



31 July 2014

Dutchess County Industrial Development Agency
3 Neptune Road
Poughkeepsie, New York 12601
Att: Catherine A. Maloney, President and CEO
Dutchess County EDC

**RE: Application For Financial Assistance
Van Wagner Place
Poughkeepsie, New York**

Dear Ms. Maloney:

As a follow up to our recent meetings and telephone conversations on the above referenced project that I am developing, attached please find my application for financial assistance. I have added an expanded table of contents on the second page to help one navigate their way through this application.

It is my hope that this project will be well received and approved by the DCIDA. Please let me know if you need any additional information, if something has not been properly submitted or is yet missing, or if you would like to meet to review this in more detail. I understand I will need to make a presentation before the DCIDA board- please let me know when this is to occur.

Thank you in advance for your assistance.

Best-

A handwritten signature in black ink, appearing to read "ST", is written over a light blue horizontal line.

Steven Tinkelman, AIA

ST/my
Atts

DCIDA

Dutchess County Industrial Development Agency

Application For Financial Assistance

3 Neptune Road
Poughkeepsie, NY 12601
Ph: 845.463.5400 Fx: 845.463.5401
Email: dcedc@dcedc.com
www.dcedc.com



Van Wagner Place

Dutchess County Industrial Development Agency

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**APPLICATION TO DUTCHESS COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

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General information

Application Fee: \$250.00 made payable to DCIDA; due at time of application.

Administrative Fee: 1% of the first \$2.5 million and .25% (1/4 of 1%) of the amount in excess of \$2.5 million; due at closing.

Other Fees: Applicant is responsible for payment of any State Bond Issuance Fees.

Instructions

1. Dutchess County Economic Development Corporation (DCEDC) has no authority in the approval of applications and acts only to facilitate appropriate referral to the Dutchess County Industrial Development Agency (DCIDA). Applicants may approach the DCIDA directly, however, if you need assistance or require additional information please contact DCEDC at (845) 463-5400.
2. Please answer all questions, attaching additional information as needed. Make sure to indicate "not applicable" or "NA" where appropriate.
3. When submitting the application, be sure to include a check in the amount of \$250.00 made payable to Dutchess County Industrial Development Agency.
4. Please complete the Short-Form Environmental Assessment Form (Appendix A) and submit evidence of any prior environmental review by other government agencies.
5. Please submit one copy of the completed application to:

**Dutchess County Industrial Development Agency
3 Neptune Road
Poughkeepsie, NY 12601**

Information provided herein will not be made public by the DCIDA prior to the passage of an Inducement Resolution, but may be subject to disclosure under the New York Freedom of Information Act.

This application was prepared by the Dutchess County Economic Development Corporation (DCEDC). Any questions or concerns should be directed to DCEDC at the address below.

**Dutchess County Economic Development Corporation
3 Neptune Road
Poughkeepsie, NY 12601**

Project Description and Purpose:

The project involves the creation of a new mixed-use neighborhood called Van Wagner Place. The effort includes the adoptive re-use of six existing and deteriorated structures as well as the construction of 5 new buildings.

A. COMPANY DATA

1. Applicant Information

Company Name: Built Parcel Three, LLC/Built Parcel Four, LLC

Address: 25 Van Wagner Road
Poughkeepsie, New York 12603

Phone: (845) 473-0200

Fax: (845) 473-0267

Email: tink@tinkarch.com

Federal Employer ID Number: Built Parcel Three, LLC 20-3879483
Built Parcel Four, LLC 46-1868415

Contact Person Name: Steven Tinkelman Title: Managing Member

2. Form of Entity

<input type="checkbox"/> Corporation	<input type="checkbox"/> Sole Proprietor	<input checked="" type="checkbox"/> Limited Liability Companies
		1 # of Members
<input type="checkbox"/> Partnership	<input type="checkbox"/> General	<input type="checkbox"/> Limited
	<input type="checkbox"/> #of General Partners	<input type="checkbox"/> # of Limited Partners

If a Corporation, Partnership, Limited Liability Company/Partnership:

Date of Establishment? Built Parcel Three, LLC - December 2, 2005
Built Parcel Four, LLC - January 24, 2013

Place of Organization? New York State

If a foreign organization, is Applicant authorized to do business in State of New York? N/A

3. Principal Owners/Officers/Directors

List owners with 15% or more in equity holdings. Include percentage of ownership.

<u>Steven Tinkelman</u>	<u>Built Parcel Three, LLC</u>	<u>100%</u>
<u>Steven Tinkelman</u>	<u>Built Parcel Four, LLC</u>	<u>100%</u>

Please provide a schematic of corporate structure if applicant is a subsidiary of or is otherwise affiliated with another entity.

4. Applicant's Counsel

Name: Dale J. Lois, Esq.

Address: 2 Jefferson Plaza
Poughkeepsie, New York, 12601

Phone: (845) 452-2350 Fax: (845) 473-2200

Email: dale@levinelevinelaw.com

PROJECT INFORMATION

1. Describe the proposed acquisition, construction, or reconstruction, and provide a description of costs and expenditures expected. Indicate size of buildings and square feet by usage (i.e.: office, R&D, manufacturing, retail). Describe and list equipment to be purchased as part of the project. Use attachment if necessary.

See attached description.

2. Project Address

25 Van Wagner Road, 52-54 Springside Avenue, 45 Springside Avenue, Springside Avenue (Raw Land) and 57 Springside Avenue. (Contract vendee-closing scheduled for September 2014). Portions of the raw land on Springside Avenue are currently owned by NYS DOT and the Town of Poughkeepsie and are to be acquired by Built Parcel Three, LLC prior to the end of 2014.

3. Utilities: Indicate which, if any, utilities are on site

X-Water

X-Electric

X-Gas

X-Sanitary Sewer/Storm Water

X- Data, Cable & Telephone

4. Present legal owner of site: Built Parcel Three, LLC and Built Parcel Four, LLC. See attached site maps

5. Zoning of Project Site:

Current- All sites other than 57 Springside Avenue are currently zoned Arlington Town Center (ATC). 57 Springside is currently zoned R-40 and is in the process of being rezoned to ATC. All sites will then be zoned ATC (Arlington Town Center). The rezoning action on 57 Springside Avenue is anticipated to be completed by September 2014.

6. Are any variances needed? If so, please list: No variances are anticipated at this time.

7. Principal use of Project after completion: Office, Rental Residential and Retail/Food Service.

8. Facility Relocation or Closure: None

Will the project result in the removal of a plant or facility of the Applicant from one area of the State of New York to another area of the State of New York? Yes No

Will the project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the State of New York to another area of the State of New York?

Yes No

Will the Project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes No

Will the project result in increased employment

X-Yes No

9. Any Known Environmental Issues:

Yes No

If yes, please list: _____

C. COST/BENEFIT ANALYSIS

1. Costs = Financial Assistance Provided

Estimated Sales Tax Exemption =

$$\begin{array}{r} \text{Amount of Project Cost Subject to Tax} \\ \times \text{Sales Tax Rate:} \end{array} \quad \begin{array}{r} \$3,700.00(\text{Estimated Phase Two} \\ \text{construction costs +/- 50\% for} \\ \text{material= \$1,875,000.}) \\ \hline \times .08125 \end{array}$$

Total: \$152,343.75

Estimated Mortgage Recording Tax Exemption =

$$\begin{array}{r} \text{Projected Amount of Mortgage} \\ \times \text{Mortgage Recording Tax} \end{array} \quad \begin{array}{r} \$4,000,000- \\ (\text{Estimated Phase} \\ \text{Two Only}) \\ \hline \times .0105 \end{array}$$

Total: \$42,000

Estimated Property Tax Abatement =

(Consult with DCEDC for assistance with this calculation)

\$1,655,504-Estimated total for Phases, One, Two, & Three. See Tax Abatement Schedule and Attached List of Terms and Conditions.

2. Benefits = Economic Development Impacts

<u>Employment</u>	<u>Full time</u>	<u>Part Time</u>	<u>Seasonal</u>	<u>Total FTE</u>
Current number of employees at project location	17	6	1	21
Number of current employees to be retained	17	6	1	21
Estimated average annual salary of jobs to be retained	\$50,000	\$12,000	\$5,000	
Projected number of employees after Phase One and Two	35	11	1	41
	Phase Two Completed.			
Projected number of employees after Phase Three	50	18	1	60
	Phase Three Completed.			
Average estimated annual salary of jobs to be created	\$50,000	\$12,000		

Annualized salary range of jobs to be created.

\$30,000

To: \$90,000

Projected No. of Construction Jobs

Temporary
100

Permanent
1

Are employees currently covered by a collective bargaining agreement?
 If yes, Name and Local?

Are employees provided retirement benefits? X-Yes No
 (Each Company has own policy)

Are employees provided health benefits? X-Yes No
 (Each Company has own policy)

New York State corporate taxes paid in prior year \$ N/A

Private funds invested in this project (to date) \$ +/- 1,150,000. (Phase One)
 \$ +/- 1,000,000. (Phase Two
 Projected) Phase Three not yet determined.

Net new property tax payments resulting from this project \$ 2,115,789. (Years 1-15)(see
estimated tax calculation chart)

D. PROJECT COSTS

1. Please give an accurate estimate of the costs of all of the following items.

Land	\$ 518,086.00
Building	\$ 3,009,986.00
Machinery and Equipment - N/A	\$
Site Work	\$ 660,500.00
Architectural	\$ 75,000.00
Legal Fees ¹	\$ 63,000.00
Engineering Fees	\$ 25,000.00
Financing (transaction) Fees	\$ 58,716.00
Issue Costs – N/A	\$
IDA Administrative Fees (See page 1)	\$ 32,250.00
Other – See List Below	\$ 465,691.00
Rezoning SEQRA	\$ 129,566.00
Site Plan Approvals	\$ 83,000.00
Construction Period Soft Costs	\$ 198,125.00
Lease Up	\$ 55,000.00
Other List Items	\$
State Bond Issuance Fees ²	\$
Refunding Bonds, if any - N/A	\$
Total Project Cost	\$ 4,908,229.00
Amount of Equity (Estimated)	\$ 1,227,057.00
Amount Financed (Estimated)	\$ 3,681,172.00
Total Project Cost	\$ 4,908,229.00

1. Please include estimated costs of Applicant's Counsel, Agency Counsel and Transaction Counsel. Agency costs such as public hearings and legal notice fees are the responsibility of the Applicant from the time an application is submitted. Applicants are encouraged to discuss the project with DCEDC in order to estimate costs.

Pilot Fees:	\$31,250.00
Pilot Reimbursable Costs:	1,000.00
DCIDA Legal Fees:	20,000.00
<u>Built Parcel Three, LLC Legal Fees:</u>	<u>5,000.00</u>
Estimated DCIDA Expenses:	\$57,250.00

2. State Bond Issuance Fees: N.Y. Public Authorities Law §2976(2) levies upon the agency the following (which amount must be paid to the agency by the applicant):

<u>Principal Amount of Bonds</u>	<u>Percentage Fee</u>
\$1,000,000 or less	.168
\$1,000,000 to \$ 5,000,000	.336
\$5,000,001 to \$ 10,000,000	.504
\$10,000,001 to 20,000,000	.672
More than \$20,000,000	.084

2. Total Funds Required \$4,600,000. - \$5,000,000. Term- Projected 25 or 30 Year Amortization Schedule with Term of 10 Years. Financing Yet to be Placed.
3. What portion, if any, of the cost of the Project is to be financed from funds of the Company other than from the proposed bond issue?
Total project investment of all three phases by Applicant = +/- \$3,000,000. Phase Two investment shall be \$1,000,000. - \$1,200,000. Applicant shall provide approximately 75 to 80 % of all total Project costs.
4. What is the dollar value of "capital expenditures" (as determined in accordance with the provisions of the Internal Revenue Code) that the Company or any related Company or person has expended within this County within the last three (3) years? See Attached Capitol Expenditure Table.
5. Has the Company arranged for the marketing or the purchase of the bond(s)? Not As Yet. If so, please explain.

N/A

E. PROJECT CONSTRUCTION SCHEDULE

1. What is the proposed date for commencement of construction or acquisition of the Project?
Spring 2015 is the anticipated ground breaking.
2. Give an accurate estimate of time schedule to complete the Project and when the first use of Project Funds is expected to occur.
The North Campus or Phase Two effort is expected to be completed in the fourth quarter of 2015.
First use of funds to be required in the Spring of 2015.
3. At what time(s) and in what amount(s) is it estimated that funds will be required?
To be determined- Initial reimbursement plus monthly draws shall occur during the construction process.

Will the company be occupying 100% of the completed facility? Yes X-No
If no, will there be tenants in the remaining space? Yes. Any tenant shall be required to submit annual employee statistics as a condition of the lease. – Yes – by commercial tenants.

F. COMPANY FINANCIAL INFORMATION

Please attach the following information:

1. The Company's Audited financial statements for the last two years. See attached statements as part of Tinkelman Schedule "E".
2. A copy of the Company's most recent Annual Report. N/A
3. The Company's sales & income projections. See attached Income and Expense Projection for Phase Two – See Appendix J, for first full operating year. Also attached is Income and Expense for Phase One – See Appendix K, for 2015. Phase Three has yet to be fully projected at this time.

ITEMS NEEDED FOR A BOND CLOSING – N/A

The following items shall be furnished to the IDA within thirty (30) days following a bond closing:

1. Cost of Issuance
2. True Interest Cost
3. CUSIP Number
4. Interest type or rate
5. Trustee bank, address, contact person, and account number.
6. Schedule of indebtedness

Please sign below to indicate that you have read and understand the above and will provide information on a timely basis.

Chief Executive Officer of Applicant

15 July 2014
Date

CERTIFICATION N/A

Steven Tinkelman _____ deposes and says that he is
(Name of CEO of Company submitting application)

the Managing Member _____ of Built Parcel Three, LLC and Built Parcel Four, LLC
_____,
(Title) (Company Name)

The Limited Liability Companies named in the attached application; that he has read the forgoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by Built Parcel Three, LLC and Built Parcel Four, LLC _____ is because the said Companies are a Corporation.
(Company Name)

The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant"), deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the Dutchess County Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the applicant during the attendant negotiations and leading to the issue of bonds. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified time to take reasonable, proper, or request action, or withdraws, abandons, cancels, or neglects the application, or if the Agency or applicant are unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, applicant shall pay to the Agency, its' agents, or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees of bond counsel for the Agency and fees of general counsel for the Agency.* Upon successful conclusion and sale of the required bond issue, the applicant shall pay to the Agency an administrative fee set by the Agency not to be exceed an amount equal to 1% of the total project cost financed by the bond issue.

(Chief Officer of Company submitting)

Steven Tinkelman
Print Name

Managing Member
Title

15 July 2014
Date

NOTARY: Sworn to me before this _____ day of _____, 20_____
*Applicant is responsible for payment of any State Bond Issuance Fees.

Notary Public (Please Affix Stamp)

**NEW YORK STATE FINANCIAL REPORTING REQUIREMENTS
FOR INDUSTRIAL DEVELOPMENT AGENCIES**

1. Chapter 692 of the Laws of 1989 requires additional financial reporting requirements from all IDA's in New York State.

a. All bonds issued, outstanding or retired during the year must indicate the following:

Month and year issued; Interest rate at year end; outstanding beginning of year; issued during year; principal payments during year; outstanding at end of year; and final maturity date. This information will be requested from you in January of each year.

b. All new bonds issued need the following supplemental information:

Name of the project; tax exemptions separated by State and local sales tax, County and school taxes; Mortgages recording; Payments in lieu of taxes; New tax revenue if no exemption is granted; number of jobs created and other economic benefits. This information is required each year and will be requested from you in September of each year.

2. Section 874(8) of the New York general Municipal Law requires all entities appointed as agents of the DCIDA for sales tax purposes to file an annual form, as prescribed by the New York State Department of Taxation, describing the value of sales tax exemptions claimed by the Applicant and all its subagents, consultants, or subcontractors.

The Applicant hereby agrees to complete "ST-60, IDA Appointment of Project Operator or Agent for Sales Tax Purposes" for itself and each agent, subagent, contractor, subcontractor, contractors or subcontractors of such agents and subagents and to such other parties as the Applicant chooses who provide materials, equipment, supplies or services and deliver said form to the Agency within fifteen (15) days of appointment such that the Agency can execute and deliver said form to the State Department of Taxation and Finance within thirty (30) days of appointment.

Please sign below to indicate that you have read and understand the above and will provide information on a timely basis.



Chief Executive Officer of Applicant

15 July 2014
Date

NEW YORK STATE EMPLOYMENT REPORTING REQUIREMENTS

Job Listings

In accordance with Section 858-b(2) of the New York General Municipal Law, Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed within the New York State Department of Labor Community Services Division (the DOL) and with the One-Stop Center of the service delivery area created by the federal Workforce Investment Act (WIA) in which the Project is located.

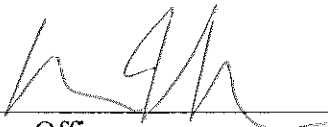
First Consideration for Employment

In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, Where applicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the One-Stop Center for new employment opportunities created as a result of the Project.

Annual Employment Reports

The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

Signed:



Company Officer

Date: 15 July 2014

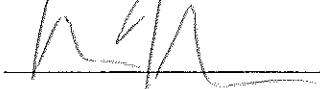
ABSENCE OF CONFLICTS OF INTEREST

The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Tim Dean/Insurance from Marshall & Sterling

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Applicant: Built Parcel Three, LLC and Built Parcel Four, LLC

By:  _____

Name: Steven Tinkelman

Title: Managing Member

Built Parcel Four, LLC
25 Van Wagner Road
Poughkeepsie, New York 12603

PROJECT INFORMATION- Page 5, Item #1:

The proposed project, known as the North Campus of Van Wagner Place, is the second of a three phase development. The this phase of the project is to be constructed on two parcels of land located in the Town of Poughkeepsie, known as 45 and 57 Springside Avenue.

This endeavor consists of the adaptive reuse and expansion of an existing structure originally constructed in the 19th century into a three bedroom rental unit and 900 square feet of commercial space on the ground level. Two other larger new structures are to be constructed as part of this effort. One of the two, known as the Centerhouse, will be a mixed use building with approximately 3600 square feet of commercial space and six residential units above. The other building, known as the Hilltop House, will contain 16 residential units. All residential units will be for rent- not for sale, with the rental process to begin during the later stages of the construction process. The commercial space is not as yet leased out as well.

Please see the attached site plan to better understand the layout, configuration and more particular site details. The project is currently in front of the Town of Poughkeepsie Planning Board, with final approval expected in either September or October of 2014.

The 23 apartment units total about 26,500 square feet and the commercial space totals approximately 4500 square feet. The furnishing, fixtures and equipment for the commercial space have yet to be determined.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1 (checked), Part 2 (checked), Part 3 (unchecked)

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*
C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Springside Neighborhood Development

Name of Action

Town of Poughkeepsie

Name of Lead Agency

Chairman Weisman

Planning Board Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

08/26/13 rev. 10/31/13

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Springside Neighborhood Development

Location of Action (include Street Address, Municipality and County)

25 Van Wagner Rd., 45, 48, 52, and 54 Springside Ave, lands acquired from NYSDOT +/-0.57 acres and lands acquired from Town of Poughkeepsie +/-0.07 acres - Town of Poughkeepsie, Dutchess County

Name of Applicant/Sponsor Built Parcel Four, LLC

Address 25 Van Wagner Road, Poughkeepsie

City / PO Poughkeepsie State NY Zip Code 12603

Business Telephone (845) 473-0200

Name of Owner (if different) Built Parcel Four, LLC and Built Parcel Three, LLC

Address 25 Van Wagner Road

City / PO Poughkeepsie State NY Zip Code 12603

Business Telephone (845) 473-0200

Description of Action:

Rezoning application to change from Highway Business (B-H) and Residence Single Family; 20,000 sq. ft (R-20) zones to Arlington Town Center (ATC) zone.

See attached narrative for further, in depth, information on the action to be taken at the project site.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Mixed Use

2. Total acreage of project area: 5.06 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>1.99</u> acres	<u>0</u> acres
Forested	<u>1.48</u> acres	<u>1.05</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0.89</u> acres	<u>2.24</u> acres
Other (Indicate type) <u>Lawn / Landscaping</u>	<u>0.7</u> acres	<u>1.77</u> acres

3. What is predominant soil type(s) on project site? NwC (Nassau Cardigan) and DxC (Dutchess Cardigan Urban)

- a. Soil drainage: Well drained 9 % of site Moderately well drained % of site.
 Poorly drained 91 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock >5' (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 64 % 10- 15% 10 % 15% or greater 26 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No *See attached correspondence from NYSOPRHP

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? >7' (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

NYSDEC Environmental Resource Mapper

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

N/A

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No *See phasing plan
- b. If YES, will improvements be necessary to allow connection? Yes* No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: +/-5.06 acres.
- b. Project acreage to be developed: 2.42 acres initially; 5.06 acres ultimately.
- c. Project acreage to remain undeveloped: 1.05 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 72; proposed 128* *see attached narrative for information on parking.
- g. Maximum vehicular trips generated per hour: 87 am / 175pm (upon completion of project)?
192 for Saturday peak hour. See attached correspondence from
- h. If residential: Number and type of housing units: Maser Consulting

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>2-single family homes</u>	<u>0</u>	<u>1-one bedroom 2-two bedroom</u>	<u>0</u>
Ultimately	<u>2-single family homes</u>	<u>4-two bedroom homes</u>	<u>13-one bedroom 34-two bedroom</u>	<u>0</u>

- i. Dimensions (in feet) of largest proposed structure: 72' height; 70' width; 275' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 800 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

Lawn and landscaping

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 3.35 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 2 (number)

b. Anticipated date of commencement phase 1: Apr month 2014 year, (including demolition)

c. Approximate completion date of final phase: Dec month 2015 year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 20; after project is complete 15

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount Sewage -14,639

b. Name of water body into which effluent will be discharged Hudson River via Town WWTP

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? <1 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name East Fishkill Transfer Station; location Hopewell Junction, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? * Yes No *During construction only.

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Additional gas and electric for lease spaces.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 14,639 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, <input checked="" type="radio"/> Town Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Town Paper Road Conveyance</u>	_____
			<u>Rezone Application</u>	_____
			_____	_____
City, <input checked="" type="radio"/> Town Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Site Plan Approval</u>	_____
			<u>Special Permit - 210-22.C(10)/210-22.E(2)</u>	_____
			<u>Lot Line Revision</u>	_____
			_____	_____
City, <input checked="" type="radio"/> Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Area Variance</u>	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Dutchess County Planning 239M</u>	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>NYS DOT -Highway Work Permit</u>	_____
			<u>NYS DOT -Right-of-Way Conveyance</u>	_____
			<u>NYSDES -SPDES Permit</u>	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|--|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Zoning amendment | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

Highway Business (B-H) District and R-20 (Residence single family; 20,000 sq ft.)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

1 additional single-family residence and 4,000 sq. ft. commercial space.

4. What is the proposed zoning of the site?

ATC (Arlington Town Center)

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

60% lot coverage. Mixed use development, 8 dwelling units per acre and commercial space. See attached narrative for further information.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

See attached supporting information.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Uses:
Residential
Commercial
Industrial
Institutional

Zoning Classifications:
ATC (Arlington Town Center)
R-M (Residence Multifamily)
R-20 (Residence single family; 20,000 sq ft.)
B-N* (Neighborhood Business) - *Subject to restrictive covenant agreement with Town
B-H (Highway Business)

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? Consolidation of three parcels into one parcel

a. What is the minimum lot size proposed? 1.77 acres

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand?

Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels?

Yes No

a. If yes, is the existing road network adequate to handle the additional traffic.

Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Built Parcel Four, LLC

Date 08/26/13 rev. 10/31/13

Signature



Title Kelly Libolt as Agent for Applicant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency General Information (Read Carefully)

In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

Instructions (Read Carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

In identifying impacts, consider long term, short term and cumulative effects.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON LAND				
1. Will the proposed action result in a physical change to the Project Site? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES				
<i>Examples that would apply to column 2:</i>				
Any construction on slopes of 15% or greater, (15 foot rise per 100 foot length), or where the general slopes in the project area exceed 10%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e. cliffs, dunes, geological formations, etc.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON WATER					
3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 3 EAF)					
<i>Examples that would apply to column 2:</i>					
Developable area of site contains a protected water body.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Dredging more than 100 cubic yards of material from channel of a protected stream.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Extension of utility distribution facilities through a protected water body.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction in a designated freshwater or tidal wetland.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will proposed action affect any non-protected existing or new body of water? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction of a body of water that exceeds 10 acres of surface area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5. Will Proposed Action affect surface or groundwater quality or quantity? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Proposed Action will require a discharge permit.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or operation causing any contamination of a water supply system.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will adversely affect groundwater.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action would use water in excess of 20,000 gallons per day.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow residential uses in areas without water and/or sewer services.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON WATER (continued)					
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6. Will Proposed Action alter drainage flow or patterns or surface water runoff? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
	<i>Examples that would apply to column 2:</i>				
	Proposed Action would change flood water flows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AIR					
7. Will proposed action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
	<i>Examples that would apply to column 2:</i>				
	Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Emission rate of total contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTUs per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON PLANTS AND ANIMALS					
8. Will Proposed Action affect any threatened or endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
	<i>Examples that would apply to column 2:</i>				
	Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
	<i>Examples that would apply to column 2:</i>				
	Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON AGRICULTURAL LAND RESOURCES					
10. Will the Proposed Action affect agricultural land resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AESTHETIC RESOURCES					
11. Will Proposed Action affect aesthetic resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES					
12. Will proposed Action impact any site or structure of historic, prehistoric or paleontological importance? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON OPEN SPACE AND RECREATION					
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
The permanent foreclosure of a future recreational opportunity.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
A major reduction of an open space important to the community.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON CRITICAL ENVIRONMENTAL AREAS					
14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
List the environmental characteristics that caused the designation of the CEA. AQUIFER PROTECTION					
<i>Examples that would apply to column 2:</i>					
Proposed Action to locate within the CEA?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in a reduction in the quantity of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in a reduction in the quality of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will impact the use, function or enjoyment of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON TRANSPORTATION					
15. Will there be an effect to existing transportation systems? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Alteration of present patterns of movement of people and/or goods.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in major traffic problems.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON ENERGY					
16. Will Proposed Action affect the community's sources of fuel or energy supply? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
NOISE AND ODOR IMPACTS					
17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Blasting within 1,500 feet of a hospital, school or other sensitive facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Odors will occur routinely (more than one hour per day).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will remove natural barriers that would act as a noise screen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON PUBLIC HEALTH					
18. Will Proposed Action affect public health and safety? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD					
19. Will Proposed Action affect the character of the existing community? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See attached supporting documentation)					
<i>Examples that would apply to column 2:</i>					
	The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will conflict with officially adopted plans or goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will cause a change in the density of land use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD (continued)					
	Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
20.	Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				

Appendix A
Supporting SEQRA Narrative

Springside Neighborhood Development
Supporting SEQRA documentation
September 23, 2013
Amended October 31, 2013

The Applicant is requesting to rezone properties in the Highway Business (B-H) district and Residential Single Family 20,000 (R-20) to Arlington Town Center (ATC) zone (See attached plan).

The project area collectively consists of approximately 5.06 acres. The site is located at 25 Van Wagner Road, 45, 48, 52, and 52A Springside Avenue and also includes parcels currently owned by NYSDOT and the Town of Poughkeepsie. The Applicant has petitioned NYSDOT to acquire a portion of the NYSDOT property and has petitioned the Town of Poughkeepsie to acquire the Town piece (remint roadbed being a portion of the former Springside Road). The entrance to the site is located on the westbound side of NYS Route 44/55 via a signalized intersection at Van Wagner Road and is further described as Tax ID #'s 6161-08-809927, 6161-08-821910 and 6161-08-838906.

The site is currently developed with one (1) existing office building and five (5) residential multi-family homes. The proposed re-zone could result in a development project that would create a mixed-use development. The site is served by existing water and sewer facilities. There is sufficient capacity for water at the site. Improvements to the existing sewer system which would be required for build-out of the site have been outlined in a letter from the Town of Poughkeepsie Superintendent of Sewers dated September 20, 2013. The site is bound on the south by a three lane State Highway and bisected by a Town Road.

The proposed re-development project will renovate some of the existing buildings, remove structures, and create six (6) new buildings, along with new parking and associated utilities.

The property is divided by Springside Avenue and therefore can be described in two parts, the south side of the project and the north side of the project.

The south side of the proposed project will include the construction of two (2) new structures along the south side of Springside Avenue. The first, a mixed use five-story building (building #2), will include approximately 8,330 square feet of commercial space on the first floor as well as 27,190 square feet of residential space on the remaining floors two through five. The residential portion of the building will consist of thirty-two (32) dwelling units [52 bedrooms].

The second building (building # 7), located at the far west end of the project site, is a 2,160 square foot two-story structure. There are three alternative options for this building – option one is that the building is constructed with two stories of commercial space, option two is that the building is constructed with the first floor being commercial and the second floor being

residential, and option three is that the building is constructed with the first floor as commercial space and the second floor being a façade only.

The north side of the proposed project will include the development of four (4) new structures, as well as the re-use of an existing residential structure (building #8). The existing residential structure which currently has 650 square feet on the ground level will be expanded to include an additional 240 square feet for a total of 890 square feet of commercial space on the ground level. The second and third floors with a combined 1,500 square feet of residential space will remain the same and will contain one (1) dwelling unit [4 bedrooms].

The Gatehouse building (building #9), located at the entrance to the site, will include 1,235 square feet of commercial space on the first floor and two (2) two-story 1,235 square foot live/work units [4 bedrooms] above for a total of 2,470 total square feet.

The proposed Hillside building (building # 10) will include of 827 square feet of garage parking on the ground floor and the second floor will be comprised of 2,388 square feet of residential space. This space will contain two (2), two bedroom dwelling units [4 bedrooms].

The two Hilltop buildings (building #'s 11 &12) will each contain 7,510 square feet of residential space and each will consist of six dwelling units [12 bedrooms per building].

The parking for north side of the project was calculated assuming 17 dwelling units (17 dwelling units x 1.5 spaces per unit=25.5 parking spaces) and 2,175 sq. ft. of commercial space (2,175 / 2,000 x 1.1=4.4 spaces) for a total of 30 required parking spaces provided for the north side. Assuming the above build out of the site, the project would require 30 spaces. The plan illustrates 30 parking spaces including 2 handicapped spaces.

The parking for the south side of the project was calculated assuming 36 dwelling units (36 dwelling units x 1.5 parking spaces per unit = 54 spaces) and 15,619 square feet of commercial space (15,619 sq. ft. / 2,000=7.8095 x 4 spaces per every 2,000 sq. ft. = 32 spaces) and 13,866 square feet of office space (13,866 sq. ft. / 1,000=13.866 x 3 spaces per every 1,000 sq. ft. =42 spaces) Assuming the above build out of the site, this portion of the project would require 128 spaces. The plan illustrates 121 provided spaces. An alternative plan illustrating compliant parking, being 128 parking spaces, has been included. According to Section 210-22 (Arlington Town Center (ATC) district A(6) and F(15) the zone supports shared parking spaces within and between nearby and compatible uses. Given the mixed use of the project, shared parking is ideal for this project as the demand for residential parking spaces (weeknights and weekends) is generally during the opposite time of the demand for commercial parking spaces (weekdays).

The surrounding Zoning Districts include R-20 (north/west of the project area), B-H (east of the project area), and ATC (south of the project area). Accordingly, the project area is adjacent to properties in the ATC district and this is a request for an extension of that district.

The properties surrounding the project include a variety of uses including commercial, residential and industrial. The properties to the north include multifamily residential and commercial; the properties to the west include single family residential; the properties to the east include industrial and commercial uses and the property to the south includes commercial and educational uses. The structures on the project area include commercial (professional/non-profit office) and multi-family uses.

The project area is within an existing section of the Town of Poughkeepsie that is an older portion in of the Town. This area has not experienced any public or private improvements and as such is in a mostly dilapidated state. There is an unusual blend of industrial and residential uses adjacent to one another with little or no buffering between the uses. The project area formerly contained several run-down buildings. The Applicant sponsor previously obtained Site Plan Approval for the renovation of an abandoned industrial building for use as a professional office and has repaired and renovated most of the remaining abandoned structures for multi-family use. The improvements have resulted in a significant revitalization of this section of the Arlington Center area.

The proposed rezone request will provide the mechanism for further revitalization of this area. Currently the parcels involved in the project are zoned for both single family residential and business uses. The change in the zone will allow for a greater density of residential units and will facilitate an extension of the Arlington Town Center which is consistent with the Town Plan.

According to the Town of Poughkeepsie Town Plan (2007), one of the primary goals of the Plan is to focus development more efficiently and around traditional centers. As described more fully in the Plan, "more compact development within existing centers reduces dependency on vehicles and supports walkable commercial and mixed use areas".

According to the Plan, the Arlington area functions as a Town Center. One of the Greenway principals is to encourage a mix of uses and to identify priority growth areas both infill redevelopment sites and growth areas that will strengthen existing centers. "Centers work best when they are compact and support a mixture of commercial uses with a reasonable walking distance, measured by the human scale of a five to ten minute walk". The project, being an extension of the existing center and walkable from the core area, is therefore consistent with the Town Plan.

More importantly however is that the Town Plan notes the following:

The Arlington core neighborhood needs a stronger base of commercial and residential diversity to complement the college but the center of Arlington has had little or no room to grow. A project for Public Spaces study of Arlington in 2000 pointed out that specialty shopping districts like Arlington generally require double the amount of the existing commercial space to succeed. It is not enough to recycle business into the limited number of existing small shops. New stores bring new life and add a critical mass of customers. The Town planning and zoning process should encourage infill development in Arlington that is compatible with the existing neighborhood but also provides a diverse and energetic commercial core with opportunities for new buildings and businesses.

The Town of Poughkeepsie Zoning Code (Chapter 210 of the Town Code), among other reasons, was enacted to guide future development in the Town in accordance with the Town Plan. The ATC district, as described in chapter 210 was developed to promote a mix of commercial and residential uses and promote pedestrian activity. Uses in this district include established single and multi-family residential in close proximity to neighborhood scale service and retail business. The current project area is consistent with the ATC district as it includes a mix of residential uses adjacent to commercial and even industrial uses.

The Applicant is proposing to rezone the parcels to the ATC district which will provide the legislation to facilitate a natural extension of the residential and commercial uses within the Arlington Center. As the site is currently being used for both multi-family residential and commercial uses the proposed rezone would not result in an insignificant change in uses in and around the area.

A concept plan illustrating a potential development scheme has been previously provided by the Applicant. The plan represents an expansion of the current uses on the project area including multi-family residential, professional office and professional service. The concept scheme illustrates a development plan incorporating a greater density than the existing uses. The plan was provided for illustrative purposes and it is noted that any specific development plan would require Town Planning and possible Zoning Board Approval if the rezone petition were adopted.

The following table provides the conceptually proposed built-out vs. maximum permitted build-out for the project area according to the proposed ATC district regulations.

ATC Zone
Comparison of Permitted Bulk Requirements
vs.
Conceptually Proposed Bulk Requirements

ATC	Max Permitted	Proposed (1)
Lot coverage	60%	12.91%
Max impervious	95%	83%
Lot area	5,000 sq. ft. (min) (0.11 acres)	5.06 acres
Density	8 DU/Acre (SP)	8 DU/Acre
Uses	Mixed	Mixed

(1) All proposed information are based on a site plans shown for informational purposes only in support of the rezone application. The Concept Plan has been provided to show what could be provided if the zone request were approved.

The following table illustrates a comparison of the use, area and bulk requirements for the existing B-H and R-20 zoning districts with those for the proposed ATC zoning district.

Comparison of
R-20 / B-H and ATC zones

Bulk Requirement	R-20	B-H	ATC	Existing Project Area
Uses permitted	Single Family Day Care Cemetery Country Club Schools Religious Worship	Bakery Bank Deli Inn Laundry Office Professional Service Business Building Materials/Sales Business Park Retail Business Restaurant Service Business Religious Worship Supermarket	Single Family Multi Family Art Gallery Bakery Bank Deli Laundry Office Professional Service Business Retail Business Restaurant Service Business Religious Worship Supermarket	Multi Family Professional Service Office
Lot coverage	25%	25%	60%	3.8%
Max impervious	35%	75%	95%	16%
Lot area	20,000 sq. ft. (.45 acre)	87,000 sq. ft. (2 acres)	5,000 sq. ft. (min) (0.11 acres)	220,413 sq. ft. (5.06 acres)
Density	NA	NA	8 DU/Acre (SP)	.2/DU per Acre
Parking	2 / unit	4 / 1000 sq.ft.	4 / 2000 sq.ft. (non-residential) 1.5 / unit (residential)(1)	1.5/unit (residential) 3:1,000 SF Bldg.

(1) Shared parking is encouraged subject to Planning Board approval.

From this, it is apparent that the permitted uses in the ATC zone are nearly identical to those permitted in the BH zone and compatible with uses in the Residential zones. Although the density in the ATC zone is greater than that in the R-20 and B-H zones, the greater density is the intent of the zone and not unlike the current structures in the surrounding area (multi-family uses and mid to large commercial and industrial uses on very small lots). The requested rezone of the proposed parcels is a natural extension of the existing ATC zone and creates an expansion of the Arlington Center, consistent with the Town Plan, facilitating the potential for infill development in Arlington that is compatible with the existing neighborhood.



CLIENT:
Built Parcel 4 LLC
 25 Van Wagner Road
 Poughkeepsie, New York 12603



1 AERIAL PHOTOGRAPH

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Appendix B

New York State Office of Parks Recreation and Historic Preservation Correspondence



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643

September 16, 2013

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

Kelly Libolt
KARC Planning
PO Box 924
Poughkeepsie, New York 12602

Re: DEC, DOT
Tinkleman Springside Development
25 Van Wagner Rd; 45, 48, 52, 52A Springside
Ave;
POUGHKEEPSIE, Dutchess County
13PR03821

Dear Ms. Libolt:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Appendix C

Maser Consulting Memo Dated 10.23.13



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

11 Bradhurst Avenue
Hawthorne, NY 10532
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

October 23, 2013

VIA E-MAIL

Mr. Steven Tinkelman, AIA
Tinkelman Architecture, PLLC.
25 Van Wagner Road
Poughkeepsie, NY 12603

Re: Springside Mixed Use Development
Springside Avenue
Town of Poughkeepsie, Dutchess County, New York
MC Project No. 13000640A

Dear Mr. Tinkelman:

As requested by John Meyer Consulting, Town of Poughkeepsie's Traffic Consultant, we have completed a traffic analysis to determine the potential impacts associated with the proposed Springside Mixed Use Development. The development is proposed to be located along Springside Avenue, north of NYS Route 44/55 westbound and west of Van Wagner Road, in the Town of Poughkeepsie, New York. The site currently contains 2 single family homes, two (2) office buildings totaling 18,995 s.f. of which approximately 3,187 s.f. is currently occupied and one (1) multi-family building with three (3) apartments. The Springside Mixed Use Development is proposed to consist of 2 single family homes, 51 Multi-Family Homes (apartments), the existing 18,995 s.f. office building and 12, 615 s.f. of retail space. The site location and access conditions are shown on Figure No. 1.

1. 2013 Existing Traffic Volumes and Roadway Conditions (Figures No. 2, 3 and 4)
Existing traffic volume data for the intersections of NYS Route 44/55 and Van Wagner Road, Van Wagner Road and Seitz Terrace/Springside Avenue and NYS Route 44/55 and Springside Avenue were collected during the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours. The Weekday Peak AM Hour traffic volumes were collected between 7:00 AM and 9:00AM, the Weekday Peak PM Hour traffic volumes were collected between 4:00 PM and 6:00 PM and the Saturday Peak Hour traffic volumes were collected between 11:30 AM and 2:00 PM. These data were also compared to traffic volume data for NYS Route 44/55 available from NYSDOT to obtain the 2013 Existing Traffic Volumes at the study area intersections, which are shown on Figures No. 2, 3 and 4 for the each of the peak hours, respectively.



NYS Route 44/55 is state roadway classified as an Urban Principal Arterial. In the vicinity of the site the roadway consists of three lanes in the westbound direction and has a posted speed limit of 30 mph. NYS Route 44/55 has a signalized intersection with Van Wagener Road/Raymond Avenue Extension and an unsignalized intersection with Springside Avenue within the study area.

Van Wagner Road and Springside Avenue are each local Town Roadways that provide access to both residential and commercial developments in the area of the site. The intersection of Van Wagner Road and Springside Avenue/Seitz Terrace is controlled by a traffic signal. Striping and signing improvements at this intersection are planned to be completed by the Town and supplemented with additional work by the Springside Development. These improvements are discussed in more detail below.

2. 2017 No-Build Traffic Volumes (Figures No. 5, 6 and 7)

The 2013 Existing Traffic Volumes were projected to the 2017 Design Year using a 0.5% per year growth factor. The growth factor accounts for normal traffic growth as well as traffic from any other potential projects in the area. The 2017 No-Build Traffic Volumes are shown on Figures No. 5, 6 and 7 for each of the peak hours.

3. Description of Analysis Procedures

In order to determine existing and future traffic operating conditions at the study area intersections, it was necessary to perform capacity analyses. The following is a brief description of the analysis method utilized in this report:

▪ Signalized Intersection Capacity Analysis

The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *2010 Highway Capacity Manual*, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

▪ Unsignalized Intersection Capacity Analysis

The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *2010 Highway Capacity Manual*. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any



particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "C" of this report.

4. Site Generated Traffic Volumes (Table No. 1)

Estimates of the amount of traffic generated by the existing uses on the site assuming full utilization were computed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 9th Edition, 2012, based on Land Use Categories – 210 – Single Family Homes and Land Use – 710 – General Office Building. Table No. 1E summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours under existing conditions.

Similarly, estimates of the amount of traffic generated expected to be generated by the proposed Springside Development were computed based on the ITE data utilizing information for Land Use – 210 – Single Family Homes, Land Use – 710 – General Office Building, Land Use – 220 – Apartment and Land Use – 820 – Shopping Center. Table No. 1P summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours under future build conditions.

It should be noted that a portion of the trips to the retail portion of the site could be attracted from the residential and office portions of the development. To account for this a 10% internal trip credit was taken on each of the land uses. In addition, some of the trips to the retail portion of the site will be attracted from the existing traffic volumes along NYS Route 44/55. This was accounted for by the 25% pass-by/diverted link trip credit, which was applied to the retail trip generation. The "new trips" shown in Table No. 1P are the total trips that are expected to be new to the area roadways.

The proposed trip generation estimates were also compared to the existing trip generation estimates to determine the net additional trips expected to be generated by the proposed site over existing conditions volumes. Based on this comparison it is expected that the proposed development will generate approximately 52 new entering and 35 new exiting trips during the Weekday Peak AM Hour, 83 new entering and 92 new exiting trips during the Weekday Peak PM Hour and 96 new entering and 96 new exiting trips during the Saturday Peak Hour.



5. 2017 Build Traffic Volumes (Figures No. 8 through 15)

The expected site generated traffic volumes were applied to the roadway network based on the Arrival and Departure Distributions, which are shown on Figures No. 8 and 9, respectively. The resulting Site Generated Traffic Volumes are shown on Figures No. 10, 11 and 12 for each of the peak hours respectively. The Site Generated Traffic Volumes were then added to the 2017 No-Build Traffic Volumes to obtain the 2017 Build Traffic Volumes, which are shown on Figures No. 13, 14 and 15 for Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

5. Results of Analysis (Table No. 2)

Capacity analyses, which take into consideration truck percentages, roadway grades and other factors were performed using the Synchro analysis software at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Table No. 2 summarizes the results of the capacity analysis for the 2013 Existing, 2017 No-Build and 2017 Build Conditions. Appendix "D" contains copies of the capacity analysis, which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

Based on the results of the capacity analysis it is not expected that the traffic volumes to be generated by the proposed Springside Mixed Use Development will have a significant impact on the area intersections. The results indicate that an overall Level of Service "B" or better will be experienced at the NYS Route 44/55 and Van Wagner Road intersection and that an overall Level of Service "A" will be maintained at the Van Wagner Road/Springside Avenue/Seitz Terrace intersection under future build conditions. In addition, the NYS Route 44/55 and Springside Avenue intersection is expected to continue to operate at a Level of Service "D" or better under future build conditions. It should be noted that the operation of the NYS Route 44/55 and Springside Avenue intersection benefits from platooning of traffic volumes along the NYS Route 44/55, resulting in gaps in the traffic flow.

8. Recommendations

Based on observations of existing conditions recommendations for modifications to the intersection of Van Wagner Road and Springside Avenue/Seitz Terrace have been made to the Town of Poughkeepsie. These modifications, which are detailed on Drawing No. CP-1 contained in Appendix "A", include new pavement markings including new double yellow centerlines, stop lines, and hatch islands to better control traffic movements at the intersections. These improvements are planned be completed by the Town of Poughkeepsie.



Mr. Steven Tinkelman, AIA
MC Project No. 13000640A

October 23, 2013

Page 5 of 5

In addition to these changes, new traffic control signs are recommended to be installed by the Springside Development in the area of the Van Wagner Road/Arlington Avenue intersection as detailed on Drawing CP-1. These signs would be installed for the Phase I portion of the development.

It is anticipated that with future phases of the development, additional improvements may be required by the Town of Poughkeepsie Highway Department including the installation of lane delineation (flexible bollards) to provide a fully controlled intersection.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Philip J. Grealy', written over a circular stamp or seal.

Philip J. Grealy, Ph.D., P.E.
Principal Associate

A handwritten signature in black ink, appearing to read 'Richard G. D'Andrea', written below the signature of Philip J. Grealy.

Richard G. D'Andrea, P.E., PTOE
Project Engineer

PJG/RGD
Enclosures
cc:

\\WSCAD01\Projects\2013\13000640A\Reports\Word\131023_RGD_1.tr Rpt.docx



1 Overocker Road
Poughkeepsie, NY 12603

Town of Poughkeepsie

Planning & Zoning

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

State Environmental Quality Review NEGATIVE DECLARATION Notice of Determination of Non-Significance

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

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

Name of Action: Springside Neighborhood Development: Rezoning to ATC, Special Permit, Site Plan and Lot Line Revision

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The project is an application for rezoning to the ATC (Arlington Town Center) District by the Town Board over a 5.06-acre site, consisting of 3 lots, with lands to be acquired from the NYS Department of Transportation (NYSDOT) and the Town of Poughkeepsie (the Town). The adjoining 0.31-acre lot at 35 Van Wagner consented to join in the proposed rezoning to the ATC District. All of these lands are currently zoned Highway Business (B-H) and Residence, Single Family 20,000 Square Foot (R-20,000). The 5.06-acre portion is owned by Built Parcel Four, LLC; and Built Parcel Three, LLC. The 0.31-acre lot is owned by Child Abuse Prevention Center. A total of 5.37 acres are being considered for rezoning to the ATC designation.

The proposed 5.37-acre total area to be considered for rezoning to ATC includes seven existing buildings currently in use as offices and residences. The proposed re-development of the 5.06-acre Springside site will create six new buildings; modify and renovate one existing building; make other site improvements; and reconfigure three lots plus portions of NY State and Town rights-of-way into three lots. This redevelopment will involve rezoning by the Town Board; special permit approval by the Zoning Board of Appeals; and special permit, site plan and lot line revision approvals by the Planning Board. The rezoned area upon project completion (existing and proposed) is conceptually planned as 53 dwelling units including apartments and single-family homes; and 31,610 square feet (SF) of mostly existing offices, some new offices and retail space.

The project's residential aspects include: 30 dwellings in a new 5-story multifamily and commercial building; 4 apartments over commercial uses in 2 new 2-story buildings; 3 apartments in a renovated existing structure; 1 apartment in a renovated existing structure over commercial space; 12 apartments in 2 new 3-story multifamily structures; 2 apartments in a new 2-story structure; and 1 existing single-family dwelling.

The nonresidential parts of the Springside redevelopment include: 17,524 SF existing office and assembly space in portions of Building #1; 1,471 SF of existing office space in existing Building #5; 8,330 SF of commercial space in the first floor of the new 5-story building; 2,160 SF and 1,235 SF of commercial space in the 2 new 2-story buildings; and 890 SF of new commercial space in a renovated existing structure. The proposed new, renovated and existing mixed use and residential structures are all in accordance with the proposed ATC zoning designation

The redevelopment of the site would result in a total parking requirement of 158 spaces: 80 spaces for residential use; and 78 spaces for commercial and office uses. While 158 spaces are shown on an alternate conceptual plan, the project proposes a total 151 parking spaces anticipating shared parking, which is consistent with mixed use development as per the ATC district provisions.

The project also includes storm water controls, landscaping, and lighting. A phasing plan divides the total proposed development into two phases with the development of the site to the north of Springside Avenue to occur in Phase 1; and the remaining project to be constructed to the south of Springside in Phase 2. The phasing plan sets forth specific on and off-site improvements to be completed by the owner/developer in each phase including improvements to utilities, water and sewer systems, stormwater facilities and improvements to the intersection of Van Wagner Road and Springside Avenue.

The project would be served by eight driveways as follows: one existing driveway providing access from Van Wagner Road; one existing driveway providing access by ROW from Seitz Terrace; three existing driveways providing access from Springside Avenue; three new driveways providing access from Springside Avenue to lands to the north and south of the avenue. No new state highway access is proposed. The project would be served by municipal sewage treatment and water supply facilities. Proposed stormwater management design for the project includes infiltration practices. Stormwater management and erosion controls would be in conformance with requirements of the current NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, NYSDEC Stormwater Management Design Manual, and NYS Standards and Specifications for Erosion and Sediment Control.

Location:

The site is located at 45, 48, 52 and 54 Springside Avenue; and 25 and 35 Van Wagner Road, Town of Poughkeepsie, New York, Dutchess County.

Tax parcel numbers 6161-08-809927, 821910, 838906 and 841912.

Required Permits and Approvals

1. Town of Poughkeepsie Town Board: ATC (Arlington Town Center) zoning district designation; and Town Paper Road Conveyance; stormwater and utility easements and maintenance agreements.
2. Town of Poughkeepsie Planning Board: special permit, site plan and lot line revision approvals.
3. Town of Poughkeepsie Zoning Board of Appeals: special permit and potential area variances.
4. Town of Poughkeepsie Water and Sewer Department approvals.
5. Town of Poughkeepsie Municipal Acceptance of Stormwater Pollution Prevention Plan (SWPPP).
6. NYSDEC SPDES General Permit Coverage (GP-0-10-001) for Construction Activities.
7. NYS DOT Highway Work Permit; right-of-way conveyance; utility work permit.

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

The applicant submitted the materials listed at the end of this document including applications for rezoning and site plan (Planning Board Combined Application Form); Part 1 of the Full Environmental Assessment Form (Full EAF); traffic, engineering and other reports; detailed conceptual plan drawings, architectural elevations and renderings. These items were reviewed by the Town's departments, consultants and other agencies.

On July 17, 2013, the Town of Poughkeepsie Town Board received and referred the proposed Application for Change of Zone and Full EAF to the Planning Board for a recommendation, with a request that the Planning Board be the SEQRA lead agency.

The Planning Board heard a presentation on the project; and declared its intent to be lead agency and to coordinate environmental review of the project on July 18, 2013. The Planning Board considered the application, materials, comments and discussion available at scheduled public meetings on September 19; October 17; and November 7, 2013. A duly noticed public hearing was opened on September 19, 2013. The public hearing was closed for SEQRA review and adjourned for site plan review at a Special Planning Board meeting on November 7, 2013. Written and oral comment were received from Town Planning, Zoning, Water, Sewer, Highway and Building departments; Planning Board consulting engineer (Lawrence Paggi, PE, PC), consulting planner (Morris Associates), and traffic engineer (John Meyer Consulting); Arlington Fire District; Dutchess County Department of Planning; NYS Department of Transportation; and members of the public.

Reasons Supporting This Determination:

1. Storm Water

The proposed redevelopment will remain consistent with existing conditions thus minimizing grading on slopes of 15% or greater. Twenty-eight percent (28%) of the 5.06-acre development site would be subject to disturbance and regrading. The project will add 1.36 acres of impervious to the existing impervious areas resulting in a total of 2.48 acres of impervious area. A Preliminary Engineering Report for the project, revised October 25, 2013, indicated that a Stormwater Pollution Prevention Plan would be completed as part of final site plan review. Stormwater management and erosion controls would be in conformance with requirements of the current NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, NYSDEC Stormwater Management Design Manual, and NYS Standards and Specifications for Erosion and Sediment Control.

The proposed design will maximize the use of infiltration practices including porous asphalt pavement with recharge beds; bioretention areas; and rain gardens. The construction of the project in 2 phases will minimize the extent of site disturbance during any point of the overall period of construction thus reducing the area of potential erosion and sedimentation effects. The implementation of the storm water and erosion and sediment control plans to be completed during site plan review in conformance with statutory requirements would provide the required protections required for down stream land owners and surface waters without the need for specific mitigation as a condition of approval.

Accordingly, the potential adverse impacts of development related to storm water runoff would be avoided.

2. Water Supply and Sewage Disposal

Water supply would be available from the Town of Poughkeepsie for domestic use and fire supply, and approval of the Town Water Department will be required for all connections to the municipal water supply system. The Water Department has confirmed that there is adequate capacity in the water supply system for the project. Connection to the water system for all of the new buildings and the existing building at 45 Springside Avenue would be accomplished by new domestic and water supply lines with the installation of new master meters for each of the proposed lots as part of each of two phases. Additionally as part of Phase 1, a new fire hydrant is proposed at the top of the hill on the north side of Springside Avenue (Lot 4) to ensure sufficient fire protection for the proposed buildings.

Sanitary sewage treatment would be available from the Town of Poughkeepsie municipal sewer system. Connection from the site to the sewage treatment system would include proposed installation of two new

gravity sewer systems, one for the property to the north of Springside Avenue; and the second for the properties to the south. The new gravity systems will connect to the existing municipal sanitary system in Springside Avenue. New sanitary manholes and pipes are proposed as part of the site development. All sanitary system improvements will comply with the requirements of the Town Sewer Department and the Dutchess County Department of Health as part of the required approvals for connection of the project to the municipal sewage collection and treatment system.

Phase 2 of the proposed development will also include the following repairs to be undertaken by the site owner/developer, which were identified by the Town Sewer Department: - Slip-lining the section of the existing sewer main from sanitary manhole (SMH) 167 to SMH 166; and - Repairing the concrete in SMH 167.

Accordingly, the potential adverse impacts to municipal water supply and sewage treatment facilities would be avoided.

3. Noise and Odors

During construction local air quality in the immediate vicinity of the site may potentially be temporarily affected as a result of excavation activities and the movement of construction vehicles. Dust is typically generated during site excavation as larger soil and material particles are pulverized and lifted by natural or vehicle generated wind currents. The primary means to minimize the lifting of dust is by periodically wetting materials during removal and to wet the vehicle travel ways. These measures will ensure that impacts to local air quality from dust during construction would not be significant.

There will also be a temporary increase in noise levels due to construction activities on the site during development of the property. The construction of the project in 2 phases will minimize the extent of site disturbance and related construction activities during any point of the overall period of construction thus reducing the period of potential noise and dust effects.

Additionally, during construction the applicant will be required to comply with all Town noise ordinances (Town Code Chapter 139), which include limits on construction operating hours, and limits on noise levels at the adjoining property line and at a distance of 50 feet from the source of the noise, in order to ensure that noise related impacts do not interfere with the quiet enjoyment of nearby properties.

Noise, odors and traffic exhaust from the completed project are not expected to result in any substantial increase to those existing from proximate uses such as NYS Route 44-55 and commercial uses in the vicinity.

Accordingly, the project would have no significant adverse impacts on noise levels or air quality.

4. Cultural Resources

As part of the review of the proposed development a letter was submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) concerning the potential impacts of the project on cultural resources. NYS OPRHP correspondence dated September 16, 2013 indicated the project would have no effect on cultural resources in or eligible for inclusion on the National Register of Historic Places.

5. Traffic & Transportation

A traffic evaluation was performed by Maser Consulting, dated October 23, 2013 and reviewed by the Town's consulting traffic engineer, John Meyer Consulting. The traffic report indicated that the proposed site uses would generate 191 vehicle trips entering and exiting the site during the peak PM hour. Capacity analyses were performed at each of the study area intersections to evaluate Year 2013 Existing, Year 2017 No-Build and Year 2017 Build operating conditions. They indicate that the proposed project and improvements will not have a significant impact on the area intersections, and that similar Levels of Service to existing conditions would be maintained.

According to Maser Consulting; the Conceptual Intersection Improvement Plan; and the Tinkelman Architecture Phasing Plan, the project includes traffic improvements to the intersection of Van Wagner Road and Springside Avenue summarized as follows:

- 1) Striping improvements on the east side of Van Wagner Road which have been completed by the Town of Poughkeepsie;
- 2) Signs will be added to the intersection by the project owner/developer as part of Phase 1 of the development; and
- 3) The outer boundary of the striped area on the east side of Van Wagner Road will be marked by candlesticks or bollards by the project owner/developer prior to Phase 1 of the development, as well as additional surface improvements for that area as may be required by the Town Highway Superintendent (e.g. curbing, sod and seeding). Such proposed measures were verbally confirmed by the applicant at the Planning Board meeting on November 7, 2013.

Accordingly, the project would have no significant adverse impacts on traffic.

6. Impact on Growth and Character of Community or Neighborhood

The project is an application for rezoning to the ATC (Arlington Town Center) District by the Town Board over a 5.06-acre site, consisting of 3 lots and lands to be acquired from the NYS Department of Transportation (NYSDOT) and the Town of Poughkeepsie (the Town), plus the adjoining 0.31-acre lot with an existing office use at 35 Van Wagner. All of these lands are currently zoned Highway Business (B-H) and Residence, Single Family 20,000 Square Foot (R-20,000). A total of 5.37 acres are being considered for rezoning to the ATC District.

The submitted narrative, reports and conceptual plans illustrate that the zoning proposal is appropriate given the site's location adjacent to the ATC (Arlington Town Center) district adjacent to the site's southern boundary. The ATC district occupies all land to the south of westbound NYS Route 44-55 westward to the boundary of the City of Poughkeepsie; and continuing on the south side of NYS Route 55 eastward to Burnett Boulevard. This area consists of a blend of commercial and residential uses clustered along Main Street and Raymond Avenue.

The site is located in an area with a variety of adjacent uses (commercial, office, industrial, residential and religious/educational). Rezoning of the subject site will provide the mechanism for its renovation and revitalization for a blend of uses envisioned by the Town of Poughkeepsie Town Plan (2007). The Plan identifies Arlington as a traditional Town Center. It promotes compact mixed use development focused in these areas to encourage walkable communities and reduce dependency on vehicles. The ATC zone, adopted to guide growth as a result of the 2007 Plan, promotes a mix of service, office and retail uses that complement nearby residential uses. Approximately 40 percent of the site is in the B-H zone next to an arterial highway, which permits only commercial, service and office uses. The change to ATC, which incorporates residential, would provide a mixed use transition from nearby residential areas to more commercial and mixed use development to the south and east. The project including the proposed rezoning, site development and redevelopment is therefore consistent with officially adopted plans and goals.

A more logical configuration of the proposed ATC zone would be accomplished with inclusion of the property at 35 Van Wagner, which is an existing office use (operated by CPCA [aka CAPC]) on the northeast corner of the subject site. The office at 35 Van Wagner is a workplace in which there may be employees who would avail themselves of dwellings in or near the proposed walkable Springside neighborhood development.

The conceptual design and proposed uses are consistent with the ATC District purposes (section 210-22. A). The existing offices uses and the single-family home on the site; and the proposed office, commercial and retail uses are permitted uses in the proposed ATC District. The proposed multifamily dwellings and apartments over commercial uses are special permit uses in the proposed ATC District. The conceptual configuration and density are consistent with the provisions of the ATC district for residential uses, in particular the location of apartments over retail, office and commercial uses.

This application for rezoning presents future potential for development in detailed concept plans; and includes profile views of the site showing Building #2 (5-story structure) to address compatibility with nearby streetscape character as per Zoning sections 210-22 F(4) and 210-149 M. particularly M(6), (7) and (11).

The height and bulk of the contemplated project conform to the requirements for the ATC District. Preliminary renderings of the proposed project were submitted, and would be subject to architectural review and approval by the Planning Board as part of final special permit and site plan review.

The proposed action will create employment in the Town, estimated at 15 employees for the office, retail and commercial uses. This is a positive benefit from site development.

The project would not have a significant adverse effect on land use or the character of development in the vicinity of the site.

7. Other Potential Impacts

In addition to the discussion of impacts in sections 1 – 6 above the Lead Agency has also considered, and hereby issues a determination, concerning the following:

1. The proposed action would not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action would not result in the removal or destruction of large quantities of vegetation or fauna, and would not substantially interfere with the movement of any resident or migratory fish or wildlife species.
3. No disturbance to or substantial adverse effect on any identified unique or unusual land forms; protected or non-protected waterbodies; significant habitat areas; non-threatened or non-endangered or threatened or endangered species of animal or plant, the habitat of such a species; agricultural land; or other natural resources has been identified.
4. The proposed activity would not impair the character or quality of important historical, archaeological, or aesthetic resources; or open space or recreational opportunities.
5. The proposed action would not result in the impairment or the environmental characteristics of a Critical Environmental Area.
6. The proposed action would not create a material conflict with the community's current plans or goals as officially approved or adopted.
7. The proposed action would not result in a major change in the use of either the quantity or type of energy.
8. The proposed action would not create a hazard to human health.
9. The proposed action would not result in the creation of material demand for other actions that would result in one of the above consequences.
10. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
11. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

For Further Information:

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

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON NOVEMBER 7, 2013.

Materials Reviewed

- Cover letter from Kelly Libolt, AICP, KARC Planning Consultants, Inc., dated October 31, 2013;
- Revised Full EAF, Narrative and attachments prepared by Kelly Libolt, AICP, KARC Planning Consultants, Inc., dated September 23, 2013 amended October 31, 2013;
- Plan entitled Springside Neighborhood Development, Phasing Plan, preparer Not Indicated, Tinkelman Architecture (T-A), dated October 30, 2013;
- Plans entitled Springside Neighborhood Development, Plan/Profile Sheet, sheets PP-1 and PP-2, preparer Not Indicated, LRC Group, Undated and dated August 26, 2013, respectively, received November 1, 2013;
- Transmittal from Michael Rodriguez, Tinkelman Architecture (T-A), dated October 25, 2013;
- Revised Narrative prepared by Kelly Libolt, AICP, KARC Planning Consultants, Inc., dated September 23, 2013 amended October 25, 2013;
- Response letter to Sewer Department from Steven Tinkelman, Built Parcel Four, LLC, dated October 25, 2013;
- Preliminary Engineering Report prepared by Rodney Morrison, LPE, LRC Group, dated August 26, 2013, revised October 25, 2013;
- Traffic Report via letter and attachments prepared by Philip Grealy, PhD, PE and Richard D'Andrea, PE, PTOE, Maser Consulting, dated October 23, 2013;
- Plan entitled Springside Neighborhood Development, Site Masterplan, prepared by Steven Tinkelman, RA, T-A, dated August 26, 2013, revised October 25, 2013;
- Plan entitled Springside Neighborhood Development, Alternative Masterplan, preparer Not Indicated, T-A, dated October 25, 2013;
- Plan sheet, Conceptual Rendering, by Steven Tinkelman, RA, T-A, Undated;
- Plans entitled Truck turning Plan, sheets T-1 and T-2, prepared by LRC Group, dated October 15, 2013; and
- Letter of Support from Kathleen Murphy, Executive Director, the Center for the Prevention of Child Abuse (CPCA).
- Transmittal from Michael Lockwood, T-A, dated September 23, 2013;
- Cover letter from Kelly Libolt, AICP, KARC Planning Consultants, Inc., dated September 23, 2013;
- Revised Full EAF Part 1, prepared by K Libolt for the Applicant, dated August 26, 2013, revised September 23, 2013 with Supporting SEQR documentation, and Part 2 dated September 23, 2013;
- NYS Office of Parks Recreation and Historic Preservation letter of September 16, 2013;
- Memorandums from Philip Grealy, PhD, PE, Maser Consulting, dated August 22, 2013 and September 20, 2013; and
- Plan entitled Springside Neighborhood Development, Site Masterplan, preparer Not Indicated, T-A, dated August 26, 2013, revised September 23, 2013.
- Transmittal letter from Michael Rodriguez, Architect, T-A, dated August 26, 2013;
- Cover letter from Michael Rodriguez, Architect, T-A, dated August 26, 2013;
- Combined Application form for Site Plan and Lot Line Revision Approvals, prepared by Steve Tinkelman, T-A, dated August 23, 2013;
- Various parcel deeds;
- Full EAF, prepared by K Libolt for the Applicant, dated August 26, 2013;
- Preliminary Engineering Report, prepared by Rodney Morrison, LPE, LRC Group, dated August 26, 2013; and
- Plans entitled Springside Neighborhood Development, prepared by Steven Tinkelman, RA, T-A, dated August 26, 2013 including Cover Sheet; Survey; Site Masterplan; Lighting and Photometric Plan; Landscape Plan and Schedules; and a series of floor plans and elevations (A-101-A-106; and A-201); and
- Plans entitled Springside Neighborhood Development, prepared by Rodney Morrison, LPE, LRC, dated August 26, 2013 including Grading and Drainage; Utilities; Erosion and Sedimentation Control; Notes; and Detail sheets.

AMENDED

**RESOLUTION 6:18 - #17 of 2014
Town of Poughkeepsie Town Board**

In Regard To An Application To Amend the Zoning Map To Change The Zoning Designation Of Tax Parcel Number 6161-08-845933 From R-20,000 District To Arlington Town Center (ATC) District.

WHEREAS, the Town Board has received an application from Built Parcel Four, LLC to amend the zoning classification of tax parcel number 6161-08-845933, said tax parcel also being known as 57 Springside Avenue, from R-20,000 District to Arlington Town Center (ATC) District; and

WHEREAS, the action to amend the Zoning Map is an Unlisted Action under the New York State Environmental Quality Review Act; and

WHEREAS, the Town Board has determined that the proposed amendment must be referred to the Dutchess County Department of Planning and Economic Development and to the Town Planning Board for review and recommendation; and

WHEREAS, the Town Board has examined 6 NYCRR 617.2(u) and 617.6(b)(5)(v) of the State Environmental Quality Review Act (SEQRA) regulations and has determined that the Town of Poughkeepsie Planning Board, through its site plan and subdivision plat review and approval authority under Chapter 210 and Chapter 177 of the Town of Poughkeepsie Code, has extremely broad governmental powers to investigate the potential environmental effects associated with the Application, and has the experience and the capability necessary to conduct a thorough environmental assessment of the action; and

WHEREAS, amending the Zoning Map requires a public hearing.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The Town Board hereby requests that the Planning Board act as the Lead Agency to coordinate the environmental review of this project; and

2. The Town Board hereby consents to the Planning Board acting as the Lead; and
3. The Town Board hereby requests that the Planning Board immediately seek the consent of the other involved agencies for the Planning Board to act as the Lead Agency; and
4. The Town Board hereby defers setting a public hearing on the proposed Zoning Map amendment until it has received a recommendation and a determination of significance from the Lead Agency; and
5. The Town Board refers this matter to the Dutchess County Department of Planning and Economic Development for a recommendation pursuant to GML 239-m; and
6. The Town Board refers this matter to the Planning Board for an advisory report pursuant to Town Code Sections 210-154.

Dated: June 18th 2014
 Moved: Todd Tancredi
 Seconded: William Carlos
 Ayes 5 Nays 0

JEN/meh
 Attachment
 t-6/13/2014
 m-6/18/2014
 G:\mllegal\2014\June\June 18\builfourparcel.doc

	AYE	NAY
Councilman Baisley <i>absent</i>	_____	_____
Councilman Carlos	_____	_____
Councilman Conte	_____	_____
Councilman Cifone <i>absent</i>	_____	_____
Councilman Krakower	_____	_____
Councilwoman Shershin	_____	_____
Supervisor Tancredi	_____	_____

Tinkelman Bros. Development Corporation
25 Van Wagner Road – 2nd Floor
Poughkeepsie, New York 12603

21 May 2014

Van Wagner Place

A New Mixed-Use Neighborhood
 Town of Poughkeepsie, New York

Proposal for a Tax Pilot Agreement

1. Current Taxes:

The taxes levied on 25 Van Wagner Road, 45, 48, 52 & 54 Springside Avenue, as well as those on our vacant lot on Springside Avenue, total approx. \$50,763 in tax year 2013-14, as follows:

	Total Tax	School Tax
<u>Phase 1- Parcel 6161-08-838906-0000</u>		
25 Van Wagner	\$ 25,862	
48 Springside Ave	4,926	
52 Springside Ave	4,319	
54 Springside Ave	<u>3,830</u>	
Total	\$ 38,937	\$20,661
 <u>Phase 2- Parcel 6161-08-809927-0000</u>		
45 Springside Ave	6,863	\$ 4,005
 <u>Phase 3- Parcel 6161-08-821910-0000</u>		
Vacant Lot	<u>4,963</u>	<u>\$ 2,823</u>
 Current Taxes (2013-2014)	 \$ 50,763	 \$27,489

2. Zoning:

This past year all of the above parcels were rezoned to the ATC (Arlington Town Center) designation. Certain as of right uses were lost and some were gained, but this new zoning district aligns closer to the spirit of what is to be developed on our various parcels as well as to those within the Town Center to the south of us.

3. Full Build Out Assessment (Based Upon Attached Concept Site Plan):

Phase 1 - Parcel 6161-08-838906-0000:

25 Van Wagner	\$ 868,600
48 Springside Ave	300,000
52/54 Springside Ave	376,700

Phase 2 - Parcel 6161-08-809927-0000:

45 Springside- 17 Units	1,650,000
45 Springside- Commercial	<u>250,000</u>

Phase 3 - Parcel 6161-08-821910-0000:

New 5 Story Mixed Use Structure	3,005,000
---------------------------------	-----------

Total Full Build Out Assessment **\$6,450,300**

The above valuations are preliminary, and are based upon initial conversations with the Town of Poughkeepsie Tax Assessor, Kathleen Taber. It is likely that these numbers will increase, rather than decrease. In addition, there might also be one additional mixed use structure constructed on the western boundary of the south campus (Parcel 6161-08-841910-0000). This additional building could add between \$250- \$500,000 to the full build out assessment.

4. Taxes:

At the current blended tax rate of \$48.65/1000, at full build out the amount of taxes that will be paid in the first year would be \$313,807.10. This represents an increase of the current tax amount paid of \$263,044.10. Please note that there is never a situation where the taxes will drop below the 2013-2014 amount being paid after the implementation of this pilot agreement.

5. Proposed Abatement Schedule:

The abatement, as described in this pilot proposal, is to run for 15 years. The following chart shows the annual amount of the full tax bill, the value of the abatement and the resulting tax amount to be paid each year. This schedule anticipates a 2% tax increase on an annual basis. Finally, the total amount of taxes projected to be paid over the life of this agreement is presented.

The proposed abatement schedules a 50% reduction in the first two years, 45% in the next two and so forth. In the final five years, there is an annual 5% reduction. In year 16, taxes are to be paid in full.

Proposal # 1

15 Year Sliding Abatement

Year		Total w/2% Incr./Yr.	Total Abatement	Total Tax Payment	School Tax Portion w/ 2% Incr./Yr.	School Tax Payment
1	50%	313,807.10	156,903.55	156,903.55	185,833.00	92,916.50
2	50%	320,083.24	160,041.62	160,041.62	189,549.66	94,774.83
3	45%	326,484.91	146,918.21	179,566.70	193,340.65	106,337.36
4	45%	333,014.60	149,856.57	183,158.03	197,207.47	108,464.11
5	40%	339,674.90	135,869.96	203,804.94	201,151.62	120,690.97
6	40%	346,468.40	138,587.36	207,881.04	205,174.65	123,104.79
7	35%	353,397.76	123,689.22	229,708.55	209,278.14	136,030.79
8	35%	360,465.72	126,163.00	234,302.72	213,463.70	138,751.41
9	30%	367,675.03	110,302.51	257,372.52	217,732.98	152,413.08
10	30%	375,028.53	112,508.56	262,519.97	222,087.64	155,461.35
11	25%	382,529.10	95,632.28	286,896.83	226,529.39	169,897.04
12	20%	390,179.69	78,035.94	312,143.75	231,059.98	184,847.98
13	15%	397,983.28	59,697.49	338,285.79	235,681.18	200,329.00
14	10%	405,942.95	40,594.29	365,348.65	240,394.80	216,355.32
15	5%	414,061.80	20,703.09	<u>393,358.71</u>	<u>245,202.70</u>	<u>232,942.56</u>
			Totals:	3,771,293.37	3,213,687.55	2,233,317.09

6. Logic for Approving the Proposed Abatement:

- a. The project is a genuine and integrated mixed-use endeavor, and one unique in the Town of Poughkeepsie. Included in this effort is the adaptive re-use of existing, delinquent structures as well as new construction. Many of the project's supportive improvements, including the parking lots, storm water management system, road improvements, water/sewer/gas infrastructure, signage, trash, safety and public amenities are shared by both the residential and commercial constructs. The large five story structure, and two of the buildings planned along the north side of Springside Avenue, are truly mixed use buildings, with commercial tenancies on the first floor and with housing above.
- b. This effort is being constructed in an area that one might not consider as real estate prime in the Town of Poughkeepsie. The rents generated along the Route 9 corridor in the Town are substantially greater, and there exists a smaller vacancy factor as well. The success of this endeavor could have a significant positive impact on the surrounding neighborhood, particularly given that there has been no significant new construction in this area in quite a long time.

- c. The totality of this undertaking, with some of the visual and functional improvements already in place, is already beginning to have a positive influence on the surrounding neighborhood, with various nearby improvements already underway or being contemplated. The visual environment/impression of the Town of Poughkeepsie will also receive a boost given the improvements proposed along Route 44/55 Westbound, as part of this undertaking.
- d. The effort supports the desired type of development and growth anticipated with the creation of the ATC (Arlington Town Center) district, as described in the Town's Comprehensive Plan, which encourages such mixed-use endeavors. This endeavor is also aligned with the stated goals of the greenway covenants.
- e. Our efforts to date have resulted in tremendous response and support from our neighbors. The success of this endeavor should have a positive impact on nearby property values. Businesses not previously located in the Town are now part of this effort, and others have made inquiries on what is planned for the coming phases.
- f. The abatement allows a project to be constructed and put in to service that would not otherwise be built. Taxes on new construction projects far exceed those that are levied on existing real estate.
- g. If this pilot agreement is successfully completed at this time, the goal would be to complete the Phase 1 work that we have started at 25 Van Wagner Road as well as that at 48 Springside Avenue and to commence with the construction of the north campus phase this year. We are identifying the north campus work as Phase 2. Since the SEQRA process has already been completed, and given that the Town of Poughkeepsie Planning Board has conceptually reviewed the plan for this phase as part of the rezoning process, it is not unreasonable to assume that the municipal approval process might not be too complicated and thus allow for a late summer/fall start. That said, this schedule may be impacted by the requisite steps necessary to complete an IDA/pilot agreement. Importantly, given the uncertainty of the interest rate environment, it is best that construction begin as soon as possible.
- h. We have just reached an agreement to purchase 57 Springside Avenue. This parcel of land, which includes a derelict two family house, is located on the east side of the north campus, adjacent to the signalized intersection. It is our current intention to incorporate this lot into Phase 2, demolish the existing structure, and then use the land for building new housing units. The parcels of 45 and 57 Springside Avenue will likely be combined during the site plan approval process with the Town of Poughkeepsie Planning Board. The closing on this acquisition is anticipated to occur in July of 2014.

- i. The current plan is to break ground in 2015 on the final phase, or Phase 3, on the empty lot that is currently owned by Built Parcel 4, LLC. This phase of development shall occur on this lot as well as on the adjacent parcels that are currently owned by the NYSDOT and the Town of Poughkeepsie, which we are in the process of purchasing. These two lots are ones that are currently not on the tax role.
- j. Given the truly mixed use nature of this undertaking, it seemed quantitatively more even handed not to give a full abatement on the commercial component, and none on the residential. Neither of the two components would work without the other. It would also be very difficult to establish the valuation of the residential and commercial components given how intertwined the various functions are.
- k. The project, when fully completed, calls for approx. 33% of the project to be commercial. Initially, this percentage of commercial to residential valuation is approx. 42%. That said, the project is more weighted towards the commercial components in the front end of the project, and with higher valuations on the residential side at the back end. This evolving percentage shift makes the structuring of an abatement program solely around the commercial components difficult to accomplish. It would also be more front loaded.
- l. Since the timing of the entire effort is not yet cast in stone, the fifteen year schedule, as proposed, would be easy to administer. The 15 year abatement clock is proposed to start with the completion of the proposed north campus, or Phase 2, which thus incentivizes the full build out of the neighborhood, or the balance of the project.
- m. The abatement is based upon a percentage of the assessed values of the subject properties. Therefore, if assessments and/or tax rates rise, the taxing authorities benefit with an increase of either the tax rate or the assessment.
- n. The project, when complete, will also put land now off the tax roles back on as part of this effort. These parcels of land are currently owned by the Town of Poughkeepsie and the NYSDOT.
- o. The project will result in additional water and sewer revenue in addition to those from the new property taxes.
- p. Van Wagner Place will include an active neighborhood watch program in addition to such safeguards as comprehensive site cameras and off street lighting. This effort puts new eyes on the street on a 24 hour basis.

- q. The project, in addition to providing new construction jobs, will bring 24 hour life to the Arlington Town Center area, thus supporting the neighboring businesses.
- r. As part of this arrangement, it would be agreed that the apartments would not be converted to for sale units during the life of the abatement, unless otherwise approved by the Town of Poughkeepsie.
- s. The Town of Poughkeepsie, through the support of this effort, demonstrates a leadership role in assisting in the creation of new investment in the immediate area, the community and the Hudson Valley, particularly when such important endeavors are difficult to achieve.

It is my hope that the above outlines a proposal that can be supported by the Town of Poughkeepsie. This is an important and vital effort, one that will improve this part of the Town with the creation of a new neighborhood, and one that will hopefully create inertia for other new development efforts. Its success should also serve as a generator of much needed optimism in our community.

Thank you in advance for considering this request.

Respectfully submitted,

Steven Tinkelman
Managing Member
Built Parcel Three, LLC.
Built Parcel Four, LLC.

RESOLUTION 4:16 - # SC 9 OF 2014

WHEREAS, the owners of VanWagner Place (25 VanWagner Road , 45, 48, 52 and 54 Springside Avenue, and a vacant lot), Build Parcel II and Build Parcel III are applying to the Dutchess County Industrial Development Agency for financial assistance for a new project to be located on those parcels in the Town of Poughkeepsie, New York, and

WHEREAS, that financial assistance includes a request for a Payment In Lieu of Taxes ("PILOT") Agreement which will provide a fifteen (15) year sliding scale tax abatement on the properties which will decline from 50% in year one to 5% in year fifteen (15), and

WHEREAS, the Town of Poughkeepsie supports the request of the property owners for the aforementioned financial assistance and tax relief, now therefore,

BE IT RESOLVED, that the Supervisor of the Town of Poughkeepsie or his designee be and hereby is authorized, empowered and directed to document and convey to the Dutchess County Industrial Development Agency the Town of Poughkeepsie's support for the application of Build Parcel II and Build Parcel III for the requested financial assistance, including a sliding scale declining abatement Payment In Lieu of Tax ("PILOT") Agreement as described above, and

BE IT FURTHER RESOLVED, that no environmental review of this Payment in Lieu of Taxes Agreement is required.

Dated: April 16, 2014

Moved: Councilwoman Shershin

Seconded: Councilman Baisley

Ayes 5 Nays 0

JEN/meh

t-4/16/2014

m-4/16/2014

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	AYE	NAY
Councilman Baisley	<u> X </u>	_____
Councilman Carlos	<u> X </u>	_____
Councilman Conte	<u> X </u>	_____
Councilman Cifone ABSENT	_____	_____
Councilman Krakower	<u> X </u>	_____
Councilwoman Shershin	<u> X </u>	_____
Supervisor Tancredi ABSENT	_____	_____

RESOLUTION

WHEREAS, Build Parcel Three, LLC, and Build Parcel Four, LLC, (the "Developers") are applying to the Dutchess County Industrial Development Agency (the "IDA") for financial assistance for a new project located in the Town of Poughkeepsie, New York on: tax parcels: 6161-08-838906-0000, 6161-08-841910-0000, 6161-08-809927 and 6161-08-845933; New York State Department of Transportation ("DOT") parcels M230-P264, M230-P265, M269-P313, M231-P266, M241-P279, and M235-P270; and a .07 acre strip (currently owned by the Town of Poughkeepsie) on Springside Avenue bounded by the DOT property and tax parcel 6161-08-821910, and

WHEREAS, the financial assistance includes a request for a Payment In Lieu of Taxes ("PILOT") Agreement which will provide a fifteen (15) year sliding scale tax abatement on the properties which will decline from 50% in year one to 5% in year fifteen (15), and

WHEREAS, the Arlington Central School District supports in theory the request of the property owners for the aforementioned financial assistance and tax relief, and

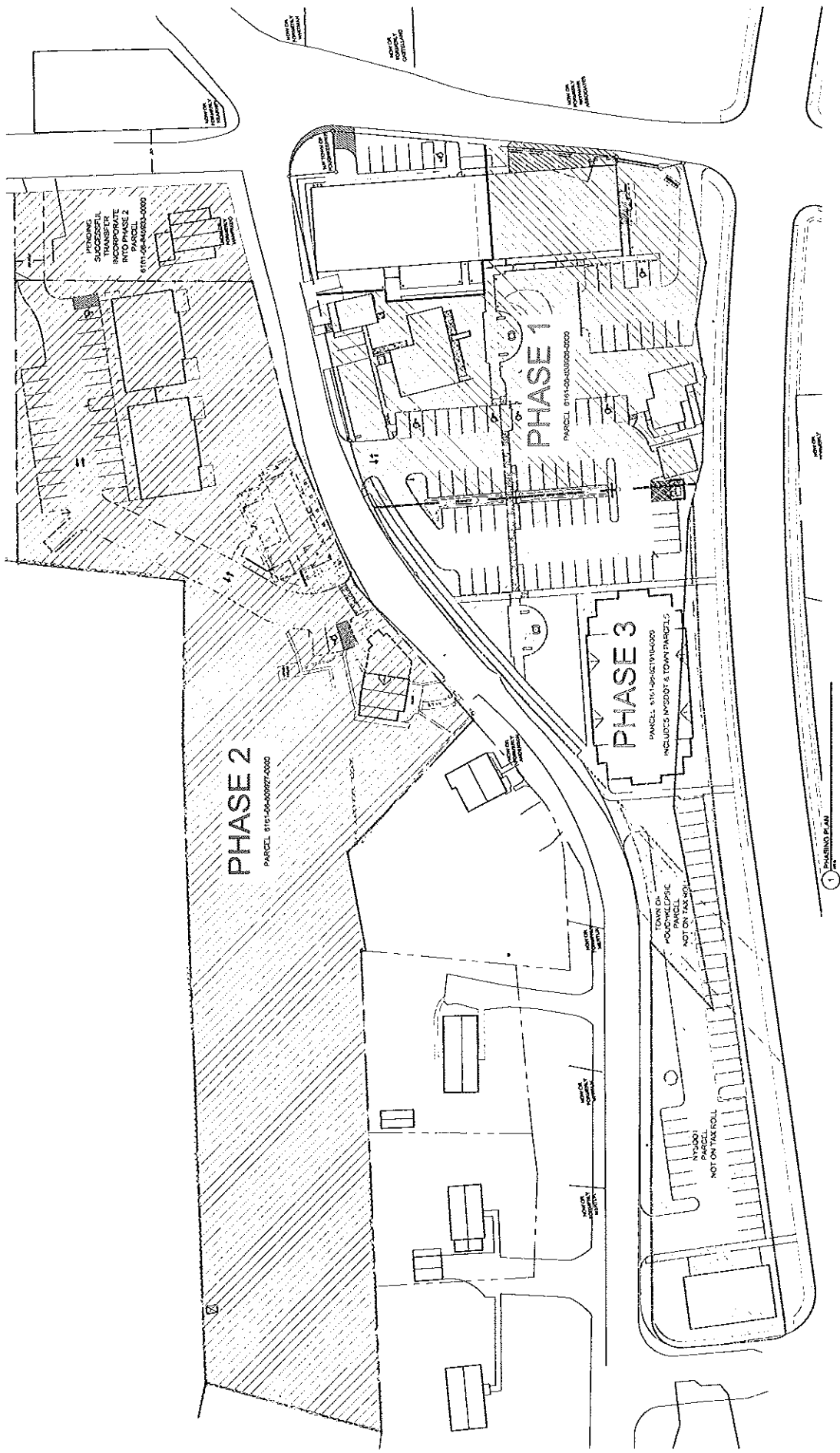
WHEREAS, the specific terms of the PILOT have yet to be determined, and

WHEREAS, the IDA has agreed to provide to the ACSD, prior to finalization of the PILOT, a copy of the PILOT and the IDA Lease Agreement with the Developers for review and to invite material comment from the ACSD on these documents,

NOW THEREFORE, it is hereby

RESOLVED, that the Board of Education of the Arlington Central School District ("ACSD") support the application of the Developers, for financial assistance, including the sliding scale declining abatement Payment In Lieu of Tax ("PILOT") as described above, subject to the ACSD's review and approval of the specific terms of the PILOT Agreement between the Developers and the IDA prior to the finalization of the PILOT; and

RESOLVED, that the Superintendent of Schools or his designee be and hereby is authorized, empowered and directed to document and convey to the Dutchess County Industrial Development Agency the ACSD's support for the aforementioned application and financial assistance as set forth in this resolution.

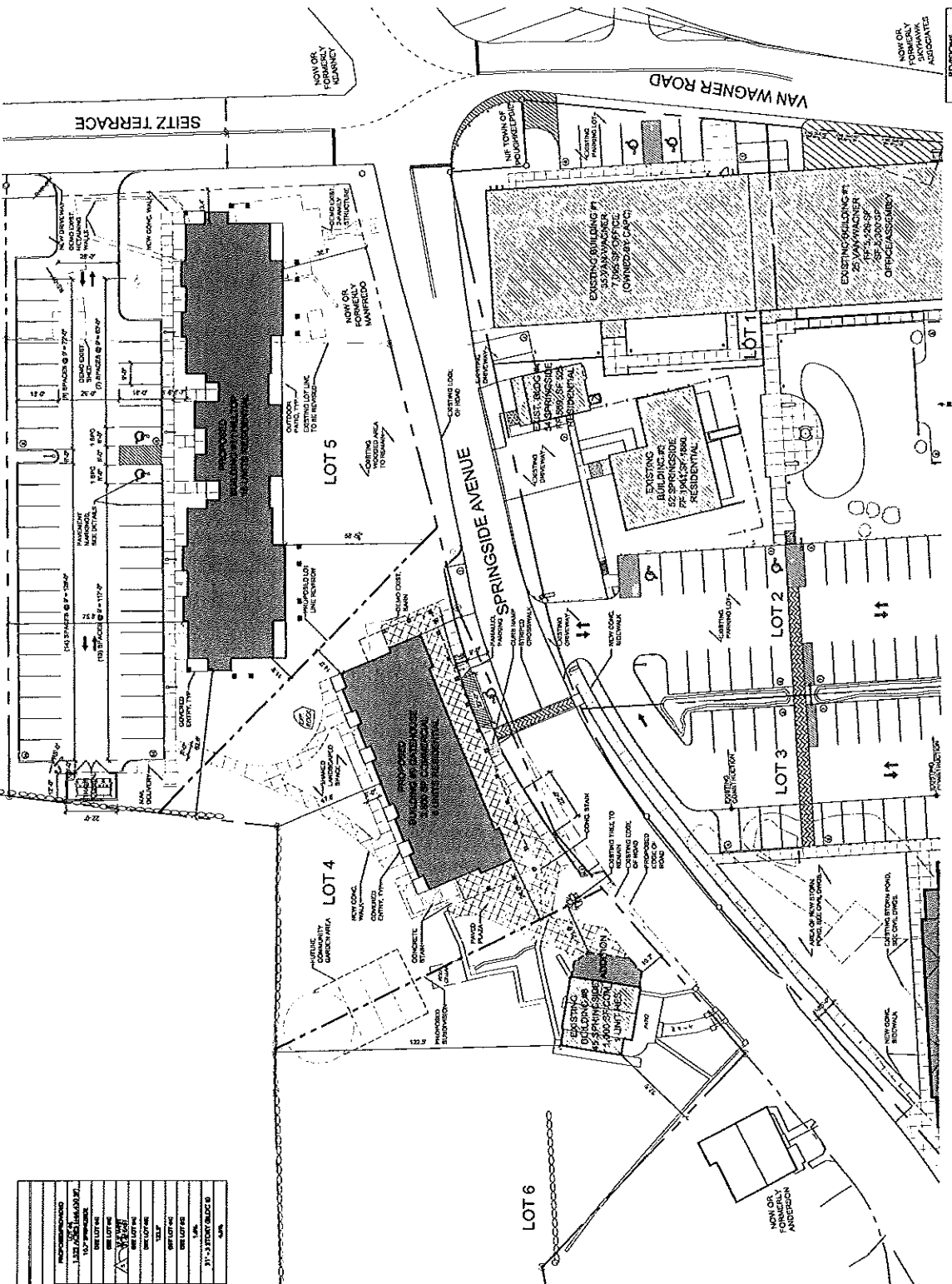


CLIENT:
Built Parcel Three, LLC & Built Parcel Four LLC
 25 Van Wagner Road
 Poughkeepsie, New York 12603

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815-04-011-0000 - Air Photo - 12/20/13 - 10/15/14 - 10/15/14 - 10/15/14

F



DATA TABLE - LOTS 4, 5 & 6

ZONE	MINIMUM SETBACK	MINIMUM SIDEWALK	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDEWALK	MINIMUM FRONT YARD	MINIMUM REAR YARD
LOT 4	10'-0"	5'-0"	10'-0"	10'-0"	5'-0"	10'-0"	10'-0"
LOT 5	10'-0"	5'-0"	10'-0"	10'-0"	5'-0"	10'-0"	10'-0"
LOT 6	10'-0"	5'-0"	10'-0"	10'-0"	5'-0"	10'-0"	10'-0"

PARKING TABLE - LOT 4, 5 & 6

TYPE	PERCENTAGE REQUIRED	TOTAL REQUIRED
Handicapped	2%	1
Standard	8%	4
Total	10%	5

- NOTES:**
1. FRONT SETBACK SHALL BE 10' UNLESS OTHERWISE SPECIFIED.
 2. SIDEWALK SHALL BE 5' UNLESS OTHERWISE SPECIFIED.
 3. REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SPECIFIED.
 4. SIDEWALK SHALL BE 5' UNLESS OTHERWISE SPECIFIED.
 5. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.
 6. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.
 7. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.
 8. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.
 9. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.
 10. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT

PROJECT NAME:
Springside Neighborhood Development
 Springside Avenue
 Poughkeepsie, New York 12603

CLIENT:
Built Parcel Three, LLC & Built Parcel Four LLC
 25 Van Wagner Road
 Poughkeepsie, New York 12603

T.A. ARCHITECTURE PLLC
 25 VAN WAGNER ROAD
 POUGHKEEPSIE, NY 12603

NOT OR FORMERLY ADJACENT

EXISTING BUILDING #1
 25 VAN WAGNER RD
 OFFICE/CLASSROOM

EXISTING BUILDING #2
 22 SPRINGSIDE RD
 RESIDENTIAL

EXISTING BUILDING #3
 1,000 SPRINGSIDE RD
 UNIT #105

EXISTING BUILDING #4
 1,000 SPRINGSIDE RD
 UNIT #106

EXISTING BUILDING #5
 1,000 SPRINGSIDE RD
 UNIT #107

EXISTING BUILDING #6
 1,000 SPRINGSIDE RD
 UNIT #108

EXISTING BUILDING #7
 1,000 SPRINGSIDE RD
 UNIT #109

EXISTING BUILDING #8
 1,000 SPRINGSIDE RD
 UNIT #110

EXISTING BUILDING #9
 1,000 SPRINGSIDE RD
 UNIT #111

SCHEDULE E (Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2012

Attachment Sequence No. 13

Department of the Treasury Internal Revenue Service (99)

Attach to Form 1040, 1040NR, or Form 1041.

Information about Schedule E and its separate instructions is at www.irs.gov/form1040

Name(s) shown on return

Your social security number

STEVEN & RACHEL TINKELMAN BUILT PARCEL THREE, LLC

Part I Income or Loss From Rental Real Estate and Royalties

Did you make any payments in 2012 that would require you to file Form(s) 1099? (see instructions) Yes No

If "Yes," did you or will you file all required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A SPRINGSIDE & VAN WAGNER RD, POUGHKEEPSIE, NY 12601

B

C

Table with 4 columns: Type of Property, Fair Rental Days, Personal Use Days, QJV. Row A: 4, 366, empty, empty.

Type of Property:

- 1 Single Family Residence 2 Multi-Family Residence 3 Vacation/Short-Term Rental 4 Commercial 5 Land 6 Royalties 7 Self-Rental 8 Other (describe)

Main income/expense table with columns for Properties (A, B, C) and rows for Rents received, Royalties received, Advertising, Auto and travel, Cleaning and maintenance, Commissions, Insurance, Legal and other professional fees, Management fees, Mortgage interest, Other interest, Repairs, Supplies, Taxes, Utilities, Depreciation expense, Other (STMT 22), Total expenses, Subtract line 20 from line 3, Deductible rental real estate loss, Total of all amounts reported, Income, Losses, Total rental real estate and royalty income or (loss).

LHA For Paperwork Reduction Act Notice, see instructions.

Schedule E (Form 1040) 2012

SCHEDULE E

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Information about Schedule E and its separate instructions is at www.irs.gov/schedulee

OMB No. 1545-0074

2013

Attachment
Sequence No. 13

Name(s) shown on return

Your social security number

STEVEN & RACHEL TINKELMAN / BUILT PARCEL THREE, LLC

Part I Income or Loss From Rental Real Estate and Royalties Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A** Did you make any payments in 2013 that would require you to file Form(s) 1099? (see instructions) Yes No
B If "Yes," did you or will you file required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A SPRINGSIDE & VAN WAGNER RD, POUGHKEEPSIE, NY 12601

B 25 VAN WAGNER ROAD, POUGHKEEPSIE, NY 12603

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
			A	B	C
A	4		365		<input type="checkbox"/>
B	1		365		<input type="checkbox"/>
C					<input type="checkbox"/>

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
 2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	121,408.		
4 Royalties received	4			
Expenses:				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7	39,744.		
8 Commissions	8			
9 Insurance	9	12,603.		
10 Legal and other professional fees	10	5,130.		
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12	61,290.		
13 Other interest	13			
14 Repairs	14			
15 Supplies	15			
16 Taxes	16	49,053.		
17 Utilities	17	10,735.		
18 Depreciation expense or depletion	18	62,978.		
19 Other (list) ▶ STMT 20 STMT 21	19	75,937.		
20 Total expenses. Add lines 5 through 19	20	317,470.		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-196,062.		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	196,062.		

23a Total of all amounts reported on line 3 for all rental properties	23a	
b Total of all amounts reported on line 4 for all royalty properties	23b	
c Total of all amounts reported on line 12 for all properties	23c	
d Total of all amounts reported on line 18 for all properties	23d	
e Total of all amounts reported on line 20 for all properties	23e	

24 Income. Add positive amounts shown on line 21. Do not include any losses	24	
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	

LHA For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2013

SCHEDULE E

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Information about Schedule E and its separate instructions is at www.irs.gov/schedulee.

OMB No. 1545-0074

2013

Attachment
Sequence No. **13**

Name(s) shown on return

Your social security number

STEVEN & RACHEL TINKELMAN / BUILT PARCEL FOUR, LLC

Part I **Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2013 that would require you to file Form(s) 1099? (see instructions) Yes No
 B If "Yes," did you or will you file required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A **SPRINGSIDE & VAN WAGNER RD, POUGHKEEPSIE, NY 12601**

B **25 VAN WAGNER ROAD, POUGHKEEPSIE, NY 12603**

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days		Personal Use Days	QJV
			A	B	C	D
A	4		365			<input type="checkbox"/>
B	1		365			<input type="checkbox"/>
C						<input type="checkbox"/>

Type of Property:

- 1 Single Family Residence
- 2 Multi-Family Residence
- 3 Vacation/Short-Term Rental
- 4 Commercial
- 5 Land
- 6 Royalties
- 7 Self-Rental
- 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3		10,300.	
4 Royalties received	4			
Expenses:				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7		13,229.	
8 Commissions	8			
9 Insurance	9		1,291.	
10 Legal and other professional fees	10		430.	
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12			
13 Other interest	13			
14 Repairs	14			
15 Supplies	15			
16 Taxes	16		7,808.	
17 Utilities	17		1,005.	
18 Depreciation expense or depletion	18		3,086.	
19 Other (list) ▶ STMT 20 STMT 21	19		15,755.	
20 Total expenses. Add lines 5 through 19	20		42,604.	
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21		-32,304.	
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22		32,304.	
23a Total of all amounts reported on line 3 for all rental properties	23a			
b Total of all amounts reported on line 4 for all royalty properties	23b			
c Total of all amounts reported on line 12 for all properties	23c			
d Total of all amounts reported on line 18 for all properties	23d			
e Total of all amounts reported on line 20 for all properties	23e			
24 Income. Add positive amounts shown on line 21. Do not include any losses	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			

LHA For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2013

Van Wagner Place

North Campus Development
Built Parcel Four, LLC
Financial Projection
15-Jul-14



Unit Breakdown

- 4 Hilltop Flats - 2BR
- 2 Hilltop Flats - 1BR
- 8 Hilltop Duplexes - 2BR
- 2 Hilltop Splits - 2BR
- 2 Centerhouse End - 2BR
- 2 Centerhouse Duplex - 2BR
- 2 Centerhouse Lofts
- 3 Centerhouse Commercial @ 1200SF Ea.
- 1 Manor House 3BR
- 1 Manor House Commercial @ 900SF

27 Total # of Units
(23 Residential & 4 Commercial)

Van Wagner Place

North Campus Development
 Built Parcel Four, LLC
 Financial Projection
 15-Jul-14



Rent Roll

	Monthly Rent/Unit	Yearly Total	
4 Hilltop Flats - 2BR	\$ 1,600.00	\$ 76,800.00	
2 Hilltop Flats - 1BR	\$ 1,275.00	\$ 30,600.00	
8 Hilltop Duplexes - 2BR	\$ 1,575.00	\$ 151,200.00	
2 Hilltop Splits - 2BR	\$ 1,600.00	\$ 38,400.00	
	Residential Sub Total	\$ 297,000.00	
2 Centerhouse End - 2BR	\$ 1,600.00	\$ 38,400.00	
2 Centerhouse Duplex - 2BR	\$ 1,550.00	\$ 37,200.00	
2 Centerhouse Lofts	\$ 1,475.00	\$ 35,400.00	
	Residential Sub Total	\$ 111,000.00	
1 Manor House - 3BR	\$ 1,800.00	\$ 21,600.00	
	Residential Sub Total	\$ 21,600.00	
	Residential Total	\$ 429,600.00	
1 Manor House Commercial @ 900SF	\$ 1,200.00	\$ 14,400.00	
3 Centerhouse House Commercial @ 1200SF ea.	\$ 1,600.00	\$ 57,600.00	
	Commercial Total	\$ 72,000.00	
Total		\$ 501,600.00	
At 95% occupancy		\$ 476,520.00	\$1,447.87 / unit

Additional Rent:

	Income
Washer/Dryer - 23 Units @ \$60 / Mo	\$ 16,560.00
Pet - 8 pets @ \$40 / Mo	\$ 3,840.00
Application Fee - 6 Apps @ \$75 / Ea.	\$ 450.00
Carports - 21 Spots @ \$50 / Mo	\$ 12,600.00
Alarm System	\$ -
Data / Cable / Telephone	\$ -
Special Services	\$ -
Remote HVAC	\$ -
Electronice Shade Systems	\$ -
Total	\$ 33,450.00
At 95% occupancy	\$ 31,777.50
Per unit	\$ 115.14
Total Yearly Income	\$ 508,297.50
Income/ Unit	\$ 18,825.83
Income/Unit/Month	\$ 1,568.82

Van Wagner Place

North Campus Development
Built Parcel Four, LLC
Financial Projection
15-Jul-14



Operating Expenses

Taxes - Residential	\$	46,000.00	(\$4,000 / 23 Residential Units @ 50%)
Taxes - Commercial	\$	4,500.00	(\$2.00 / SF x \$4,500 @ 50%)
Insurance	\$	18,000.00	
Water/Sewer - Residential	\$	4,600.00	(\$200 x 23 units)
Water/Sewer - Landlord	\$	300.00	(\$75 / quarter)
Electric/Gas	\$	3,000.00	(\$250 / mo)
Trash	\$	4,400.00	
Preps	\$	6,000.00	(6 / yr @ \$1,000)
Snow	\$	4,000.00	
Landscaping	\$	6,000.00	
Maint. & Repair	\$	8,000.00	
Maint. Supplies	\$	2,000.00	
HVAC Maintenance	\$	2,400.00	
Site Cleaning	\$	1,200.00	
Stormwater Maintenance	\$	600.00	
Building System Fees	\$	1,000.00	
Pest Control	\$	1,200.00	
Management Fee - 4%	\$	20,332.00	
Marketing / Social Media / Website	\$	2,400.00	
Accounting Fees	\$	2,500.00	
Office Overhead	\$	3,000.00	
Filing Fees	\$	500.00	
Sinking Fund	\$	3,450.00	(\$150 / yr / residential unit)
Total/unit/year	\$	145,382.00	
Per unit/year	\$	5,384.52	
Per unit/month	\$	448.71	

Van Wagner Place

North Campus Development
Built Parcel Four, LLC
Financial Projection
15-Jul-14



Net Operating Income

\$	508,297.50	Income
\$	145,382.00	Operating Expenses
\$	362,915.50	Net Operating Income
\$	13,441.31	NOI/unit/year
\$	1,120.11	NOI/unit/month

Built Parcel Three, LLC 2015 Projection

	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Total
Income													
48	\$ 4,492.67	\$ 4,492.67	\$ 4,492.67	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 4,497.62	\$ 53,956.59
52 - 1	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 17,400.00
52 - 2	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 18,000.00
52 - 3	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 1,360.00	\$ 16,320.00
54	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 21,000.00
Suite 2A - TA	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 48,000.00
Suite 2A - TBDC	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
Poughkiecie	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 4,104.17	\$ 49,250.04
Poughkiecie CAM	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 738.74	\$ 8,864.88
	\$ 20,395.58	\$ 20,395.58	\$ 20,395.58	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 20,400.53	\$ 244,791.51
Expenses													
Mortgage	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 8,506.70	\$ 102,080.40
Credit Line	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 274.66	\$ 3,295.92
Taxes - Escrow	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 3,816.01	\$ 45,792.12
Utilities	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 585.00	\$ 7,020.00
Insurance	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 763.25	\$ 9,159.00
Trash	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 377.00	\$ 4,524.00
M & R	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 11,700.00
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,336.00
Office	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 1,594.00	\$ 19,128.00
Total Expenses	\$ 17,391.62	\$ 17,391.62	\$ 17,391.62	\$ 16,891.62	\$ 16,891.62	\$ 17,975.62	\$ 17,975.62	\$ 17,975.62	\$ 17,975.62	\$ 16,891.62	\$ 16,891.62	\$ 17,391.62	\$ 209,035.44
Monthly Flow	\$ 3,003.96	\$ 3,003.96	\$ 3,003.96	\$ 3,508.91	\$ 3,508.91	\$ 2,424.91	\$ 2,424.91	\$ 2,424.91	\$ 2,424.91	\$ 3,508.91	\$ 3,508.91	\$ 3,008.91	\$ 35,756.07

Capitol Expenditures - 2011 to 2014

	2011	2012	2013	2014	Total
BP1	17,140.62	0.00	0.00	0.00	17,140.62
BP2	3,180.75	7,642.73	324,463.00	0.00	335,286.48
BP3	448,053.36	8,551.64	810,591.00	355,951.82	1,623,147.82
BP4	0.00	0.00	238,365.16	10,461.53	248,826.69
TA	45,664.04	83,566.15	0.00	0.00	129,230.19
TBDC	38,979.49	1,403.46	0.00	0.00	40,382.95
Ormater	120,542.49	51,742.34	372,322.15	60,558.54	605,165.52
110 Mill	6,030.40	5,473.01	0.00	18,200.00	29,703.41
NSN	<u>0.00</u>	<u>0.00</u>	<u>59,056.48</u>	<u>72,102.11</u>	<u>131,158.59</u>
	679,591.15	158,379.33	1,804,797.79	517,274.00	3,160,042.27

Built Parcel One, LLC
 Built Parcel Two, LLC
 Built Parcel Three, LLC
 Built Parcel Four, LLC
 Tinkelman Architecture, PLLC
 Tinkelman Brothers Development Corp.
 Ormater Development Corp.
 110 Mill Street Associates, LLC
 NSN 1379, LLC