore that negatively impacts the surrounding residential neighborhood and broader community. The site's deteriorated condition represents a significant obstacle to neighborhood revitalization and economic development in the area.

### County Leadership

Recognizing the critical need for intervention, Dutchess County has stepped in to facilitate the BOA Nomination Study process. Additionally, Dutchess County has been actively seeking control of the property to ensure effective redevelopment can proceed.

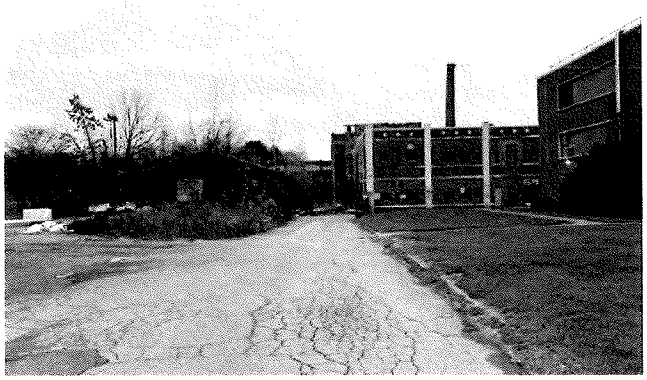
The County issued three Requests for Proposals (RFPs) for the purchase and redevelopment of the property. In 2018, on the third attempt, a qualified response was received from a joint venture of Kearney Realty (an affordable housing developer) and the Rural Ulster Preservation Company (RUPCO), a non-profit housing services provider and affordable housing developer. The County negotiated a Purchase and Sale Agreement with this joint venture to have them take title to the property after foreclosure, remediate it and redevelop it into good use, and begin making payments in consideration of taxes owed. RUPCO is providing services and support pro-bono.

In February 2019, the County initiated foreclosure proceedings. The pause on foreclosures during the COVID pandemic delayed acquisition, as have court challenges. Property transfer is hoped for by the end of 2025.

In 2019, Dutchess County was awarded the grant for this BOA in support of the project. Kearney Realty first presented draft zoning language to the Poughkeepsie Town Board in 2023 and has spent 2024/2025 in the environmental review process. After rezoning and the property transfer, they will need to go through site plan approval before redevelopment can begin.

### Community Engagement

Being that most areas of the redeveloped site will be open to the public, the County emphasized the importance of community feedback and public input in shaping the vision for this site's revitalization. Key themes that emerged from the community engagement process include the desire for flexible open space and access to the revitalization from the Northside Line. Restaurants and retail were among the most desired commercial uses, and the desire for affordable housing was clearly expressed by community members.



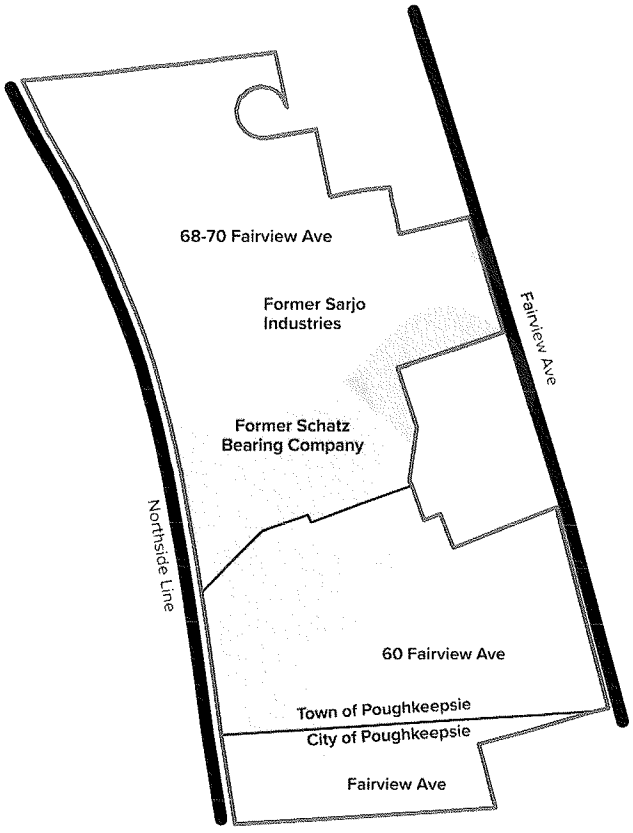
^ Entrance to the BOA Study Area from Fairview Avenue

## Study Area Framework

Given that the BOA study area is smaller than a traditional BOA designation, this study examines the site from two perspectives. The first focuses on the 20-acre BOA Study Area, which comprises three individual parcels. The second encompasses a broader neighborhood context area that spans across the Town and City of Poughkeepsie, providing additional context and that will inform the BOA Study Area recommendations. Throughout this plan, section headings clearly indicate which geographic scale is being referenced.

### BOA Study Area

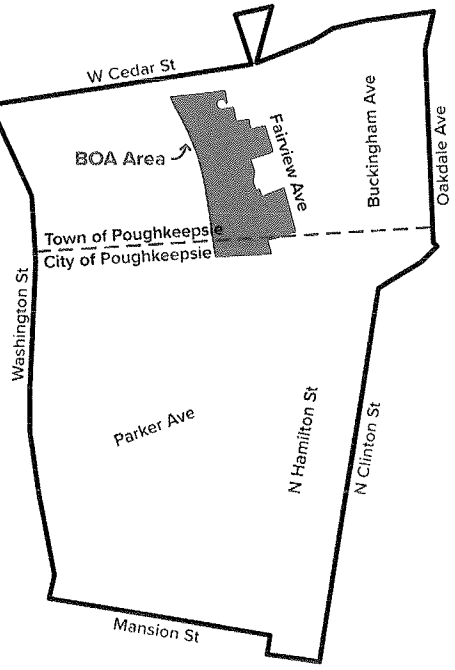
The BOA study area is located on Fairview Avenue in the Town and City of Poughkeepsie. The site is made up of three (3) parcels totaling approximately 20 acres. The two (2) northernmost parcels are located in the Town of Poughkeepsie while the southern parcel is located in the City of Poughkeepsie.




### Neighborhood Context Area

Due to the concentrated size of the BOA boundary, a Neighborhood Context Area boundary surrounding the site context boundary has been identified to extend the scope of data collection and analysis. The analysis of the Neighborhood Context Area will inform the needs and opportunities of the BOA Study Area. The extended Neighborhood Context Area encompasses 961 parcels that occupy roughly 330 acres.

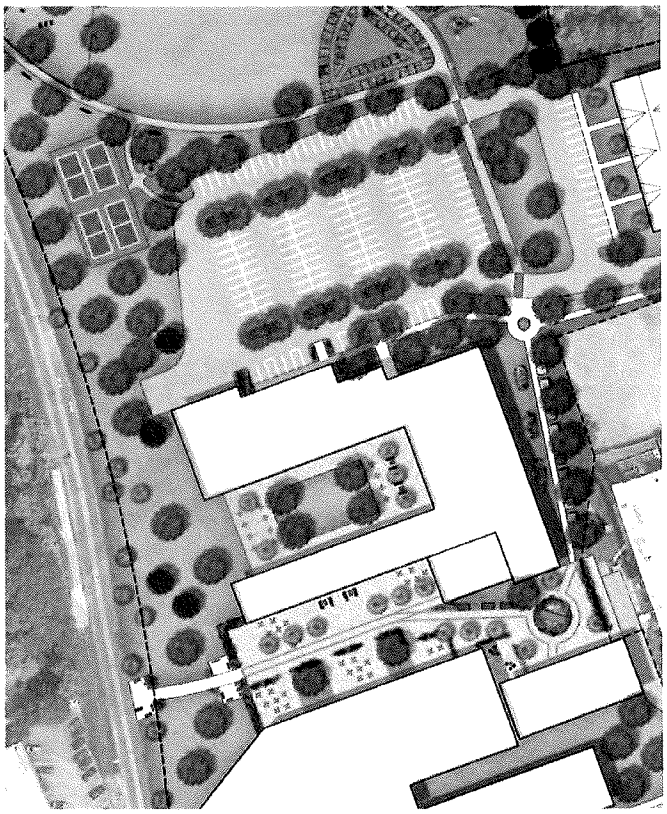
Just west of the Schatz BOA Study Area is MidHudson Regional Hospital and the Marist University campus, while the established Fairview neighborhood is directly to the east. The site benefits from access to the Empire State Trail/ Dutchess Rail Trail, providing a connection to the renowned Walkway Over the Hudson and its panoramic river views.



# Vision & Goals

## The Vision

Transform the vacant, underutilized Schatz site into a vibrant, mixed-use district that pays homage to the site's history while embracing its future. By preserving historic structures and architectural elements, an authentic sense of place will be created that celebrates the site's character. The redevelopment will feature diverse housing options, from affordable apartments to market-rate townhomes and apartment units. Public spaces, walkable paths, and accessible green areas will foster community connections, with the adjacent multi-use trail serving as a natural gateway and active transportation corridor linking the development to the broader community. Commercial development, including local retail, services, and flexible workspaces, will leverage the trail's foot and bicycle traffic to generate economic opportunities that benefit the entire community while creating a dynamic destination where people can live, shop, and connect.



^ Portion of the Schatz BOA Nomination Study Master Plan

## Community Goals for the BOA

### Goal #1

**Preserve the historic character of the Schatz site and complement the surrounding Fairview Neighborhood.**

### Goal #2

**Enhanced community access throughout the redeveloped site.**

### Goal #3

**Ensure a diversity of housing options.**

### Goal #4

**Stimulate economic growth within the community.**

# Community Participation

## Overview

Community engagement is the cornerstone of effective planning. Involving a diverse group of stakeholders like residents, business owners, elected officials, and regional organizations, helps to gain valuable perspectives that shape the Study Area's future. These participants don't just provide input; they become essential partners in implementation, ensuring the plan reflects collective priorities and fostering the shared ownership necessary for long-term success.

## Advisory Committee Meetings

At the onset of the planning process, Dutchess County identified an Advisory Committee comprised of community, business and other local representatives. The role of the Committee was to provide input, review project deliverables and guide the planning process. Four (4) Advisory Committee meetings were held over the course of the project.

## Community Survey

A survey was developed to help the project team better understand the community's current perception of the Schatz site, their vision for the future of the site, and the types of improvements or changes they would like to see made on the site. The survey was available online on the project website and received 236 responses from July 2024 through February 2025. The full survey summary is available in Appendix B.

## Pop-Up Events

Pop-up events occurred at planned community events and in key locations related to the Schatz BOA Study Area. These events provided the opportunity to meet one-on-one with the Project Team and share feedback. Four (4) pop-up events were held over the course of the planning process.

## Public Meetings

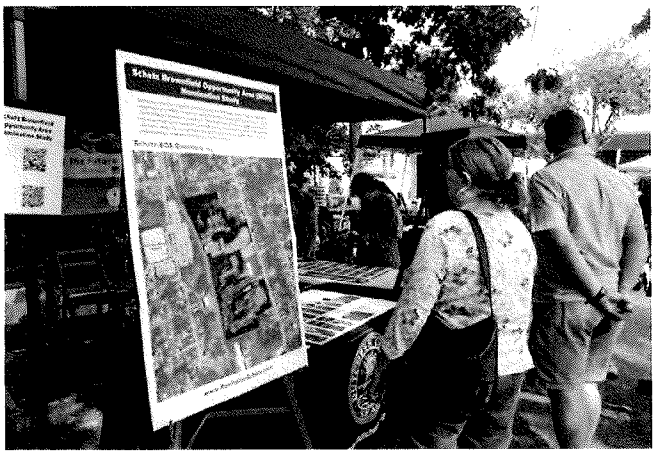
Two (2) public meetings were conducted throughout the planning process to provide the public opportunities to learn about the goals and objectives of the Schatz BOA Nomination Study.

## Stakeholder Meetings

Several stakeholder meetings were conducted throughout the planning process to engage various organizations and individuals connected to the redevelopment of the Schatz BOA Study Area. These meetings provided first-hand knowledge of local challenges and opportunities in and around the site.

## Project Website

The project website (www.RevitalizeSchatz.com) served as a central resource where community members and interested parties could learn more about the project. Meeting notifications and summaries were posted on the website for public viewing, and a community survey was available for input. This approach created transparency and provided multiple ways for the community to stay informed and contribute their feedback to the project.



^ Arlington Street Fair Pop-Up Event

# Inventory & Analysis

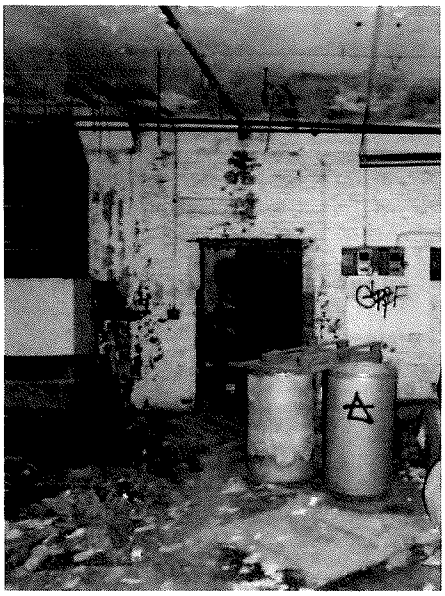
| Topic | Key Findings |
|---|---|
| **Population Trends** | The neighborhood context area population is 3,410, an increase from 2020 but following a significant decline between 2010-2020. Projections indicate a small population decrease by 2029, mirroring trends across Dutchess County and NYS. |
| **Age Trends** | The neighborhood context area has a higher concentration of young adults than the surrounding communities. The median age of the neighborhood context area is 35.5. 52% of the population of this area is between the ages of 20-29. |
| **Race and Ethnicity** | The neighborhood context area demographics show a diverse population: 50.7% White, 29.9% Black, 23.3% Hispanic, 11.9% Multiracial, with smaller percentages of other groups. |
| **Education** | 22% of adults (aged 25+) in the neighborhood context area have high school diplomas, 21% some college, 17% Bachelor's degrees, 11% Master's degrees, 16% GEDs, and 11% less than high school. While nearly half have pursued higher education, about a third have only a high school diploma or less. |
| **Income** | The neighborhood context area and City show significantly lower incomes than the Town, County, and State. In 2024, the City's per capita income ($35,576) was $14,000 below the County's ($49,899), with household incomes at $55,960 versus $95,388. However, the City projects higher household income growth (4.35% through 2029) than both County (2.44%) and State (2.85%). |
| **Labor Force** | In 2022, Poughkeepsie (City and Town) represented 24% of Dutchess County's workforce with 34,141 jobs. Despite a 2.5% workforce reduction since 2019, the neighborhood context area showed economic resilience with unemployment dropping from 8.4% (2020) to 3.5% (August 2022). The study area's top industry sectors are Health Care and Social Assistance (nearly 20,000). |
| **Housing** | Rental rates in the neighborhood context area increased 36% (2012-2022), outpacing wage growth, while affordable housing units maintain low vacancy rates (1.4%). |
| **Existing Land Use** | The BOA study area was formerly an industrial use site, before the departure of the Federal Bearing Company and more recently Sarjo Industries. M&O Sanitation is the sole active use on the site using 70 Fairview Avenue for storage. The remainder of the site is vacant, presenting an opportunity for redevelopment. The surrounding Neighborhood Context Area is predominantly residential, with residential land uses comprising 41% of the extended area. |
| **Existing Zoning** | The BOA study area parcels are currently primarily zoned for light industrial use. |
| **Land Ownership** | The entirety of the Schatz BOA study area is privately owned. However, there are publicly owned lands within the extended Neighborhood Context Area. |
| **Parks + Open Space** | The BOA study area's redevelopment potential is enhanced by strong connectivity to regional trail networks, with direct access to the Northside Line and County trail network creating valuable recreational and transportation linkages |

| Topic | Key Findings |
|---|---|
| **Transportation** | The BOA study area borders Fairview Avenue with sidewalk access and connects to the regional transportation network via the adjacent Northside Line (part of a planned 2.7-mile greenway) and nearby Dutchess Rail Trail. Four bus stops serve the neighborhood context area, with the closest at MidHudson Regional Hospital (13-minute walk). Comprehensive pedestrian infrastructure throughout the area enhances connectivity and safety. |
| **Natural Resources** | Endangered animals are in the vicinity of the BOA study area, but will likely will not impact the development of the study area. Natural resources are limited within the neighborhood context area. |
| **Brownfield & Vacant Sites** | All three parcels within the BOA study area are currently considered brownfields. The BOA study area is completely vacant with the exception of M&O Sanitation, a sewer and septic company that uses the site for equipment storage. |
| **Building Inventory** | The BOA study area contains 21 interconnected buildings that can be organized into five building clusters: Building A (recently vacated by Sarjo Industries), Building B (North Factory, 99,200 sq ft), Building C (South Factory, 160,000 sq ft, deteriorated), Building D (9,000 sq ft delivery building), and Building E (12,400 sq ft structure slated for demolition). The complex expanded with multiple additions between 1916-1942. |
| **Historic & Archaeologically Significant Areas** | All of the buildings within the BOA study area are considered eligible for the State and National Registers. Listing provides opportunities for accessing funding to assist with preservation and adaptive reuse activities. The CRIS System indicates there are not any archaeologically significant areas in the BOA study area or the neighborhood context area. |

## Existing Conditions



^ Graffiti, overgrowth, and debris on the south side of the North Factory Building



^ Debris and deterioration on the south building

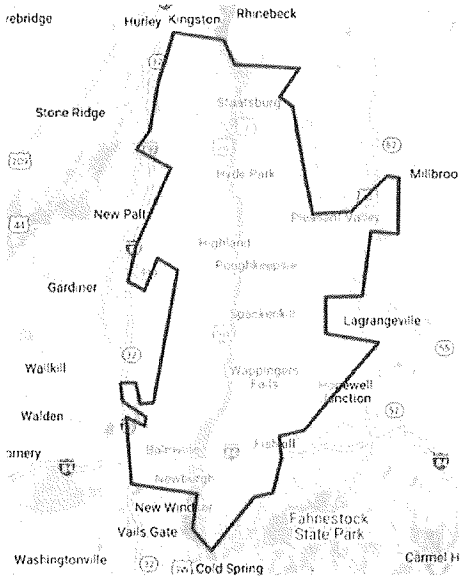


^ Overgrown vegetation, debris, and existing structure condition, facing northeast

# Market Analysis

### *Schatz BOA Primary Market Area

The Primary Market Area (PMA) is the geographic area "from which a property is expected to draw the majority of its tenants" as defined by the New York State Office of Finance and Development. For the Schatz BOA, the PMA consists of 64 census tracts surrounding the Schatz BOA Study Area.




Source: Camoin Associates

### Employment and Commuting Patterns

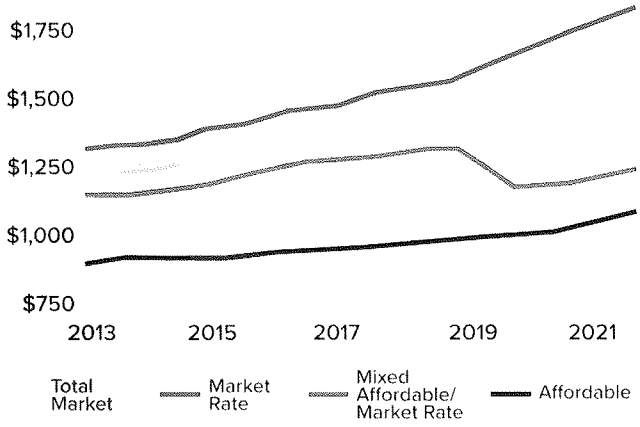
The demographic analysis reveals a critical mismatch between employment centers and housing availability. While the City of Poughkeepsie functions as a significant "net importer" of workers with approximately 34,141 jobs in 2022, more than half (56.4%) of these workers commute from outside the PMA. This pattern is even more pronounced among low-income workers, with about 58% traveling from outside the area.

### Housing Market Dynamics

The Schatz BOA Study Area presents significant redevelopment potential in a housing market characterized by strong demand and limited supply. The Primary Market Area (PMA) shows a growing affordability crisis with rental rates increasing by 36% from 2012-2022, substantially outpacing both inflation and wage growth. Despite over 1,900 new rental units being added in the past five years, the overall vacancy rate remains tight at 3.4%, indicating persistent demand pressure.

There is a severe shortage of affordable housing units, which maintain extremely low vacancy rates of just 1.4% compared to 4.2% for market-rate units. This disparity exists across all unit sizes, suggesting strong market support for varied affordable housing options at the Schatz site.

***PMA Apartment Rental Rates - 10 Year Growth***



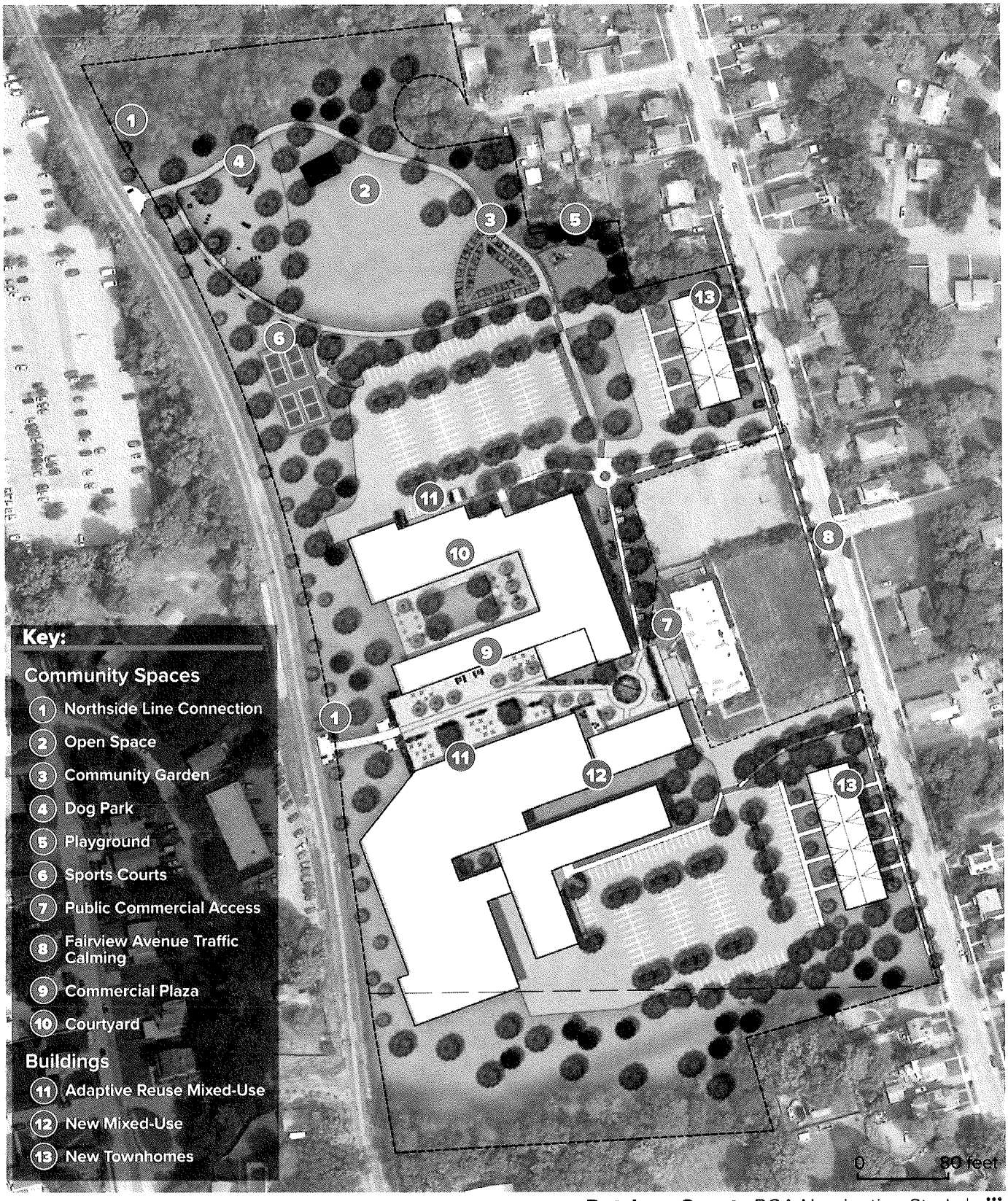

### Mixed-Use Potential

Beyond housing, market indicators support complementary commercial uses that would enhance the site's viability. When asked about desired businesses, over 75% of community survey respondents selected cafés or restaurants, with entertainment venues and retail shops also rating highly. These preferences align with current market gaps and the site's potential to leverage foot traffic from the adjacent Northside Line.

The redevelopment's historical industrial character presents unique adaptive reuse opportunities. Combined with the site's strategic location between major institutions and residential neighborhoods, the Schatz BOA is well-positioned to create a distinctive mixed-use district that addresses critical housing needs while providing neighborhood-serving amenities in an area with strong demographic and economic fundamentals.

# Master Plan Vision

The map below depicts the Master Plan that was visioned for the Schatz BOA Study Area. The full Master Plan Concept with additional details can be found starting on Page 59.



# Recommendations

The Recommendations Section encompasses three key areas for the site's redevelopment. The first area emphasizes improving multi-modal connections through enhanced pedestrian and bicycle access linking the site to the Northside Line, while simultaneously upgrading Fairview Avenue infrastructure to better serve both vehicular and pedestrian traffic. This approach includes implementing traffic calming measures along Fairview Avenue and exploring various setback alternatives that provide both aesthetic improvements and natural speed reduction benefits.

The second area focuses on enhancing site amenities by incorporating historic interpretation strategies that honor and celebrate the site's significant historical legacy throughout the redevelopment process. This includes thoughtfully integrating public amenities within designated open spaces and plaza areas, while selecting materials and furnishings that complement and reinforce the site's historic character and contextual significance.

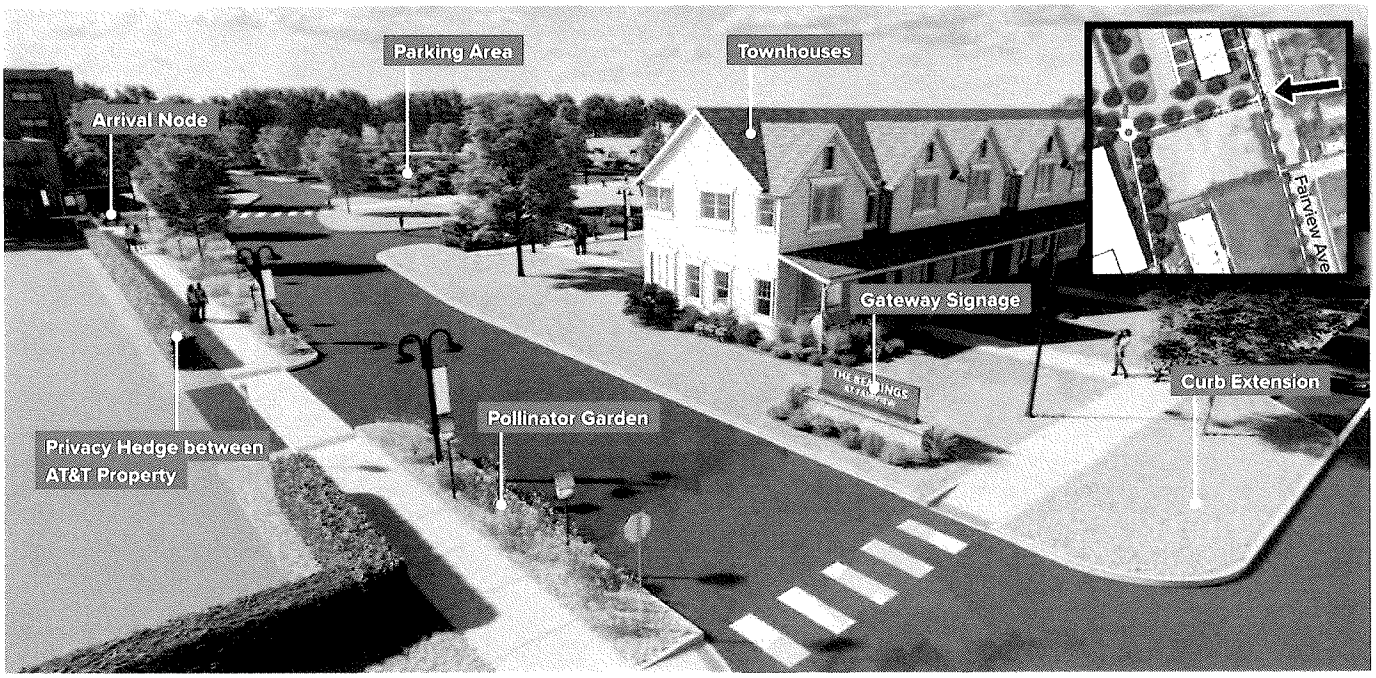
The third area envisions future development opportunities that could emerge if the adjacent AT&T facility parcel on Fairview Avenue becomes available for inclusion in the Schatz site redevelopment. This expanded vision presents four distinct development alternatives that combine various mixed-use spaces, market areas, public plazas, residential units, and community facilities, ultimately enhancing the project's overall scope and maximizing community benefit potential.

Recommendations for the Schatz BOA are outlined on the following pages.

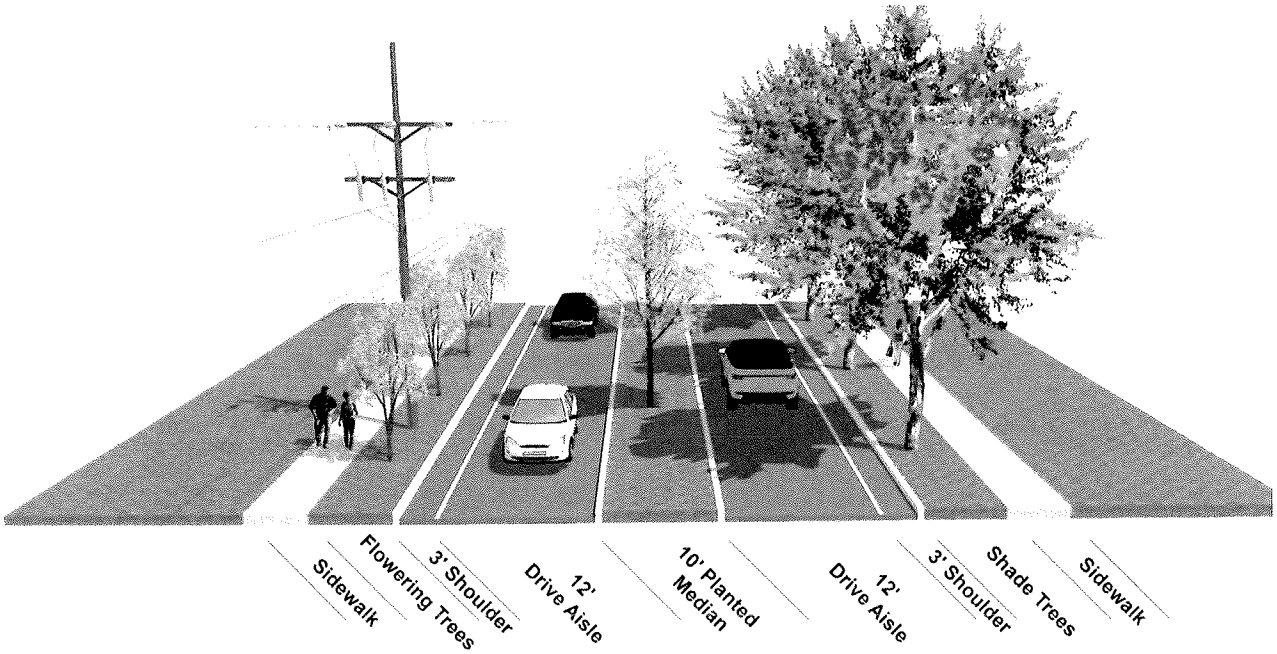
## Improving Multi-Modal Connections

| Recommendation | Potential Funding |
|---|---|
| **Access from Fairview Avenue**<br>This project features northern and southern entrances from Fairview Avenue that provide separate access to the residential areas, recreational amenities, and a commercial plaza. Each entrance is designed with traffic-calming measures to enhance safety, while incorporating aesthetic and environmental elements including gateway signage, pollinator gardens, and strategic lighting to create a welcoming arrival for both residents and visitors. | • Statewide Transportation Improvement Program<br>• Economic Development Fund (EDF) |
| **Access from Northside Line**<br>This project proposes two formal access points from the Northside Line multi-use trail to the Schatz BOA Study Area. The northern connection leads directly to a public recreation area and open space. The southern connection provides access to the commercial plaza with amenities including outdoor dining areas, bike share facilities, interpretive signage, and informal seating areas. This connection creates a mutual benefit where the trail serves as an amenity for future residents and the site offers trail users a destination with rest areas and services. | • Green Innovation Grant Program (GIGP)<br>• Economic Development Fund (EDF)<br>• Environmental Protection Fund (EPF) |
| **Fairview Avenue Traffic Calming**<br>The Fairview Avenue traffic calming plan for the Schatz BOA Study Area features seven potential interventions: street trees, on-street parking, colored crosswalks, center medians, curb extensions, raised crosswalks, and reduced housing setbacks. These methods help to visually and physically narrow the roadway, enhance pedestrian visibility and safety, and naturally reduce vehicle speeds along this currently high-speed corridor. | • Statewide Transportation Improvement Program<br>• Environmental Protection Fund (EPF) |

## Conceptual Renderings of Improving Multi-Modal Connections




^ Conceptual rendering of the northern entrance to the redeveloped Schatz site

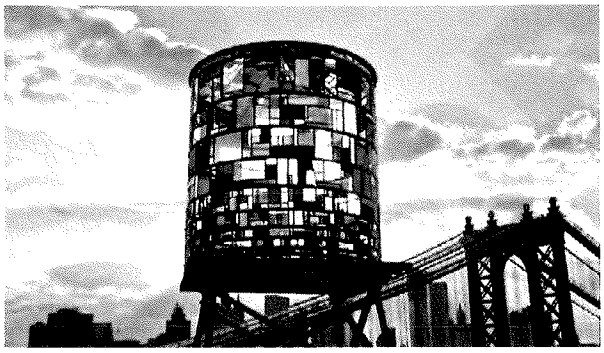



^ **Traffic Calming on Fairview Avenue:** Conceptual section of a traffic calming alternative on Fairview Avenue that incorporates a 10-foot planted median.

## Enhancing Site Amenities

| Recommendation | Potential Funding |
|---|---|
| **Interpreting History**<br>This recommendation incorporates historical preservation through multiple interpretive elements. These include informative signage, structure preservation, and the creative reuse of salvaged materials. Materials like bricks, steel frameworks, and windows from the original buildings can be reimagined to celebrate the site's historical significance. | • Brownfield Cleanup Program<br>• Restore NY<br>• Green Innovation Grant Program (GIGP) |
| **Public Spaces**<br>This project aims to create two interconnected public spaces: a northern open area with recreational amenities like gardens, sports courts, playgrounds, and walking paths, and a commercial plaza with flexible spaces, outdoor dining, bike facilities, and public art. These areas are linked by a central node with wayfinding and access to the Northside Line, fostering vibrant community gathering spaces. | • Green Innovation Grant Program (GIGP)<br>• HOME Program<br>• Environmental Protection Fund (EPF) |
| **Materials and Furnishings**<br>Schatz BOA improvements propose using materials that honor its manufacturing heritage through distinctive paving patterns, strategic seating, bicycle amenities for trail users, decorative lighting inspired by industrial smokestacks, themed public art celebrating ball bearings, custom signage, attractive planters, and functional landscaping. | • Brownfield Cleanup Program<br>• Green Innovation Grant Program (GIGP)<br>• Environmental Protection Fund (EPF) |

### Examples of Proposed Site Amenity Enhancements



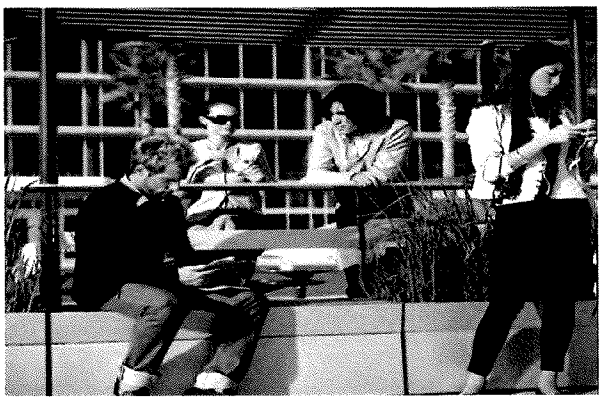
^ **Interpreting History**: Reinvention of On-Site Elements



^ **Public Spaces**: Community garden



^ **Public Spaces**: Outdoor entertainment space



^ **Materials and Furnishings**: Seating compels people to stay longer. (Photo: Landscape Forms)

## Imagining Future Opportunities

| Recommendation | Potential Funding |
|---|---|
| **AT&T Site Alternatives**<br><br>The Schatz BOA Study Area's future development plans present four conceptual alternatives for the adjacent 2-acre AT&T facility, which currently occupies Fairview Avenue frontage but is expected to remain active for the foreseeable future.<br><br>• **Alternative 1: Mixed-Use Building & Market Space** - Street-level retail with upper-floor housing, versatile market space, and pedestrian pathway connecting to the commercial plaza.<br><br>• **Alternative 2: Mixed-Use Buildings & Plaza Space** - Two buildings creating a visual corridor with plaza space for seating and outdoor dining between them.<br><br>• **Alternative 3: Infill Residential** - Townhouses creating cohesive residential character along Fairview Avenue with angled parking and flexible open space.<br><br>• **Alternative 4: Community Space** - Extensive flexible open areas centered around a community garden with market space and a single mixed-use building at the southern entrance. | • Economic Development Fund (EDF)<br><br>• HOME Program<br><br>• Brownfield Cleanup Program<br><br>• Low Income Housing Tax Credit (LIHTC) |

### Conceptual Renderings of Improving Multi-Modal Connections




^ **AT&T Site Alternatives:** Conceptual section of a mixed-use commercial plaza on Fairview Avenue located on the current AT&T facility property.

# County of Dutchess

**NOTICE TO INVOLVED AGENCIES THAT**
**LEAD AGENCY MUST BE DESIGNATED WITHIN THIRTY (30) DAYS**

***Approval and submission of the Schatz Brownfield Opportunity Area (BOA) Nomination Study***

***Date: October 7, 2025***

This Notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency.

*Dutchess County, in collaboration with RUPCO, Inc., seeks to nominate the Schatz Brownfield Opportunity Area (BOA) to the New York State Department of State (DOS) for official designation as a BOA. Successful designation of the Schatz BOA will make available additional Brownfield Tax Credits for eligible projects and give grant and/or financing applications for projects in the study area priority and preference from state, federal, and local agencies, as allowed by law.*

*In preparation for designation, Dutchess County completed the Schatz Brownfield Opportunity Plan using funding provided by the New York State DOS through the BOA Program. The BOA Plan includes a comprehensive analysis of existing conditions within the identified study area, with a focus on documenting potential environmental contamination and identifying appropriate redevelopment strategies aligned with community goals and market opportunities. The Schatz BOA Plan includes a site-wide plan to direct future revitalization opportunities, and a strategy for implementing the recommendations. A copy of the plan can be found here:*
*https://www.revitalizeschatz.com/_files/ugd/86b242_e5fb62ad46b74e4ea0d0478c68a9a37f.pdf*

The action has been determined to be an Unlisted Action, pursuant to the New York State Environmental Quality Review Act (SEQRA) 6 NYCRR Part 617. Dutchess County has completed Part 1 of a FEAF, which has identified no other involved agencies for the action.

**LEAD AGENCY DESIGNATION**

Under the applicable standards of 6 NYCRR Part 617.6(b), the County of Dutchess concludes that it should be designated as the lead agency in the coordinated environmental review of the action. This notification is being sent to involved and interested agencies with the request that you consent to the County of Dutchess serving as the lead agency. If, however, you do not agree, you may follow the procedures outlined in 6 NYCRR 617.6(b)(5).

This Notice is being transmitted on October 7, 2025. We ask that each involved or interested agency complete the annexed form and return it to the contact person identified below for receipt before the expiration of the required thirty-day notice period. This contact person may also be contacted for further information.

**IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE COUNTY OF DUTCHESS SERVE AS THE LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQR DETERMINATIONS AND ANY SUBSEQUENT PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.**

**LEAD AGENCY NOTICE**
**DATA SHEET**

**Name of Action**: *Schatz Brownfield Opportunity Area Nomination Study*

**Name of Applicant**: County of Dutchess

**SEQR Status**: ____ Type I Action based on the following thresholds:
_X_ Unlisted Action

**Description of Action**: See project description in Section 1 of the attached Short Environmental Assessment Form (SEAF)

**Location of Action**: The BOA study area is located on Fairview Avenue in the Town and City of Poughkeepsie. The site is made up of three (3) parcels totaling approximately 20 acres. The two (2) northernmost parcels are in the Town of Poughkeepsie while the southern parcel is located in the City of Poughkeepsie.

**Tax Map No(s):** 131300-6162-46-207545-0000, 134689-6162-09-227572-0000, 134689-6162-09-189635-0000

**Size of the parcel(s)**: 19.82 acres

**Size of Action area:** 19.82 acres

**For further information, please contact:**

*Eoin Wrafter, Commissioner*
*Dutchess County Planning & Development*
*85 Civic Center Plaza, Suite 107*
*Poughkeepsie, NY 12601*
*Phone: 845.486.3600*
*Email: ewrafter@ducthessny.gov*

Thank you for your cooperation.

**DATED**: October 7, 2025

**ATTACHMENTS TO THIS NOTICE:**

[X] Full Environmental Assessment Form (EAF) Part 1
[X] Location Map

**A copy of this Notice is being sent to:**

**INVOLVED AGENCIES**

None

**INTERESTED AGENCIES**

City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, NY, 12603

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561-1620

STATE OF NEW YORK
COUNTY OF DUTCHESS
Proposed Lead Agency: County of Dutchess

Name of Action:

**RESPONSE TO THE REQUEST THAT THE COUNTY OF DUTCHESS SERVE AS THE LEAD AGENCY REGARDING THE ABOVE ACTION**

On behalf of _____ , I, _____, acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE CHECK ONE]

[ ] **CONSENTS** that the County of Dutchess serves as the lead agency in this application and requests that the undersigned continue to be notified of SEQR determinations, proceedings, and hearings in this matter.

[ ] **DOES NOT CONSENT** to the County of Dutchess serving as the lead agency in this application and wishes that _____ serve as the lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).

***Any agency raising a dispute must be ready to assume the lead agency status if such agency is designated by the Commissioner pursuant to 6 NYCRR 617.6 (b) (5) (i).***

[ ] **TAKES NO POSITION** on Lead Agency designation.

DATED: _____
_____, New York

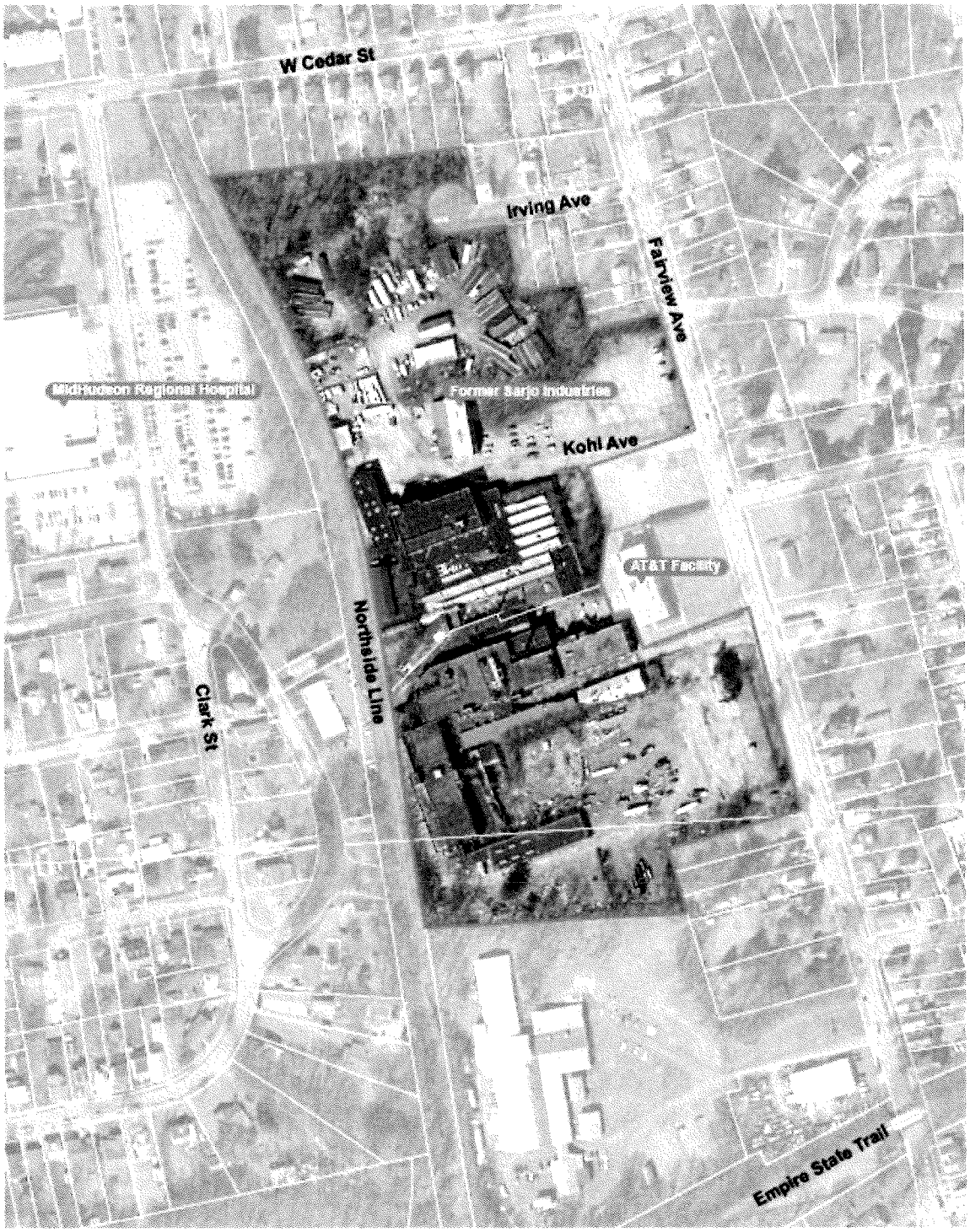
_____
Agency Name

By: _____
[signature]

_____
[print signer's name]

Please return to:
*Eoin Wrafter, Commissioner*
*Dutchess County Planning & Development*
*85 Civic Center Plaza, Suite 107*
*Poughkeepsie, NY 12601*
*Phone: 845.486.3600*
*Email: ewrafter@ducthessny.gov*

## *Project Location Map*
### *Schatz Brownfield Opportunity Area (BOA)*



*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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Approve the submission of the Schatz Redevelopment Brownfield Opportunity Area (BOA) Nomination Study to the NYSDOS | | |
| Project Location (describe, and attach a general location map):<br>2 parcels in T of Poughkeepsie and 1 in C of Poughkeepsie, bounded by Fairview Ave to E, Northside Line Trail to W, & W Cedar Street to N | | |
| Brief Description of Proposed Action (include purpose or need):<br>Dutchess County, in collaboration with RUPCO, Inc., seeks to nominate the Schatz Brownfield Opportunity Area (BOA) to the New York State Department of State (DOS) for official designation as a BOA. Successful designation of the Schatz BOA will make available additional Brownfield Tax Credits for eligible projects, and give grant and/or financing applications for projects in the study area priority and preference from state, federal, and local agencies, as allowed by law.<br><br>In preparation for designation, Dutchess County completed the Schatz Brownfield Opportunity Area (BOA) Plan using funding provided by the New York State DOS through the BOA Program. The BOA Plan includes a comprehensive analysis of existing conditions within the identified study area, with a focus on documenting potential environmental contamination and identifying appropriate redevelopment strategies aligned with community goals and market opportunities. The Schatz BOA Plan includes a site-wide plan to direct future revitalization opportunities, and a strategy for implementing the recommendations. We have completed the Nomination Study and are preparing to submit it to the NYS Department of State for approval and designation. | | |
| Name of Applicant/Sponsor:<br>Dutchess County, Eoin Wrafter, Commissioner, Planning & Development | Telephone: (845) 486-3600<br>E-Mail: ewrafter@dutchessny.gov | |
| Address: 85 Civic Center Plaza, Suite 107 | | |
| City/PO: Poughkeepsie | State: NY | Zip Code: 12601 |
| Project Contact (if not same as sponsor; give name and title/role): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):<br>60 Fairview Corp; Hudson Valley Management Corp and Lot Six Realty Corp | Telephone:<br>E-Mail: | |
| Address:<br>PO Box 4307 | | |
| City/PO: New Windsor | State: NY | Zip Code: 12553 |

**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 ☐Yes ☑No | | |
| b. City, Town or Village Planning Board or Commission ☐Yes ☑No | | |
| c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No | | |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | Dutchess County Legislature | November 2025 |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYS Department of State | November 2025 |
| h. Federal agencies ☐Yes ☑No | | |

i. Coastal Resources.
*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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 I

**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):

Note: The proposed action is to approve the Schatz Brownfield Opportunity Area Plan in support of designation of the Schatz BOA as a state-designated Brownfield Opportunity Area.

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?
Zoning of the subject properties are regulated by the City and Town of Poughkeepsie Zoning Laws. The City portion of the site falls within the Walkway-Gateway District. The Town portion of the site falls within the Light Industrial district (80% of study area) and R-20 Residential 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? A separate rezoning process is underway with the Town of Poughkeepsie for the study area,

**C.4. Existing community services.**

a. In what school district is the project site located? Hyde Park Central & Poughkeepsie City School

b. What police or other public protection forces serve the project site?
Town of Poughkeepsie Police Department / City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
Fairview Fire District & City of Poughkeepsie

d. What parks serve the project site?
The BOA is adjacent to the Northside Line Trail which is part of a regional trail system connecting a range of public spaces and destinations outside of the BOA study area.

## 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)? A site-wide plan to direct future revitalization opportunities, and a strategy for implementing the recommendations. Specific development proposals will undergo a separate SEQR review when progressed.

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 the 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 _____
- 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.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | |

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: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

_____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

**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 the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

*iv.* Will the 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: _____ 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: _____
- 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), what is the 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: _____ 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): _____

_____

_____

*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 a 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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

_____

*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)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

*iv.* Does the 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 ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

*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 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: _____

_____

*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.

*i.* During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: _____
- Saturday: _____
- 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:

_____

_____

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No

Describe: _____

_____

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:

_____

_____

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No

Describe: _____

_____

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 the 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):

_____

_____

_____

_____

*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)
- 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 the 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 Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | | | |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ | | | |

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): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

*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? _____ feet

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

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

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

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 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 _____ 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

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

If Yes:

*i.* Species and listing (endangered or threatened): _____

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

If Yes:

*i.* Species and listing: _____

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: _____

**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? _____

*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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☐No

If Yes:

*i.* Nature of historic/archaeological resource: ☐Archaeological Site ☐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? ☐Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☐No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐Yes ☐No

If Yes:

*i.* Identify resource: _____

*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? ☐Yes ☐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? ☐Yes ☐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.

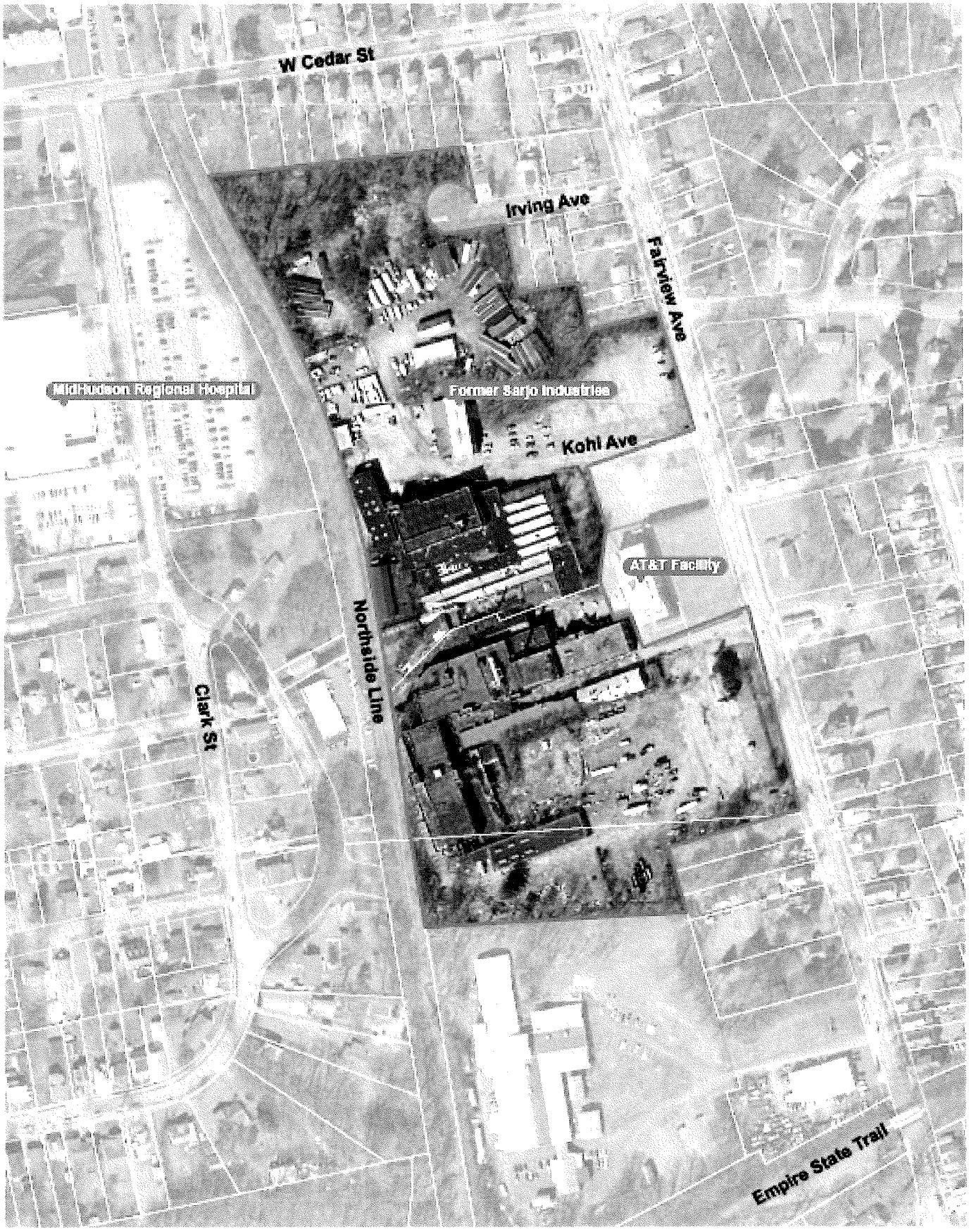
**G. Verification**

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

Applicant/Sponsor Name Dutchess County, Eoin Wrafter Date 10/7/2025

Signature _____ Title Commissioner Planning & Development

**PRINT FORM**


W Cedar St
Irving Ave
Fairview Ave
Mid-Hudson Regional Hospital
Former Sarjo Industries
Kohl Ave
AT&T Facility
Northside Line
Clark St
Empire State Trail

# *Environment Committee Roll Call*

| *District* | *Name* | *Yes* | *No* |
|---|---|---|---|
| District 7 - Hyde Park and Pleasant Valley | Truitt* | ✓ | |
| District 25 - Amenia, Washington, Pleasant Valley & Millbrook | Houston* | | |
| District 3 - LaGrange | Polasek* | | |
| District 16 - Fishkill and Beacon | Valdés Smith* | | |
| District 9 - City of Poughkeepsie | Atkins* | | |
| District 1 - Town of Poughkeepsie | Gorman | | |
| District 4 - Hyde Park and Town of Poughkeepsie | Lawler | | |
| District 5 - Town of Poughkeepsie | D'Aquanni (C) | | |
| District 6 - Town of Poughkeepsie | Kaul | | |
| District 13 - East Fishkill and Wappinger | Paoloni (VC) | | |
| District 18 - City of Beacon and Fishkill | Page | | |
| District 24 - Dover and Pawling | House | | |

Present: 12
Absent: 0
Vacant: 0

Resolution: ✓
Motion: ___

Total : 12 Yes, 0 No
Abstentions: 0

2025188 SUPPORTING AND APPROVING THE SUBMITTAL OF THE SCHATZ BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION STUDY TO THE NEW YORK STATE DEPARTMENT OF STATE FOR OFFICIAL DESIGNATION AND DECLARING DUTCHESS COUNTY SEQR LEAD AGENCY

NOVEMBER 6, 2025

# Roll Call Sheets

| District | Last Name | YES | NO |
|---|---|---|---|
| District 7 - Hyde Park and Pleasant Valley | Truitt | ✓ | |
| District 25 - Amenia, Washington, Pleasant Valley & Millbrook | Houston | | |
| District 3 - LaGrange | Polasek | | |
| District 16 - Fishkill and Beacon | Valdés Smith | | |
| District 9 - City of Poughkeepsie | Atkins | | |
| District 1 - Town of Poughkeepsie | Gorman | | |
| District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie | Travelpiece | | |
| District 4 - Hyde Park and Town of Poughkeepsie | Lawler | | |
| District 5 - Town of Poughkeepsie | D'Aquanni | | |
| District 6 - Town of Poughkeepsie | Kaul | | |
| District 8 - City and Town of Poughkeepsie | Brendli | | |
| District 10 - City of Poughkeepsie | Johnson | Absent | |
| District 11 - Clinton, Pleasant Valley, and Rhinebeck | Kearney | | |
| District 12 - East Fishkill | Metzger | | |
| District 13 - East Fishkill and Wappinger | Paoloni | | |
| District 14 - Wappinger and Town of Poughkeepsie | Versaci | | |
| District 15 - Wappinger | Faust | | |
| District 17 - Town and Village of Fishkill | McHoul | | |
| District 18 - City of Beacon and Fishkill | Page | | |
| District 19 - North East, Stanford, Pine Plains, Milan & Red Hook | Dragó | | |
| District 20 - Red Hook, Tivoli, and Rhinebeck | Munn | | |
| District 21 - East Fishkill | Caswell | | |
| District 22 - Beekman and Union Vale | Garito | | |
| District 23 - Pawling, Beekman and East Fishkill | Rolison | | |
| District 24 - Dover and Pawling | House | | |

Present: 24 Resolution: ✓ Total : 24 0

Absent: 1 Motion: ____ Yes No

Vacant: 0 Abstentions: 0

2025188 SUPPORTING AND APPROVING THE SUBMITTAL OF THE SCHATZ BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION STUDY TO THE NEW YORK STATE DEPARTMENT OF STATE FOR OFFICIAL DESIGNATION AND DECLARING DUTCHESS COUNTY SEQR LEAD AGENCY

NOVEMBER 10, 2025