



Dutchess • Industrial
County • Development
• Agency

*To help companies locate here, make needed capital expansion
or grow existing and new jobs.*

3 Neptune Road
Poughkeepsie, NY 12601
Phone: 845.463.5400 Fax: 845.463.0100
Email: info@thinkdutchess.com
www.thinkdutchess.com

APPLICATION FOR FINANCIAL ASSISTANCE

Th!nk
DUTCHESS

Please answer all questions. Use "None" or "Not Applicable" or "N/A" where necessary

A. Applicant Information (company receiving benefit)

Company Name: 165 Overlook Road, LLC
Address: 278 Mill Street, Suite 100, Poughkeepsie, NY 12601
Phone: 845-471-1047 Fax: 845-471-1044
Email: eric@baxterbuilt.com
Website: _____
Federal Employer ID Number: 20-4929909
State and Year or Incorporation/Organization: New York - 2016
List of stockholders, members, or partners of Applicant:
or partners of Applicant: RSL Overlook, LLC, Baxter Overlook Venture, LLC, and
Real T Overlook, LLC

Will a Real Estate Holding Company be utilized to own the Project
property/facility? Yes No
What is the name of the Real Estate
Estate Holding Company: _____
Federal Employer ID Number: _____
State and Year or Incorporation/Organization: _____
List of stockholders, members, or partners of
Applicant: _____

B. Individual Completing Application

Name: Eric Baxter
Title: Manager of 165 Overlook Road, LLC
Address: 278 Mill Street, Suite 100, Poughkeepsie, NY 12601
Phone: 845-471-1047 Fax: 845-471-1004
Email: eric@baxterbuilt.com

C. Company Contact (if different from individual completing application)

Name: _____
Title: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

D . Company Counsel:

Name of Attorney: Dale Lois, Esq.
Firm Name: Levine & Levine, PLLC
Address 2 Jefferson Plaza, Ste. 100, Poughkeepsie, NY 12601
Phone: 845-452-2350 Fax: 845-473-2200
Email : dale@levinelevinelaw.com

E . Request for Assistance:

Please check which type of assistance you are applying for (select all that apply):

<u>1</u>	Bond Issuance (Tax Exempt/ Taxable)	
<u>2</u>	Straight Lease	
	a. Payment in Lieu of Taxes	<u>X</u>
	b. Sales Tax Exemptions	<u>X</u>
	c. Mortgage Tax Exemption	<u>X</u>

Is this part of a Multi-Phase Project? Yes No X

F. Form of Business Organization:

For-profit corporation Not-for-profit corporation
 General partnership Limited partnership
 Limited liability company Sole proprietorship

1. If you have a corporation or limited liability company, please provide date and state of incorporation:
May 26, 2006

2. If a foreign corporation or foreign limited liability company, please provide date qualified to do business in New York:

G. Please list Principal Owners/Officers/Directors

(Principal owners that hold more than 15% equity ownership:

RSL OVERLOOK, LLC; Robert S. Levine, sole member; 33.3%

REAL T OVERLOOK, LLC: Steven Tinkelman, sole member; 33.3%

BAXTER OVERLOOK VENTURES LLC: Amanda Baxter, member and
Eric Baxter, member; 33.3%

H. If Applicant has a significant relationship with an affiliate company(ies), please list the name and address of such affiliate(s):

I. Applicant Business Description: Describe in detail company background, products, customers, good and services. Description is critical in determining eligibility. Attach additional pages if needed.

Construction and ownership of rental property

Estimated % of sales within County	100%
Estimated % of sales outside County but within New York State	0%
Estimated % of sales outside NYS but within U.S.	0%
Estimated % of sales outside the US	0%
Total Sales	100%

J. Is or was the Company assisted by DCIDA?

Yes No

K. Has the company received any state or federal subsidies or program assistance in the last 10 years?

Yes No

L. Industry

Please check off the Project's Industry Sector:

<input type="checkbox"/> Natural Resources / Mining	<input type="checkbox"/> Information Technology
<input type="checkbox"/> Construction	<input type="checkbox"/> Financial Services
<input type="checkbox"/> Utilities	<input type="checkbox"/> Professional / Business Services
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Education or Healthcare Services
<input type="checkbox"/> Wholesale / Retail	<input type="checkbox"/> Leisure and Hospitality
<input type="checkbox"/> Transportation /Warehousing	<input type="checkbox"/> Government
<input type="checkbox"/> Other (Please write): _____	

North American Industrial
Classifications Number (NAICS)

Section II: Project Description & Details

A. Project Location

Project Address 165 Overlook Road
Poughkeepsie, NY 12601

Section Block Lot (SBL) Number for Property
which proposed Project will be located: 133400-6261-02-896803-0000

Property Tax Jurisdiction:

Municipal: Town of LaGrange
School District: Arlington CSD

Project Property Value:

Current Assessed Value: \$1,152,000.00
Current Property Taxes \$ 15,291.73

Are the Real Property Taxes current? Yes No
If no, please explain

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

Water Electric
 Gas Water

Does the Applicant or any related entity hold fee title to the Project Site? Yes No
If no, Present legal owner of site:

Does the Applicant or related entity have an option /contract to purchase the Project site? Yes No

Describe the present use of the proposed Project Site

The project site is owned by Applicant, but is presently vacant.

The facility consists of a building/space which will be (check as applicable)

Acquired Constructed
 Renovated Expanded

In the space below briefly describe the proposed project and its purpose (new build, renovations, and equipment purchases). Identify specific uses occurring with the project. Describe any and all tenants and any/all end users. (*Attach detailed information if necessary*).

Construction of new, multi-unit residential structures, and renovation of existing barn.

Total project cost totals \$22,829,500.00.

Describe why the Agency's financial assistance is necessary and if the applicant is unable to obtain Agency financial assistance, what will be the impact on the Applicant and Dutchess County and/or municipality? Would the applicant proceed with the project without Agency assistance? (*Attached additional sheets if necessary*).

The proposed project will not be financially feasible without Agency assistance. If 165 Overlook LLC is unable to obtain Agency financial assistance, the project will be significantly delayed until another source of funding, benefits, or grants can be secured. In the interim, the subject property will remain vacant, and the profound need for workforce housing in the Town of LaGrange will remain unaddressed.

Please confirm by checking the box below if there is a likelihood that the Project would be not undertaken but for the Financial Assistance provided by the Agency.

XX Yes No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement below indicating why the Project should be undertaken by the Agency.

N/A

To the extent the project serves a local market area, is there a recognized and demonstrable need for the products or services the project will provide in the project's market area?
See attached.

Is the project compatible with and will significantly assist and enhance all development plans for its area established formally or informally by local, county, state and federal authorities?
See attached.

Will this project initially provide substantial employment, substantial capital investment, and a substantial increase in the property tax base, and be of a nature which demonstrates a substantial long-term commitment of the beneficiary to the city, which makes it highly likely that the substantial increase in employment, capital investment and tax base will continue for a significant period of time?

See attached

Is the project of a speculative nature?

No

****Agency assistance to retail projects (including hotels and restaurants) is subject to certain statutory restrictions. Please consult Agency staff if the proposed project facility will include any uses which involve customer visits to the facility.**

Have you contacted or been contacted by other Economic Development Agencies? If yes, please identify which agencies and what other assistance or assistance sought and the dollar amount that is anticipated to receive.

— Yes No

If yes, please list:

B. Will the Project include leasing any equipment?

— Yes No

C. Zoning of Project Site:

Current

PPD

Proposed

Are any variances needed? If so, please list:

No, none are needed.

The approximate acreage of the land to be purchased or leased:

16.05 acres

The approximate square footage of the existing building to be purchased or space to be expanded/renovated is:

40,656 square feet barn; 2500 square feet residential building

The approximate square footage of the planned *new* construction is:

155,136.83 square feet

Please note that the Agency cannot provide any financial assistance until the environmental review required under the State Environmental Quality Review Act ("SEQRA") has been completed. Please complete the annexed Short Form Environmental Assessment Form. Based upon the information provided in that form and elsewhere in this application, the Agency may require further information regarding potential environmental impacts.

If this project is likely to have a significant adverse impact on the environment (a "Type I" action), then the action is probably required to be reviewed by one or more other state or local agencies, such as a local zoning or land use authority. In that event, the Agency generally will not act as "lead agency," and any action by the Agency must await completion of the SEQRA review by the other agency. If that is not the case, i.e., if the proposed action is a "Type II" or "unlisted" action under SEQRA, the Agency may act independently for SEQRA purposes.

Any known environmental contamination or remediation issues? Yes

No X

If yes, please list:

Has another entity been designated lead agent under the State Environmental Quality Review Act? Yes No X

If yes, please explain

The Agency will not provide any financial assistance to the Project until the environmental findings required under SEQR have been made.

D. Facility Relocation or Closure

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 X

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 X

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

Yes No

If the answer to either of the foregoing questions in this subpart is positive, please explain in detail, on as many separate sheets as necessary, the reasons for the relocation, abandonment or closure, including, without limitation, (i) any considerations regarding the applicant's (or other occupant's) ability to remain competitive in its industry, and (ii) any consideration which has been given to relocating to any location outside the State of New York. Please note that the Agency may ask you to provide additional information regarding the foregoing, including documentary support

N/A

E. Project Construction Schedule

What is the proposed date for commencement of acquisition or construction of the Project?
March 2018

Please indicate the actual or expected dates of :

Construction completion: January 2019

Occupancy: January 2019

Will the company be occupying 100% of the completed facility? Yes No
If no, will there be tenants in the remaining space? Yes No

F. Investment (Uses and Sources)

Uses (Facility Costs) Please give an accurate estimate of the costs of all of the following items.

Applicants are encouraged to discuss the project with DCIDA in order to estimate costs.

1. Real Estate

(Acquisition cost of land and /or existing structures)

\$ 2,701,000.00

2. New Building Construction

\$15,560,000.00

3. New Building Addition

\$ 3,945,000.00

5. Reconstruction/Renovation

\$

6. Equipment (Taxable) (Spending that will be subject to sales tax - i.e. machinery and equipment)

\$

7. Other Tax Exempt

(non-construction spending that will not be subject to sales tax)

\$

8. Professional Services (Architect, Legal Fees¹, Engineering fees)

\$ 472,000.00

9. Other Taxable

\$ 151,500.00

10. Other (please specify)

\$

Total Project Cost \$22,829,500.00

Uses (Financing, Legal, Miscellaneous)

	Estimated Fees
IDA Administrative Fees (See page 1)	\$ 250.00
IDA Counsel	\$
Applicant Counsel	\$
Transaction Counsel	\$ 195,800.00
Bond Counsel	\$
Underwriter Counsel	\$
Trustee Counsel	\$
Other Costs of Bond Issue (i.e. printing)	\$
If this is a bond transaction, will you be refunding bonds? And if so state amount here	\$

Agency costs such as public hearings and legal notice fees are the responsibility of the Applicant from the time an application is submitted.

G. SOURCES

Amount of equity	\$ 4,565,900.00
Amount of other conventional financing	\$ 18,263,600.00
Amount financed by bond issue	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)*	\$ _____
	Total Sources of Funds for Project Cost \$ 22,829,500.00

*Identify each state and federal grant/credit

H. Community Benefits

Financial Assistance Provided

a. Estimated Sales Tax Exemption^

\$ 7,350,000	X	.08125	=	\$ 597,185.50
Amount of Project Cost Subject to Tax		Sales Tax Rate		Total

b. Estimated Mortgage Recording Tax Exemption

\$ 20,000,000	X	.0105	=	\$ 210,000.00
Projected Amount of Mortgage		Mortgage Recording Tax		Total

**As of September 2016, DCIDA cannot exempt the MTA portion of the mortgage recording tax*

c. Estimated Property Tax Abatement

Will the Project utilize the Agency's Uniform Tax Exemption Formula?

Yes No

If no, describe the real property tax exemption formula (attach additional sheets if necessary)

New York State corporate taxes paid in prior year \$ _____

Estimated tax abatement resulting from this project \$ _____
(Consult with DCIDA for assistance with this calculation)

[^]Note that the Agency may utilize the estimate above as well as the proposed total Project Cost as contained within this application to determine the Financial Assistance that will be offered.

Describe any contracts or agreements (options to purchase, purchase contracts, construction contracts, and equipment orders) which have been entered into with respect to the facility.
Please note that the Agency may not provide benefits to any purchases made prior to the execution of a Letter of Authorization for Sales Tax Exemption.

N/A

Community Benefits – Employment

1. Benefits = Economic Development Impacts (For Project Location Only)

By statute, the Agency must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. The Agency will use job projections upon the two (2) year time period following Project completion.

- a. Employment should be quantified by "FTE", which shall mean: (a) a full-time, permanent, private-sector employee on the project's payroll, who has worked (or is projected to work) at the project facility for a minimum of thirty-five hours per week for not less than four consecutive weeks and who is (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties;*
- b. or (b) two part-time, permanent, private-sector employees on the Applicant's payroll, who have worked (or are projected to work) at the project facility for a combined minimum of thirty-five hours per week for not less than four consecutive weeks and who are (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties*

Job Category	Current Number of FTE's	Number of FTE's Retained	Average Salary or Range of Salary	Number of FTE's to be created upon 2 years	Average Salary or Range of Salary
Owner/Executive	0				
Professional	0				
Management	0			2	\$50,000
Administrative	0			2	\$35,000
Production	0				
Other	0				
Total*	0			4	

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

No

Are employees provided retirement benefits? Yes No

Are employees provided health benefits? Yes No

Use of Local Workforce Policy

The Dutchess County IDA supports the use of "local workforce" for projects receiving benefits from the Agency. Answers to the following questions will assist the Agency in evaluating the application.

The Labor Workforce Area includes residents in the County/Cities/Towns/Villages as well as the following Counties: Dutchess County, Columbia County, Orange County, Putnam County, Sullivan County and Ulster County.

If a "labor workforce plan" has been developed please include that plan as an addendum to this application. Questions below are applicable for the construction period for the project.

1. How will the project developer seek out and use the local workforce. If your workforce is already local by definition please explain.

The proposed project will utilize RL Baxter and Tinkelman Architect, which are both local to Dutchess County and the City of Poughkeepsie. 90% of the sub-contractors used by RL Baxter and Tinkelman are from Dutchess County.

2. What specific approaches are to be used in your efforts to identify local workforce candidates if additional project workers are necessary?

As a local company, 90% of RL Baxter's sub-contractors reside in Dutchess County. If additional workers are necessary, they will be sourced through local connections.

Projects \$10,000,000 and above are subject to DCIDA's Local Workforce Policy

**New York State
Applicant Requirements
For Industrial Development Agencies**

The Applicant has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

1. 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 director or indirect, in any transaction contemplated by this Application, except as hereinafter described:

N/A

2. Job Listing

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.

3. 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.

4. 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, salary levels and such other information as part of the Agency's Employment Report.

5. Fees

This obligation includes an obligation to submit Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application.

6. Freedom of Information Law (FOIL)

The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicants understand that all project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.

7. Recapture Policy

The applicant acknowledges that is has been provided with a copy of the Agency's *Policy on Maintaining Performance Based Incentives*. The Applicant agrees that it fully understands the Policy on Maintaining Performance Based Incentives is applicable to the Project that is the subject of this application and the Agency may implement the Policy if and when it is required to do so.

Financial Reporting Requirements

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

8. Sales Tax

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. Copies of all filings shall be provided to the Agency.

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.

9. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§862 Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

10. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations

11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18A of the New York General Municipal Law, including, but not limited to, the provisions of Section 859a and Section 862(1) of the New York General Municipal Law.

12. Bonds

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.

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. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

Signature

Print Name

Title

Date

HOLD HARMLESS AGREEMENT

Applicant hereby releases the Dutchess County Industrial Development Agency and its members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including and without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any. The Agency reserves the right at any time, as a condition to further consideration of this application, to require reimbursement of any such costs incurred, or to require a deposit against such costs and to apply such deposit to the Agency's costs as incurred.

Signature

Print Name

Title

Date

To Be Completed for Bond Financing only

Bond Information

1. 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 Fees</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 _____ Estimated Term _____

Indicate the date by which the proceeds of the Agency's bonds, if issued will be needed

Date Required _____

Schedule A
Company Description

Date of Formation: _____

Website Address: _____

Brief description of company, operations, products and services:

Brief description of company history (formation, growth, transitions, location):

If the company is a party to any significant pending or recently concluded litigation (including bankruptcy), please describe:

Is Company in compliance with local, state and federal taxes, workers' protection, and environmental laws?

Copy of most recent company annual audit.

Sales and Income projections for next 3 to 5 years.

Certification
To Be Completed for Bond Financing only

(Name of Officer of Company submitting application) _____ deposes and says that he/she is
the _____ of _____
(Title) _____ (Company Name)

The corporation named in the attached application; that he/she has read the forgoing application and knows the contents thereof; that the same is true to his/her knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by

_____ is because the said Company is a Corporation.
(Company Name)

The grounds of deponent's belief relative to all matters in the said application which are not stated upon his/her 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/her 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.

(Chief Officer of Company submitting)

Print Name _____ Title _____
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)

SECTION II: PROJECT DESCRIPTION & DETAILS

Briefly describe the proposed project and its purpose new build, renovations, and equipment purchases). Identify specific uses occurring with the project:

The proposed project involves the construction of new multi-unit residential structures, a renovation the existing structures.

1. Barn - The renovation of an existing structure. Former use - Commercial. New/proposed use - Multi-Residential
 - a. Four Story
 - b. Area = 40,991.00 SF (1st Flr - 16,872.00 SF [Residential - 14,117.00 SF, Storage - 1,409.00 SF, Utility - 1,346.00 SF] / 2nd Flr - 11,900.00 SF / 3rd Flr - 7,619.00 SF / 4th Flr - 4,600.00 SF)
2. Manor House - The renovation of an existing structure. Former use - Single Family. New/proposed use - Multi-Residential
 - a. Two Story
 - b. Area = 4,656.00 SF (1st Flr - 2,421.00 SF / 2nd Flr - 2,235.00 SF)
3. Carriage House 'A' - New Structure - New/Proposed use - Multi-Residential
 - a. Three story
 - b. Area = 9,865.00 (LL - 2,327.00 SF / 1st Flr - 3,950.00 SF / 2nd Flr - 3,588.00 SF)
4. Carriage House 'A1' - New Structure - New/Proposed use - Multi-Residential
 - a. Two story
 - b. Area = 7,538.00 SF (1st Flr - 3,950.00 SF / 2nd Flr - 3,588.00 SF)
5. Carriage House 'B' - New Structure - New/Proposed use - Multi-Residential
 - a. Three Story
 - b. Area = 14,607.00 SF (LL - 3,325.00 SF / 1st Flr - 5,914.00 SF / 2nd Flr - 5,368.00 SF)
6. Carriage House 'B1' - New Structure - New/Proposed use - Multi-Residential
 - a. Two story
 - b. Area = 11,282.00 SF (1st Flr - 5,914.00 SF / 2nd Flr - 5,368.00 SF)
7. Carriage House 'C' - New Structure - New/Proposed use - Multi-Residential
 - a. Three story
 - b. Area = 12,675.00 SF (all floors are 4,225.00 SF)
8. Carriage House 'C1' - New Structure - New/Proposed use - Multi-Residential
 - a. Three story
 - b. Area = 10,812.00 SF (all floors are 3,604.00 SF)
9. Maintenance Building - New Structure - New/Proposed use - Utility/Storage/Miscellaneous
 - a. Single story
 - b. Area = 1,222.00 SF
10. Garage - New Structure - New Proposed use - Storage/Miscellaneous
 - a. Single story

b. Area = 1,980.00 SF

To the extent the project serves a local market area, is there a recognized and demonstrable need for the products or services the project will provide in the project's market area?

The proposed development will address the need for housing in the Town of LaGrange. The project will attract young professionals, and empty-nesters to the area, which will in turn increase the demand for market rate rentals in the area.

Is the project compatible with and will significantly assist and enhance all development plans for its area established formally or informally by local, county, state and federal authorities?

The proposed project will significantly assist and enhance the Town of LaGrange. The project will revise an abandoned, vacant lot and create housing for young professionals and families. The proposed project will help create a dynamic community in the Town of LaGrange.

Will this project initially provide substantial employment, substantial capital investment, and a substantial increase in the property tax base, and be of a nature which demonstrates a substantial long-term commitment of the beneficiary to the city, which makes it highly likely that the substantial increase in employment, capital investment and tax base will continue for a significant period of time?

Currently, the proposed project on Overlook Road in LaGrange is a vacant lot. The proposed project will construct new multi-unit residential structures, a renovation of the existing structures on this property. The housing will provide capital investment that will increase the property tax base and will create 4 new FTEs for years to come.

What is the approximate square footage of the existing building or space to be expanded/renovated?

Manor House –
The existing floor area of this building is 3,275.62 SF
The final area after full build out will be 4,656.00 SF
New Construction = 1380.38 SF

The big Barn -
The existing floor area of this building is 26,372.17 SF
The final area after full build out will be 40,991.00 SF
New Construction = 14,618.83 SF

What is the approximate square footage of the planned new construction?

Buildings A, A1, B, B1, C, C1, Maintenance & Garage = 139,138.00SF

With Buildings A, A1, B, B1, C, C1, Maintenance & Garage, the Manor House and the Big Barn, this amount will increase to 155,136.83 SF

DCIDA Board and Staff
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Secretary/Treasurer

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Donald Cappillino

COUNTY GOVERNMENT

County Executive

Marcus J. Molinaro

Dutchess County Office Building 22 Market
Street, Sixth Floor

Poughkeepsie, NY 12601

Tel.# (845) 486-2000(B) Fax # (845) 486-
2021

Email: mmolinaro@dutchessny.gov

This e-mail address is being protected from
spambots.

Dutchess County Legislature

Dale L. Borchert, Chairman

Dutchess County Office Building 22 Market
Street, Sixth Floor

Poughkeepsie, NY 12601

Tel # (845) 486-2100(B) Fax # (845) 486-
2113

Email: dborchert@dutchessny.gov

MISSION STATEMENT

The Dutchess County Industrial Development Agency [DCIDA] was created to further economic development in Dutchess County through the issuance of bonds to facilitate the building of capital projects with the resultant construction jobs and permanent follow on employment.

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, the application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project")
3. If an estimate is given as an answer to a question, put "est." after the figure or answer, which is estimated.
4. If more space is needed to answer any question, please attach a separate sheet.
5. When completed, return this application to the Dutchess County IDA, 3 Neptune Road, Poughkeepsie, NY 12601.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency the actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bond issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred may be considered as part of the bond issue.
9. The Agency has established an application fee of \$250.00 to cover the anticipated costs of the Agency in processing the application. A check or money order made payable to the Dutchess County Industrial Development Agency (DC IDA) must accompany each application. The application WILL NOT be accepted by the agency unless accompanied by the application fee.
10. The Agency has established an administrative fee for each project it engages. Unless the Agency agrees in writing to the contrary, the project fee is required to be paid by the applicant at or prior to the granting of any financial assistance by the Agency.



Re: Dutchess County Industrial Development Agency Applications

Ladies and Gentlemen:

Enclosed please find applications of the Dutchess County Industrial Development Agency (the "DCIDA") for the above-referenced issue. Please be advised that there is a \$250.00 application fee to be paid by the client and to be enclosed with the completed application in order to enable the DCIDA to proceed with the benefit package.

You will receive an Engagement Letter which constitutes an explanation of legal fees and costs related to our counsels' work with respect to your project. This Engagement Letter will require an escrow account of \$5,000.00 and our counsel will invoice you monthly on an hourly rate basis for services rendered and deduct it from the escrow account. Should you terminate the agreement or abandon the project, any unused funds will be returned to you. If you have any questions concerning this matter, please contact me.

I advise you that the DCIDA itself does not lend money. Instead, the DCIDA issues bonds for the benefit of the project applicant. The project applicant must find a purchaser of the bonds and agree as to terms and conditions of repayment, interest rate, interim advances during construction, what securities are to be pledged, etc., just as the project applicant and a lender would in any other secured transaction. On filing an application, the project applicant should be fairly secure in knowing where to obtain the requisite moneys.

No work should be commenced or construction contracts entered into or materials ordered or land purchased if any of these expenses are to be included in the bond issue prior to the DCIDA passing an Inducement Resolution and Agreement with the project applicant after an application is filed. To do so may jeopardize the inclusion of the expense of such item in the bond issue.

In completing the application, please note certain material is requested that is required by statute in order to authorize the issuance of the bonds, to wit: the increased employment and your history as to location and why you are expanding or locating in Dutchess County. The bonds are issued as an inducement in industrial, commercial and warehousing facilities that presently do not exist in Dutchess County, or, if they exist, there is an expansion program contemplated. The bond proceeds cannot be used in any way for refinancing existing mortgages.

Prior to the issuance of IDA benefits (PILOT and/or bonds), the project applicant is required to make an agreement in lieu of taxes with all local taxing authorities and furnish the DCIDA with a certified copy of all of the agreements in lieu of taxes. An issue will not close without this document in place. The processing fees of the DCIDA is one percent (1%) of the first \$2.5 million of the estimated project cost and one-quarter of one percent (.25%) for the estimated project in excess of \$2.5 million

The project applicant additionally will be required to pay DCIDA Counsel fees, Bond Counsel fees and other direct expenses of the DC IDA, including, but not limited to, accounting and engineering expenses. The project applicant agrees that such legal fees and other direct expenses of the DC IDA such as publication costs and stenographer's fees are payable separately from the application and processing fees. The above fees will be payable in full on the sale of the bonds. Failure and neglect to proceed to close will result in pro rata tender of billings.

Upon receiving the application in my office, I will convene a meeting of the DCIDA to meet with the principals personally to discuss the application, as now required by DCIDA policy.

Please note that the DCIDA is under no obligation to act favorably on this application, and the project applicant agrees to release the DCIDA, its members, its staff, its successors and assigns from any claim against the DCIDA that may arise from the DCIDA's processing the application or by the DCIDA's either granting or denying the application.

Because the DCIDA is an exempt organization under the Internal Revenue Code of 1986, as amended, I advise you further that certain benefits will accrue during construction, such as the nonpayment of sales taxes on goods purchased for either initial construction or start-up equipment. Furthermore, upon the filing of documents, no mortgage tax will be necessary between the DCIDA and a trustee or bank collecting the moneys during the financing for the repayment of bonds. In accordance with New York State regulations, you are advised that we are obligated to include a "Recapture of Benefit Provision" in our application which details DCIDA procedure to be utilized to recapture benefits given to projects in certain instances.

If I can be of further assistance, please feel free to contact our office.

Very truly yours,

Sarah Lee
Executive Director

Enclosures

PLEASE TAKE NOTICE — The DC IDA in certain respects is subject to the Freedom of Information Law or Sunshine Laws of the State of New York. If there are any confidential matters or negotiations for real property taking place that would be adversely affected by revelation of the particulars to the public or media, it is suggested that this matter be discussed with the DCIDA Counsel or personnel directly and not set forth in the initial application unless required by Bond Counsel for the preparation of the Inducement Resolution. Any financial disclosures of the project applicant requested should be marked confidential to ensure their attention as confidential documents. Although the DCIDA does not pass on the project applicant's financial ability to pay, which is the bond purchaser's prerogative, the DCIDA does want to know that the project applicant is a viable business enterprise.

2016 Dutchess County Rental Housing Survey

Marcus J. Molinaro
Dutchess County Executive

Eoin Wrafter, AICP
Commissioner of Planning and Development

Prepared by the Dutchess County Department of Planning and Development

Prepared by: Heather LaVarnway, Senior Planner
Pamela Compasso, Program Assistant

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Introduction

With this 2016 report, the Dutchess County Department of Planning and Development has been surveying the rental market in Dutchess County for 34 years. The market has experienced some significant changes during this time including the "heated" market in the late 1980's, the decline of the rental market caused by the downsizing of IBM in the 1990's, the subsequent recovery, and the end of the recent housing bubble.

The report assesses the rental housing market by collecting and analyzing data on the four major sectors:

1. Market rate apartment complexes (20+ units);
2. Tax credit apartment complexes;
3. Other market rate apartments (1-19 units), and;
4. Subsidized housing.

Tax credit apartment complexes, with their restricted rents and very low vacancy rates, have their own category because they are an increasing share of our rental market and their inclusion with the market rate apartments skews the average rents and vacancy rate. We have not included these projects in our subsidized housing list since, although they are income restricted, the rents are based on a set restricted rent and not a percentage of a household's income (typically 30%) as it is with traditional subsidized housing.

Survey information is used by a variety of participants in the rental housing market. Market experts use it to determine the level of demand for rental housing in Dutchess County. Appraisers, marketing consultants and realtors use the survey to help determine the value of units and properties. Businesses use the information when making location decisions, and the public sector, at both the State and local level, uses the information to shape housing policies and programs that will address the needs and gaps identified in this survey. Phone numbers are now included for the apartment complexes so that this report can also be a resource for individuals seeking rental housing, particularly those investigating subsidized and senior housing options.

Methodology

A master database of apartment complexes has been developed and maintained by the Department of Planning and Development using real property records and other pertinent sources. In October 2016, a self-administered survey was sent to all apartment complexes with 20 or more units (market rate and tax credit). The respondents were asked to provide current rental information. Follow-up telephone calls were made to those who did not respond. In total, 106 complexes were contacted with 79 responding, for a response rate of 75 percent. The number of units covered by the response was 9,250, which represents 87 percent of the units in market rate and tax credit apartment complexes with 20 or more units. Those that did not respond include 27 complexes with 1,394 units.

The other form of data collection was information on other market rate apartments (1-19 units) in Dutchess County from the Poughkeepsie Journal (chosen for its countywide circulation) and Craigslist Hudson Valley.

In addition, the survey includes information collected from subsidized rental units. Unlike the market rate and tax credit complexes, units that fall into this "subsidized" category have variable rents based on one's ability to pay and determined as a certain percentage of household income (typically 30%). Current data was gathered from an existing list of subsidized complexes. Telephone calls were made directly to the complex or appropriate housing authority.

Table 1 provides details on the market rate apartment complexes who responded to the survey.

Table 1: Market Rate Apartment Complexes
2016 Rental Housing Survey Results

Complex Name	Total Units	Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Vacancies	Type of Fuel	Utilities Included in Rent	Hot Water	Electric	Contact Info*
City of Beacon											
Lofts at Beacon	79	9	\$692	79	\$2,100	37	\$1,095	2	G	No	No
Prospect Realty (f. Whitesstone)	63	5	\$1,000	21	\$1,200	12	\$1,400	1	E	No	No
City of Poughkeepsie											
110 Mill Street Associates	27	2	\$1,100	15	\$1,250	10	\$1,600	0	E	No	No
Behrends Court	38	5	\$875	44	\$1,100	45	\$1,250	3	G	No	Yes
Bridge Park Apartments	44										
Conlies Manor Apartments	292	32	\$945	260	\$1,095	3	G	No	Yes	Yes	(845) 452-0290
Fallkill Properties	49	13	\$625	28	\$800	5	\$940	3	\$1,242	0	No
Forbus Hill Apartments	69										
Hamilton Garden Apartments	58	6	\$750	26	\$956	26	\$1,150	3	G	No	No
Kaal Rock Manor Apartments	114	12	\$799	84	\$912	14	\$1,282	2	G	No	Yes
Luckey Platt	138	32	\$775	69	\$850	34	\$1,000	3	\$1,300	6	No
Mt. Beacon Properties (f. Willow Court)	65	2	\$800	59	\$925	4	\$1,100	0	\$0	3	No
Suncrest Court	22										
Union Bend Apartments	24										
Town of Amenia											
Berkshire Apartments	40			16	\$600	24	\$700	2	E	No	No
Town of Dover											
Country Squire Estates	22	6	\$512	9	\$749	7	\$855	0	0	No	No
Town of East Fishkill											
Hopewell Garden Apartments	69	9	\$820	35	\$950	21	\$1,175	4	\$1,600	2	G
Town of Fishkill											
Hudson View Park Apartments	491	23	\$1,003	263	\$1,153	172	\$1,475	33	\$1,650	2	G
Mountain View Knolls Apartments	100	23	\$850	24	\$1,075	48	\$1,275	5	\$1,525	0	E
Mountainview Gardens	256	66	\$795	95	\$1,175	95	\$1,410	0	G	No	Yes
Olde Post Mall Apartments	280	34	\$805	166	\$1,150	78	\$1,450	2	\$1,600	0	No
Village at Merritt Park	360										
Vista Pointe	288										
Town of Hyde Park											
Crum Elbow Apartments	78			40	\$800	38	\$900	0	0	No	Yes
Golden Apartments	72			38	\$700	34	\$800	0	0	No	Yes
Haviland Apartments	61			32	\$735	29	\$850	3	E	No	No
Hyde Park Estates	72			28	\$1,075	42	\$1,200	2	\$1,400	3	G
Hyde Park Heights	130			61	\$1,013	69	\$1,175	4	0	No	Yes
Hyde Park Manor/Cedar Garden Apts	24			8	\$975	16	\$1,150	1	0	No	Yes

Table 1: Market Rate Apartment Complexes
2016 Rental Housing Survey Results

Complex Name	Total Units	Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Vacancies	Type of Fuel	Utilities Included in Rent	Contact Info*
		Rent	Rent	Rent	Rent		Heat	Hot Water	Electric
Town of Hyde Park (cont'd)									
Hyde Park Terrace	24	12	\$1,050	12	\$1,400	0	6	No	(845) 225-0875
Mill Run	64	32	\$850	32	\$950	0	0	No	(845) 229-5546
Town of Pawling									
Dutcher House	46	14	\$675	29	\$875	3	\$1,075	1	(845) 297-2109
Town of Pleasant Valley									
Arbor Arms Apartments	25	2	\$1,100	17	\$1,350	6	\$1,600	1	0
Brookside Meadows	302	92	\$1,440	176	\$1,816	34	\$2,090	0	No
Country Commons	60	36	\$950	24	\$1,300	2		E	No
Pleasant Valley Estates	48	48	\$860			4	E	No	No
Spring Creek Properties	34			34	\$1,375	0	G	No	No
Village Park Apartments	178	88	\$1,299	90	\$1,609		G	No	(845) 635-8166
Town of Poughkeepsie									
Canterbury Gardens	210	120	\$950	90	\$1,245	3		G	No
Cherry Hill North	70	54	\$1,125	16	\$1,350	1	G	No	Yes
Cherry Hill Section VIB	72	24	\$1,125	48	\$1,300				(845) 471-4913
Circle View Apartments	33	9	\$675	23	\$875	1	\$915		(845) 471-4913
Collegeview Apartments	40			12	\$938	28	\$1,278	1	(845) 452-0290
Collegeview Tower	103	69	\$1,313	34	\$2,225		0	G	No
Colonial Manor	116	100	\$1,085	16	\$1,375	1	G	No	Yes
Country Club Apartments	120	2	\$775	65	\$1,125	48	\$1,360	4	(845) 473-4916
Dutchess Apartments	100			20	\$1,200	80	\$1,320	0	(845) 462-3338
Grand Pointe Park	155	40	\$1,419	80	\$1,656	35	\$2,103	3	(845) 454-4878
Hudson Harbour Apartments	352	9	\$998	270	\$1,261	63	\$1,612	10	(845) 486-8000
Manchester Gardens	214			152	\$990	62	\$1,300	2	(845) 473-2226
Mountain Brook Apartments	288			188	\$1,125	96	\$1,330	4	(845) 454-3927
Oak Tree Garden Apartments	46	1	\$780	22	\$1,009	19	\$1,140	4	(845) 452-3450
Ridgefield Apartments	292			176	\$1,225	116	\$1,415	12	(845) 297-2109
Van Wagner Place	22			6	\$1,700	16	\$2,100	1	(845) 454-2290
Town of Rhinebeck									
Village Green Apartments	144			103	\$1,110	41	\$1,320	3	(845) 831-2600
Town of Wappinger									
Chelsea Ridge Apartments	835			528	\$1,249	265	\$1,478	42	(845) 831-4745
Riverbend	124	34	\$1,450	90	\$1,850		E	No	(845) 297-0100
Riverbend East	54	14	\$1,700	40	\$2,000	0	G	No	(845) 297-0100
Village Crest Apartments	256	11	\$965	115	\$1,078	102	\$1,250	28	(845) 463-3000
TOTAL =	7,852	288			4,039		3,179	346	160

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers for leasing information have been included as a reference, where available.

Market Rate Apartment Complexes

The information listed in the following tables is based on *Table 1: Market Rate Apartment Complexes*. Please note when comparing information in this section to information in the Other Market Rate Apartments section, apartment complex rents generally include heat and hot water, while tenants generally pay all utilities separately in the other types of housing. It should be noted this is changing as newer complexes generally do not include utilities in the rent.

The municipality with the largest number of responding market rate apartment complex units is the Town of Poughkeepsie with 2,233 units. Fishkill and Wappinger also have significant numbers of units with 1,775 and 1,269, respectively. The units in these three municipalities make up 67 percent of the market rate units that responded to the survey.

A review of Table 2 shows that 92 percent of market rate apartment complex units are one- or two-bedrooms. Only 4.4 percent are three-bedrooms, with studios making up the remaining 3.7 percent. These percentages are relatively consistent with previous surveys. Table 2 also shows the distribution of apartment complex units throughout Dutchess County. Again, these percentages are similar to the results of previous surveys.

Tables 3 and 4 show the average county rents by unit size and the percent change in average rents from the last several surveys. Average rents increased between 2015–2016 in all unit sizes, as follows:

Studios:	+ 0.1%
1-Bedrooms:	+ 3.8%
2-Bedrooms:	+ 3.6%
3-Bedrooms:	+ 5.7%

Table 2: Market Rate Apartment Complexes
Number of Rental Units, and Average Rents
By Municipality & Unit Size

Municipality*	Rental Units		Number of Units and Average Rent							
	Total #	% by Location	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
			Units	Avg Rent	Units	Avg Rent	Units	Avg Rent	Units	Avg Rent
C Beacon	142	1.8%	9	\$692	96	\$1,898	37	\$1,095		
C Poughkeepsie	940	12.0%	72	\$775	432	\$934	426	\$1,133	10	\$1,362
T Amenia	40	0.5%			16	\$600	24	\$700		
T Dover	22	0.3%	6	\$512	9	\$749	7	\$855		
T East Fishkill	69	0.9%	9	\$820	35	\$950	21	\$1,175	4	\$1,600
T Fishkill	1,775	22.6%	146	\$839	770	\$1,262	697	\$1,631	162	\$2,002
T Hyde Park	525	6.7%			251	\$883	272	\$1,041	2	1,400
T Pawling	46	0.6%	14	\$675	29	\$875	3	\$1,075		
T Pleasant Valley	647	8.2%			266	\$1,220	341	\$1,658	40	\$2,017
T Poughkeepsie	2,233	28.4%	21	\$828	1,341	\$1,146	813	\$1,430	58	\$1,969
T Rhinebeck	144	1.8%			103	\$1,110	41	\$1,320		
T Wappinger	1,269	16.2%	11	\$965	691	\$1,240	497	\$1,541	70	\$1,715
TOTAL	7,852		288		4,039		3,179		346	

* Town listings include villages and unincorporated areas.

**Table 6: Market Rate Apartment Complexes
Vacancy Rate by Municipality**

Municipality*	Vacancy Rate
City of Beacon	3.5%
City of Poughkeepsie	2.4%
Town of Amenia	5.0%
Town of Dover	0.0%
Town of East Fishkill	2.9%
Town of Fishkill	2.2%
Town of Hyde Park	2.1%
Town of Pawling	2.2%
Town of Pleasant Valley	1.1%
Town of Poughkeepsie	2.2%
Town of Rhinebeck	2.1%
Town of Wappinger	1.4%

*Town listings include villages and unincorporated areas.

**Table 3: Market Rate Apartment Complexes
Average County Rents**

	2016	2015	2014	2013	2012
Studios	\$807	\$806	\$759	\$775	\$743
1-Bedroom	\$1,160	\$1,117	\$1,060	\$1,047	\$1,034
2-Bedroom	\$1,429	\$1,379	\$1,336	\$1,325	\$1,302
3-Bedroom	\$1,914	\$1,810	\$1,738	\$1,727	\$1,786

**Table 4: Market Rate Apartment Complexes
Annual Percentage Change in Average County Rents**

	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012
Studios	0.1%	6.2%	-2.1%	4.3%	2.5%
1-Bedroom	3.8%	5.4%	1.2%	1.3%	2.8%
2-Bedroom	3.6%	3.2%	0.8%	1.8%	2.4%
3-Bedroom	5.7%	4.1%	0.6%	-3.3%	1.4%

Vacancies

The vacancy rate in the market rate apartment complexes surveyed in 2016 was 2.0 percent, one of the lowest rates we've seen in the past 20 years. A total of 160 units were vacant out of 7,852 total units surveyed. It should be noted that the vacancy rate for tax credit developments was 1.1 percent. Tax credit developments generally have lower vacancies due to their subsidized rents.

Housing experts recognize a 5 percent vacancy rate as an indicator of a healthy rental market. It is low enough not to negatively affect landlords, but high enough to permit tenant mobility. The vacancy rate in 2016 was less than half of what is considered a healthy indicator.

Table 5 summarizes the vacancy rates from 2012-2016. Table 6 shows the 2016 vacancy rate for each municipality.

**Table 5: Market Rate Apartment Complexes
County Vacancy Rate**

2016	2015	2014	2013	2012
2.0%	1.8%	2.3%	2.9%	3.4%

Tax Credit Apartment Complexes

Table 7 (next page) provides details on the tax credit apartment complexes of 20 or more units who responded to the survey. The information listed in Tables 8 and 9 are based on *Table 7: Tax Credit Apartment Complexes*. They summarize the average county rents for tax credit apartment complexes and the number of units by municipality, for those complexes that responded to the survey.

Rents for one-bedroom units in tax credit complexes decreased 2.4% from 2015, and two-bedroom rents decreased 0.5%. Three-bedroom rents increased by 0.7%. Overall, rents in tax credit apartment complexes in 2016 remained quite stable.

**Table 8: Tax Credit Apartment Complexes
Number of Units by Municipality**

Municipality*	Total Number of Rental Units	% of Total Tax Credit Units
City of Beacon	106	7.6%
City of Poughkeepsie	270	19.3%
Town of Fishkill	82	5.9%
Town of Hyde Park	166	11.9%
Town of Pawling	80	5.7%
Town of Poughkeepsie	384	27.4%
Town of Red Hook	96	6.9%
Town of Wappinger	214	15.3%
TOTAL	1,398	

*Town listings include villages and unincorporated areas.

**Table 9: Tax Credit Apartment Complexes
Average County Rents**

	2016	2015	2014	2013	2012
Studios	\$567	—	—	\$645	\$620
1-Bedroom	\$768	\$787	\$769	\$775	\$759
2-Bedroom	\$1,037	\$1,042	\$1,027	\$1,014	\$997
3-Bedroom	\$1,177	\$1,169	\$1,221	\$1,164	\$1,173

**Table 7: Tax Credit Apartment Complexes
2016 Rental Housing Survey Results**

Complex Name	Total Units	Number of Units and Rent			Vacancies	Type of Fuel	Utilities included in rent		Contact Info*
		Studio Units	1-Bedroom Units	2-Bedroom Rent			Heat	Hot Water	
City of Beacon									
Meadow Ridge I	54			20 \$785 \$1,100	11 \$940 \$1,165	34	\$1,306	1 0	No Yes Yes (845) 297-2004
Meadow Ridge II	52		12 8						No Yes Yes (845) 297-2004
City of Poughkeepsie									
Cannon Street Apartments	39		39	\$753		0	G	No	Yes (845) 454-5176
Highbridge Gardens	74	50	567	24 10 24	\$681 \$948 \$520	0 0 0	G G G	No Yes No	No Yes No (845) 485-4020 (845) 454-5216 (845) 486-4588
Livingston Arms	32								
Poughkeepsie Commons	71								
The Hamilton	54		24	\$740	28 \$893	2	\$1,005	1 G	No No No (845) 517-0397
Town of Fishkill									
Views at Rocky Glen	82		32	\$889	38 \$1,057	12	\$959	0 G	No No No (845) 831-8844
Town of Hyde Park									
Heritage Pointe Apartments	82		62	\$785	20 37	\$948 \$936	0 0	0 G	No Yes Yes (845) 889-4404
Stone Ledge	84		47	\$785					No Yes Yes (845) 229-0625
Town of Pawling									
Hamlet at Pawling	80		66	\$668	14	\$977	0	G	No No No (845) 289-0684
Town of Poughkeepsie									
Hillside Terrace	64		24	\$785	35	\$936	5 2	G G	No Yes Yes (845) 454-9834
Lexington Club	160		98	\$857	62	\$1,030			No Yes Yes (845) 298-7600
Pendell Commons	72		24	\$680	36	\$988	12 4	G G	No No No (845) 486-4588
Spring Manor Apartments	88		44	\$862	44	\$1,016	0	G	No No No (845) 485-4600
Town of Red Hook									
Red Hook Commons I	48		8	\$348 \$680 \$761			4	G	No No No (845) 758-0651
Red Hook Commons II	48		8 20 20	\$328 \$647 \$760			4	G	No Yes Yes (845) 758-0651
Town of Wappinger									
Berkeley Square	150		60	\$963	90	\$1,152	0	G	No Yes Yes (845) 298-1200
Di Marco Place I	32		32	\$1,043			0	G	Yes Yes Yes (845) 297-2004
Di Marco Place II	32		5 27	\$490 \$635			0	G	Yes Yes Yes (845) 297-2004
TOTAL =	1,398	50		805	478		65	16	

* In an effort to expand this report as a resource for those seeking rental housing, phone numbers have been included, where available, as a reference.

Non-Respondents

The following listing represents market rate and tax credit apartment complexes that are not included in the 2016 survey results (Tables 1 through 9). Current rental information was not available either because of an inability to contact the complex or the complex not wishing to participate in the survey.

Table 10
Non-Respondent Market Rate and Tax Credit Apartment Complexes

Municipality	Complex	# of Units
City of Beacon	Landgrove	44
	199 Mill Street	24
	521-527 Main Street	46
	71-75 Garden Street ¹	22
City of Poughkeepsie	82 South Hamilton	27
	91 South Hamilton	24
	Carlton Court	25
	Eden Roc	36
	Franklin and Carroll Apartments	24
Town of Dover	31 Wing Ave.	20
Town of East Fishkill	170 Clove Branch Apartments	24
Town of Fishkill	Cecilwood Center Apartments	23
	Horizons at Fishkill ¹	90
Town of Hyde Park	Coveview	26
	Partridge Hill Estates	64
Town of LaGrange	Elliot's Apartments	30
Town of Pleasant Valley	Pleasant Valley Gardens	24
Town of Poughkeepsie	Brookside Gardens	111
	Cherry Hill West	130
	Hudson Row Apartments	96
	Oak Crest ¹	25
	Vassar Garden Apartments	60
Town of Stanford	Lakeview Apartments	39
	Dutchess Falls Apartments	47
Town of Wappinger	Imperial Gardens	250
	Sky View Apartments	30
Town of Washington	Millbrook Properties	33
TOTAL =		1,394

¹ Project subsidized by a government housing program(s).

Construction

Table 11 shows the construction history of Dutchess County apartment complexes, including the total number of units constructed per year.

Table 11
Apartment Complexes – Detailed Construction History

Survey Year(s)	Complex	Location	# Units Constructed	Annual Total # Units
2016	Lofts at Beacon	C Beacon	79	
	Hamlet at Pawling ¹	T Pawling	80	
	Highridge Gardens ¹	C Poughkeepsie	74	255
	Van Wagner Place	T Poughkeepsie	22	
2014	Brookside Meadows ²	T Pleasant Valley	20	
	Riverbend East	T Wappinger	54	74
2011–2013	Brookside Meadows ²	T Pleasant Valley	78	
	Pendell Commons ¹	T Poughkeepsie	72	222
	Poughkeepsie Commons ¹	C Poughkeepsie	72	
2009	Views at Rocky Glen	T Fishkill	82	
	Lucky Plat	C Poughkeepsie	143	265
	Brookside Meadows ²	T Pleasant Valley	40	
2008	Red Hook Commons I and II ¹	T Red Hook	96	
	Cannon Street ¹	C Poughkeepsie	40	136
2007	Brookside Meadows ²	T Pleasant Valley	14	
	Rivercrest ⁴	T Fishkill	250	
	Riverbend	T Wappinger	123	521
2006	Meadow Ridge II ¹	C Beacon	52	
	Stoneledge ¹	T Hyde Park	82	
	Horizons at Fishkill ¹	T Fishkill	90	
2005	Brookside Meadows ²	T Pleasant Valley	41	131
	Brookside Meadows ²	T Pleasant Valley	77	
2002–2004	Spring Manor ¹	T Poughkeepsie	88	
	Castle Court ¹	T Poughkeepsie	60	
2001	Lexington Club ¹	T Poughkeepsie	160	
	DiMarco II ¹	T Wappinger	32	246
	Meadow Ridge I ¹	C Beacon	54	
2000	Jefferson at Merritt Park	T Fishkill	28	
	Berkeley Square Apts ¹	T Wappinger	50	160
	Heritage Pointe Apts ¹	T Hyde Park	82	
1995–1999	Jefferson at Merritt Park	T Fishkill	332	
	Berkeley Square Apts ¹	T Wappinger	100	496
	Hillside Terrace ¹	T Poughkeepsie	64	
1990–1994	Grande Pointe Park ³	T Poughkeepsie	156	156
	Spring Creek Townhouses	T Pleasant Valley	34	
1986–1989	Avalon View (formerly Townview)	T Fishkill	288	322
	Village Park Apartments	T Pleasant Valley	178	
	Cherry Hill North Section IV	T Poughkeepsie	70	364
1982–1985	Colonial Manor	T Poughkeepsie	116	
	Cherry Hill Townhouses	T Poughkeepsie	130	
	Crum Elbow Apts.	T Hyde Park	29	183
	110 Mill Street	C Poughkeepsie	24	
			TOTAL = 3,756	

¹ Project subsidized by a government housing program(s).

² Project built and occupied in phases across several years.

³ Project originally subsidized by government housing program(s), but released from compliance by the NYS Division of Housing and Community Renewal in accordance with Section 42 of the Internal Revenue Code. This is now a market-rate apartment complex. See Table 1 for more information.

⁴ Complex was purchased by a religious organization in 2014 for private use. Units are no longer available for rent by the general public.

Conversions

A list of conversions from apartment complexes to condominiums from 1982-1989 is available in the 2002 Rental Housing Survey (see <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/2002rhs.pdf>).

Other Market Rate Apartments (1-19 Units)

This section shows a snapshot in time that summarizes the results of a newspaper and online review of other available market rate apartments (1-19 units) in Dutchess County. The available units listed are from the Poughkeepsie Journal's "Unfurnished Apartments for Rent" section of October 9th, 16th, 23rd, and 30th, 2016; and Craigslist Hudson Valley for October 8th-10th, 15th-17th, 22nd-24th, and 29th-31st, 2016. This year's survey covers a total of 181 units, which is 17% fewer than the number of units last year.

Table 12 shows the distribution of these other available market rate units throughout the County, as well as the average rents by municipality. Table 13 shows the average and median rents from 2012-2016, and Table 14 calculates the percent change for each over that same period.

As in previous years' surveys, the municipality with the largest number of available rental units was the City of Poughkeepsie, with 69 units. On the other end of the spectrum, the Town of Union Vale had no rental listings. This does not mean that there aren't apartments available in this municipality, but rather that none were listed as available during the review period.

Except for studios, the average rents for all sizes of these other market rate apartments decreased between 2015 and 2016, as follows:

Studios:	+3.2%
1-Bedrooms:	-1.7%
2-Bedrooms:	-1.7%
3-Bedrooms:	-1.3%

Median numbers are often considered more reliable indicators of a market as they remove the exaggerating influence of extremely high and low rents. Median rents for studios and three-bedrooms decreased, while they increased for one- and two-bedrooms, as follows:

Studios:	-3.1%
1-Bedrooms:	+0.2%
2-Bedrooms:	+5.4%
3-Bedrooms:	-0.2%

A large majority of these rentals are one- and two-bedroom units. Given the divergence of their decreasing average rents and increasing median rents, the numbers suggest that there may be price outliers.

Table 12: Other Market Rate Apartments
Number of Available Rental Units, and Average Rent
By Municipality & Size

Municipality*	Total # Rental Units	Number of Units and Average Rent							
		Studio		1-Bedroom		2-Bedroom		3-Bedroom	
		Units	Avg Rent	Units	Avg Rent	Units	Avg Rent	Units	Avg Rent
C Beacon	8	1	\$1,200	5	\$954	2	\$1,473		
C Poughkeepsie	69	6	\$846	22	\$890	35	\$1,109	6	\$1,271
T Amenia	3			2	\$723			1	\$1,050
T Beekman	2			1	\$895	1	\$1,250		
T Clinton	5			2	\$1,238	3	\$1,150		
T Dover	6			3	\$1,050	3	\$942		
T East Fishkill	3			2	\$863			1	\$1,500
T Fishkill	6	1	\$1,400	2	\$1,388	2	\$1,413	1	\$1,300
T Hyde Park	10	1	\$600	5	\$908	4	\$1,219		
T LaGrange	3			3	\$908				
T Milan	1	1	\$775						
T North East	3			2	\$788	1	\$1,000		
T Pawling	7			2	\$923	5	\$1,225		
T Pine Plains	3			1	\$675	2	\$1,470		
T Pleasant Valley	9	1	\$675	4	\$890	3	\$1,167	1	\$1,650
T Poughkeepsie	9			5	\$994	3	\$1,108	1	\$1,250
T Red Hook	7	2	\$763	3	\$1,195	2	\$1,050		
T Rhinebeck	4			2	\$1,300	1	\$1,850	1	\$1,750
T Stanford	3			2	\$845	1	\$900		
T Union Vale	—								
T Wappinger	19			3	\$830	9	\$957	7	\$1,292
T Washington	1			1	\$700				
TOTAL	181	13		72		77		19	

* The town listings include villages and incorporated areas.

Table 13: Other Market Rate Apartments
Average and Median County Rents

	2016		2015		2014		2013		2012	
	Average	Median								
Studios	\$866	\$775	\$839	\$800	\$731	\$698	\$755	\$750	\$683	\$698
1-Bedroom	\$941	\$902	\$957	\$900	\$870	\$885	\$891	\$850	\$824	\$800
2-Bedroom	\$1,134	\$1,159	\$1,154	\$1,100	\$1,079	\$1,050	\$1,117	\$1,100	\$1,034	\$1,000
3-Bedroom	\$1,325	\$1,296	\$1,343	\$1,298	\$1,281	\$1,250	\$1,245	\$1,250	\$1,057	\$1,050

Table 14: Other Market Rate Apartments
Annual Percentage Change in Average and Median County Rents

	2015-2016		2014-2015		2013-2014		2012-2013		2011-2012	
	% Avg	% Med								
Studios	3.2%	-3.1%	14.8%	14.6%	-3.2%	-6.9%	10.5%	7.4%	-4.9%	-0.3%
1-Bedroom	-1.7%	0.2%	10.0%	1.7%	-2.4%	4.1%	8.1%	6.3%	0.5%	-1.6%
2-Bedroom	-1.7%	5.4%	7.0%	4.8%	-3.4%	-4.5%	8.0%	10.0%	-6.7%	0.0%
3-Bedroom	-1.3%	-0.2%	4.8%	3.8%	2.9%	0.0%	17.8%	19.0%	-12.4%	-13.4%

Subsidized Housing

The following table summarizes subsidized housing in Dutchess County. Units that fall into this category have variable rents based on one's ability to pay, and determined as a certain percentage of household income (typically 30%). These 26 rental complexes are strictly for households within the income limits noted below, which were established and are regulated by the project's original funding source. Some of the complexes are limited to or have set-asides for senior citizens. All the complexes have waiting lists so the vacancy rate for this type of housing is considered zero.

Table 15
Subsidized Housing

Complex Name	Total Units	Senior Units	Non-Senior Units	Max. Income ½ Persons	Length of Waiting List	Contact Info
City of Beacon						
Davies South Terrace	124	—	124	\$47,600/54,400	4-5 years	(845) 427-2496
Forrestal Heights	135	135	—	\$47,600/54,400	1-5 years	(845) 831-1289
Hamilton Fish Plaza	70	70	—	\$31,300/35,800	1-2 years	(845) 831-1289
Tompkins Terrace	193	—	193	\$47,600/54,400	6 mo-2 years	(866) 623-1611
City of Poughkeepsie						
Admiral Halsey	118	118	—	\$47,600/54,400	6 months	(845) 471-9788
Charles Street Apts.	100	24	76	\$47,600/54,400	3-6 months	N/A
Dr. Joseph Brady	25	—	25	\$47,600/54,400	1-2 years	(845) 485-8862
Eastman Towers	140	80	60	\$47,600/54,400	1-2 years	N/A
Harriet Tubman Terrace	200	—	200	\$31,300/35,800	2 years	(845) 473-2205
Hudson Gardens Apts.	185	20	165	\$31,300/35,800	1-2 years	(845) 485-8862
Interfaith Towers	136	136	—	\$47,600/54,400	9 mo -2 years	(845) 452-1172
Maplewood	85	85	—	\$31,300/35,800	2 years	(845) 473-4477
MLK Jr. Garden Apts.	70	24	46	\$47,600/54,400	1-2 years	(845) 485-8862
Philip Allen Swartz Res.	33	33	—	\$47,600/54,400	1 year	(845) 485-8862
Poughkeepsie Sr. Village	50	50	—	\$31,300/35,800	1 year	(845) 473-0485
Rip Van Winkle	179	—	179	\$31,300/35,800	6-12 months	(845) 454-9665
St. Anna	70	70	—	\$31,300/35,800	6 mo - 1 year	(845) 452-6335
St. Simeon	100	100	—	\$47,600/54,400	8 months	(845) 471-5766
St. Simeon II	74	74	—	\$31,300/35,800	1 year	(845) 471-9651
Thurgood Marshall Terr.	47	—	47	\$47,600/54,400	1-2 years	(845) 485-8862
Town of Poughkeepsie						
Castle Court	60	60	—	\$31,300/35,800	6 months	(845) 485-7722
Lakeview Arms	72	72	—	\$31,300/35,800	1 year	(845) 452-2777
Village of Millbrook						
Church Alliance	24	24	—	\$31,300/35,800	1 year	(845) 677-6701
Village of Pawling						
King's Apartments	75	75	—	\$31,300/35,800	2-2½ years	(845) 855-7230
Village of Rhinebeck						
Wells Manor	74	74	—	\$31,300/35,800	6 mo- 3 years	(845) 876-8053
Village of Tivoli						
Provost Park	24	24	—	\$31,300/35,800	1 year	(845) 757-4567
TOTAL =	2,463	1,348	1,115			

Conclusion

This year's survey shows that rents for market rate apartment complexes have again increased for all unit sizes, and their vacancy rates remain extremely low. Compared to average home sale prices, rents have seen a fairly steady rise over the past several years. More specifically, average market rate apartment complex rents increased for studios by 0.1 percent, one-bedrooms by 3.8 percent, two-bedrooms by 3.6 percent, and three-bedrooms by 5.7 percent. The vacancy rate in market rate apartment complex units is 2.0 percent, an 11.1 percent increase from last year. We expect the vacancy rate has remained low due to multiple factors including the inability of some renters to purchase due to tight credit, and an improving economy.

In Other Market Rate Apartments (1-19 units), the average rents decreased for all unit sizes except studios, as follows: studios by 3.2 percent, one-bedrooms by -1.7 percent, two-bedrooms by -1.7 percent, and three-bedrooms by -1.3 percent.

The low vacancy rate in apartment complexes remains a concern. A rate closer to 5 percent is a sign of a healthier rental market. A low vacancy rate may benefit landlords but it negatively affects tenants by limiting their mobility and choices. And while a vacancy rate can't be calculated for non-complex apartments, we have begun to watch for any effects on local housing availability that could be due in part to the rise of Airbnb. While it is not possible to draw any conclusions thus far, a quick check of the Airbnb website reveals hundreds of rentals available in Dutchess County. Many of these are bound to be house or room rentals, which don't affect this rental housing survey, but a portion are likely to be typical apartment rentals that are no longer available for long-term lease to local residents. We will continue to monitor this potential influence on our local rental market.

Each year, as part of the survey, the Dutchess County Department of Planning and Development calculates the annual household income that would be required to afford an apartment at the average rents listed in this survey. Using the U.S. Department of Housing and Urban Development's guidelines that a household should not pay more than 30 percent of its gross income for housing (including utilities), households would need the following incomes to afford the average rents in this survey:

Table 16
Gross Income Needed to Afford Average County Survey Rents

Unit Size	Annual Income
Market Rate Apartment Complexes (20+ Units)	
Studio	\$33,320
1-Bedroom	\$17,720
2-Bedroom	\$58,960
3-Bedroom	\$78,720
Other Market Rate Apartments (1-19 Units)	
Studio	\$38,720
1-Bedroom	\$42,840
2-Bedroom	\$51,680
3-Bedroom	\$61,000

While the income levels noted above may not be difficult for two-income families to attain, they are difficult for older people, single-income families and entry-level employees. In addition, although two-income families are better able to afford these rents than the groups noted above, these rents consume such a large portion of their income that it can be difficult to save money for other priorities such as an emergency fund, education, retirement, or owning a home.



LAGRANGE

FARMS

AT OVERLOOK

Dutchess County IDA
PILOT PROPOSAL

4.17.18



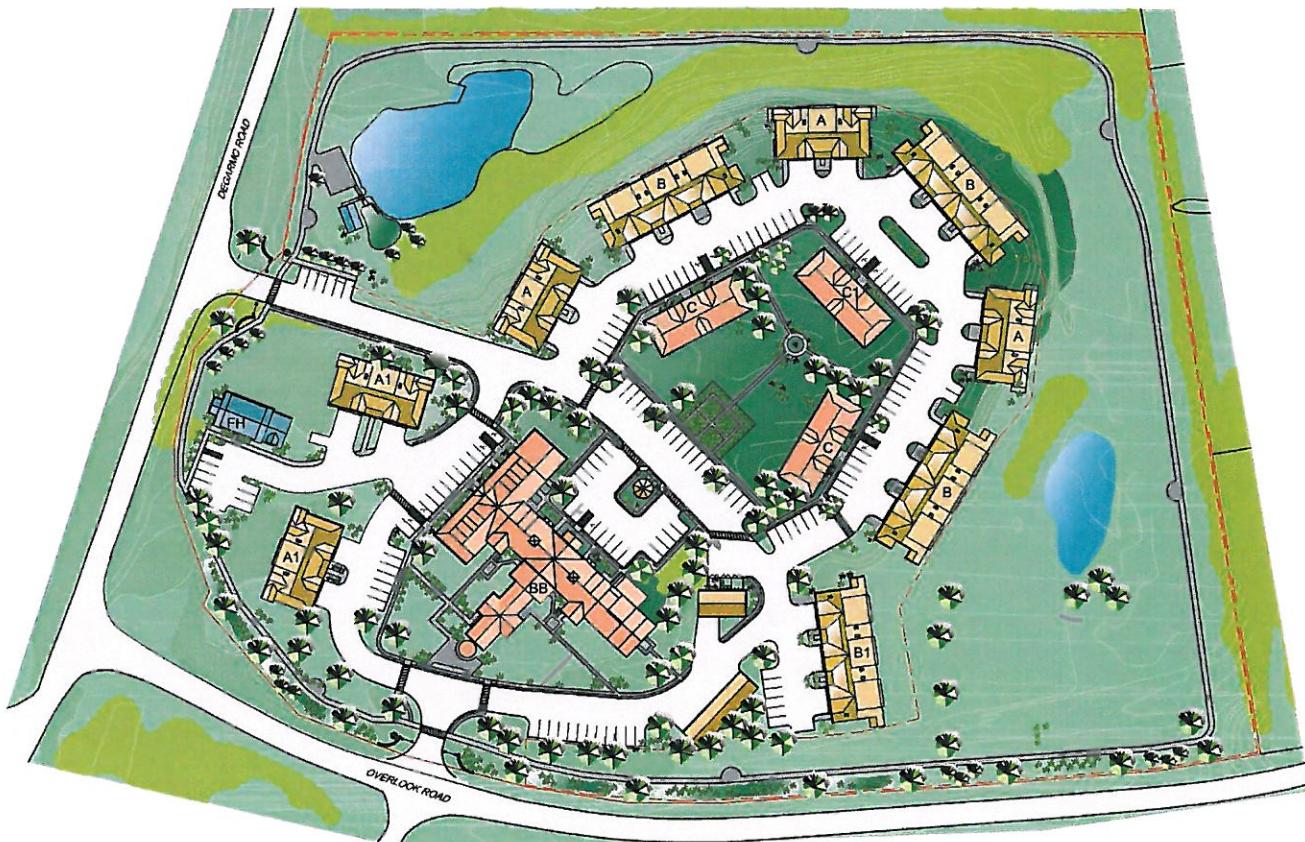
EXISTING CONDITIONS



278 Mill Street | Suite 100 | Poughkeepsie, NY 12601
O. 845.471.1047 | F. 845.471.1004
W.baxterbuilt.com



PROPOSED DESIGN



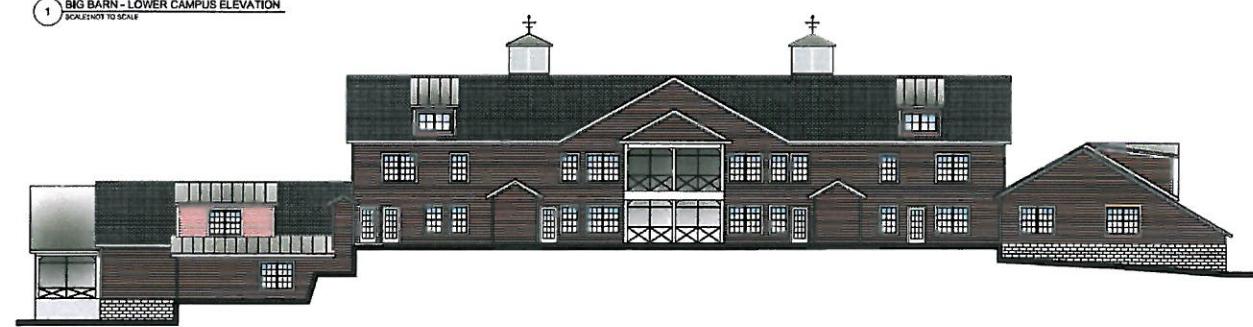
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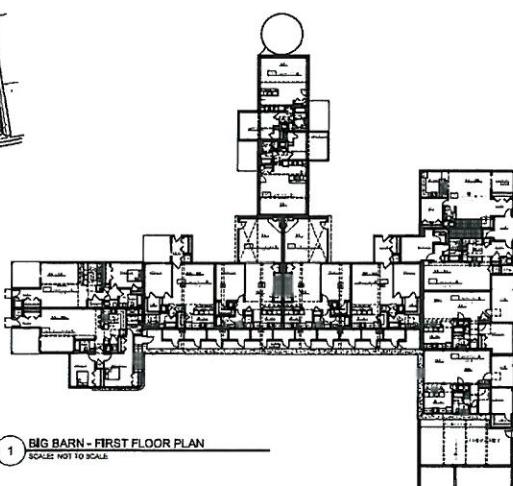
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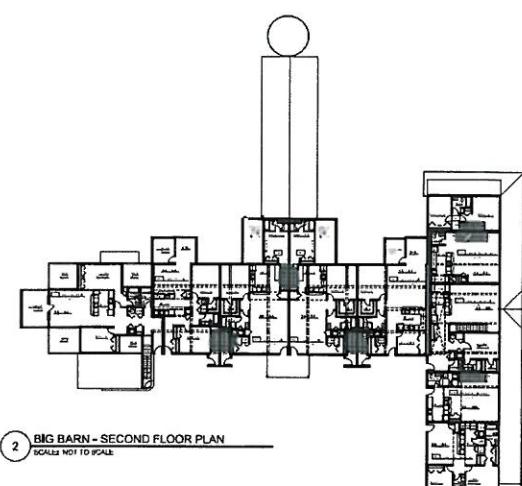
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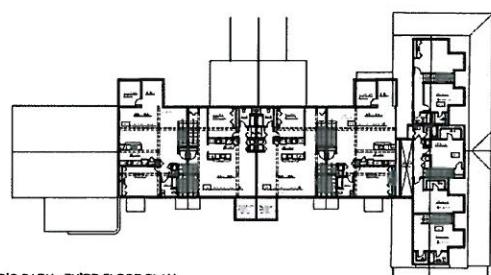
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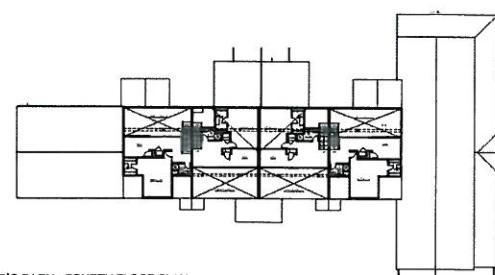
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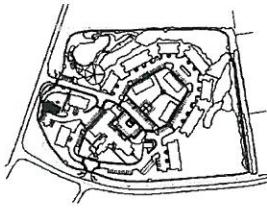


3 BIG BARN - THIRD FLOOR PLAN
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4 BIG BARN - FOURTH FLOOR PLAN
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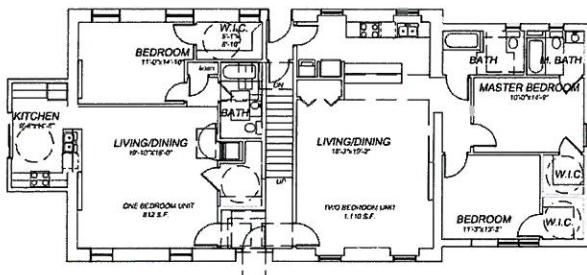
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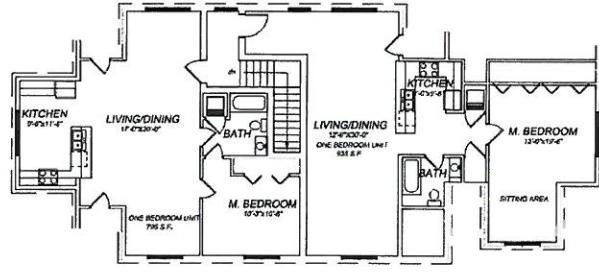
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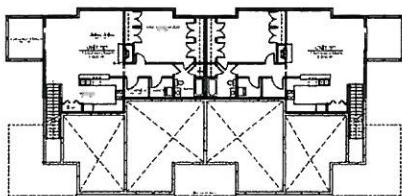
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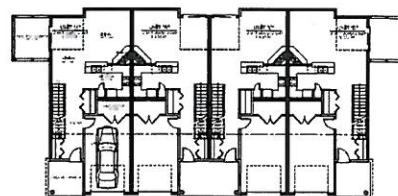
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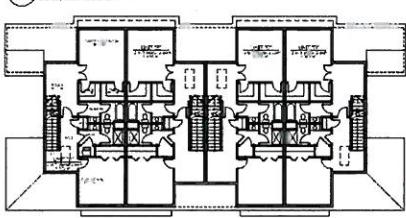
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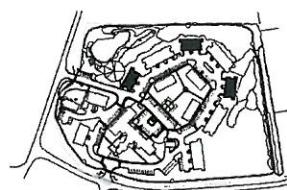
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3 CARRIAGE HOUSE A - FIRST FLOOR
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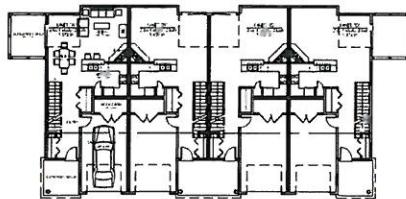
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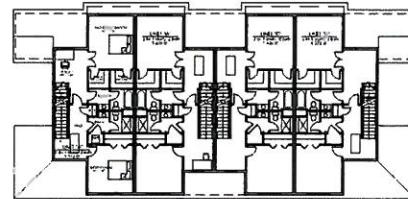
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SCALE = NOT TO SCALE



2 CARRIAGE HOUSE A1 - FIRST FLOOR
SCALE = NOT TO SCALE



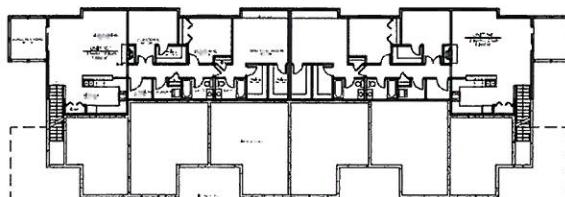
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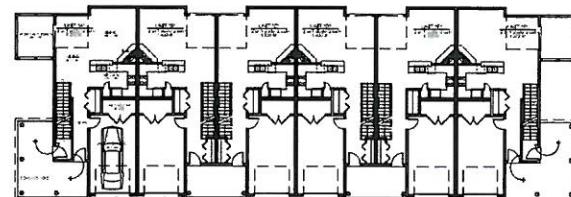
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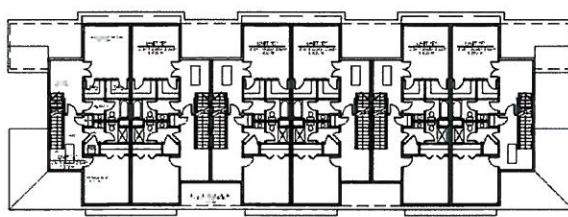
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2 CARRIAGE HOUSE B - LOWER LEVEL
SCALE = NOT TO SCALE



3 CARRIAGE HOUSE B - FIRST FLOOR
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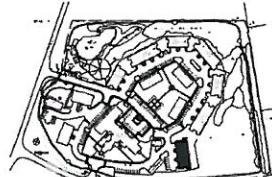


4 CARRIAGE HOUSE B - SECOND FLOOR
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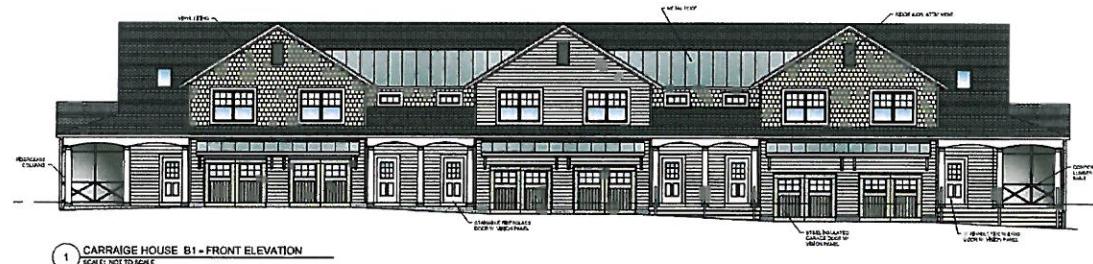


5 KEY / LOCATION PLAN
SCALE = NOT TO SCALE

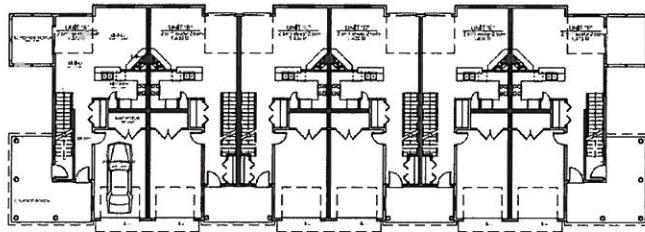
278 Mill Street | Suite 100 | Poughkeepsie, NY 12601
O. 845.471.1047 | F. 845.471.1004
W. baxterbuilt.com



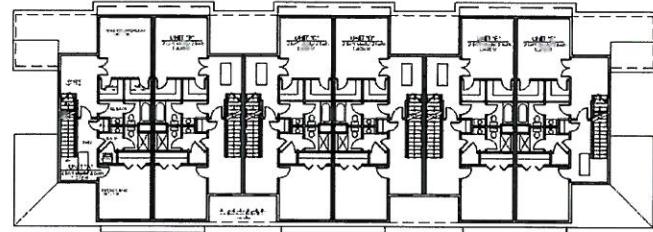
4 KEY / LOCATION PLAN
SCALE - NOT TO SCALE



1 CARRAIGE HOUSE B1 - FRONT ELEVATION
SCAN E: NOT TO SCALE



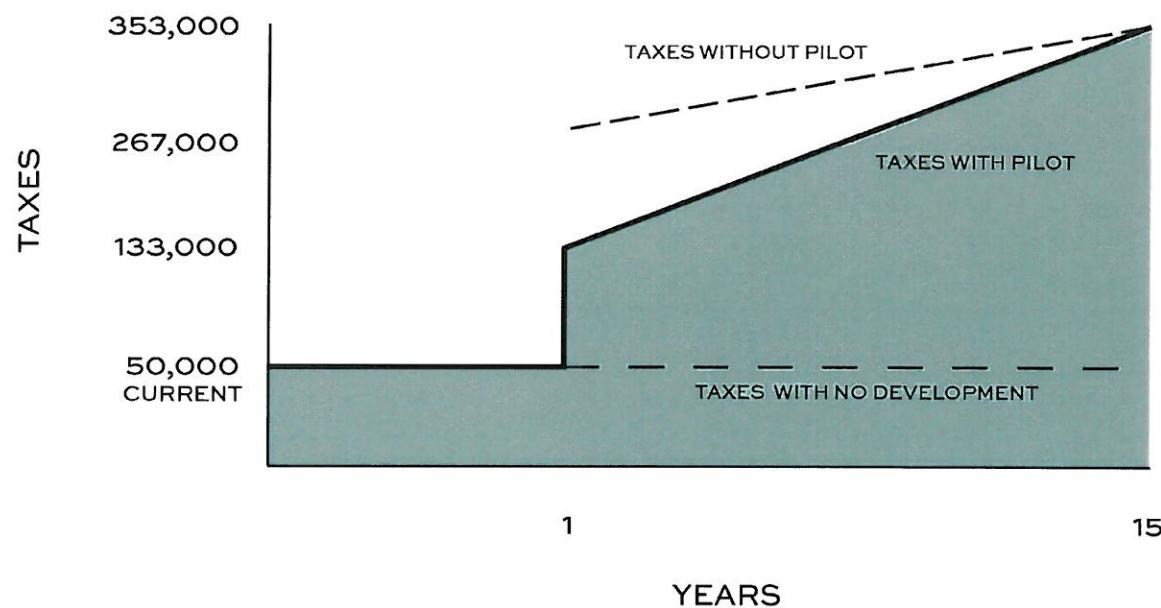
2 CARRAIGE HOUSE B1 • FIRST FLOOR



3 CARRAGE HOUSE B1 - SECOND FLOOR



PILOT CHART





AREA PILOTS

Overlook Proposed PILOT		City of Poughkeepsie PILOT	
Years	% of Assessment	Years	% of Assessment
0	50%	1	75%
2	50%	2	75%
3	50%	3	75%
4	50%	4	75%
5	50%	5	75%
6	45%	6	70%
7	45%	7	65%
8	40%	8	60%
9	35%	9	55%
10	30%	10	50%
11	25%	11	45%
12	20%	12	40%
13	15%	13	35%
14	10%	14	30%
15	5%	15	25%
16	0%	16	20%
17	0%	17	15%
18	0%	18	10%
19	0%	19	5%
20	0%	20	0%

MacDonell Heights Town Center (RT. 44) 928 Dutchess Turnpike Poughkeepsie, NY 12601		Van Wagner Place 25 Van Wagner Rd. Poughkeepsie, NY 12603		Water Club (Bonura) 36 Pine St, Poughkeepsie, NY 12601	
Years	% of Assessment	Years	% of Assessment	Years	% of Assessment
1	75%	1	50%	1	2% of Gross Revenue
2	75%	2	50%	2	2% of Gross Revenue
3	75%	3	45%	3	2% of Gross Revenue
4	75%	4	45%	4	2% of Gross Revenue
5	75%	5	40%	5	2% of Gross Revenue
6	63%	6	40%	6	2% of Gross Revenue
7	63%	7	35%	7	2% of Gross Revenue
8	63%	8	35%	8	2% of Gross Revenue
9	63%	9	30%	9	2% of Gross Revenue
10	63%	10	30%	10	2% of Gross Revenue
11	50%	11	25%	11	2% of Gross Revenue
12	50%	12	20%	12	2% of Gross Revenue
13	50%	13	15%	13	2% of Gross Revenue
14	50%	14	10%	14	2% of Gross Revenue
15	50%	15	5%	15	2% of Gross Revenue
16	25%	16	0%	16	2% of Gross Revenue
17	25%	17	0%	17	2% of Gross Revenue
18	25%	18	0%	18	2% of Gross Revenue
19	25%	19	0%	19	2% of Gross Revenue
20	25%	20	0%	20	2% of Gross Revenue

OVERLOOK PILOT PROPOSAL

Forecast Assessment	Forecast				Town Taxes				Total Taxes				Proposed	Proposed
	Town Taxes		Total Taxes	Assessment	With	Town Taxes		With	Total Taxes		with			
Without Expansion	Town Tax Rate	Total Tax Rate	No Expansion	No Expansion	With Expansion	Full Assessment	Full Assessment	Proposed Pilot discount	Effective Assessment	Town Tax	Total Tax			
\$1,152,000	3.09	40.80	\$3,560	\$47,002	\$6,562,500	\$20,278	\$267,750	50	\$3,281,250	\$10,139	\$133,875.00			
\$1,175,040	3.09	40.80	\$3,631	\$47,942	\$6,693,750	\$20,684	\$273,105	50	\$3,346,875	\$10,342	\$136,552.50			
\$1,198,541	3.09	40.80	\$3,703	\$48,900	\$6,827,625	\$21,097	\$278,567	50	\$3,413,813	\$10,549	\$139,283.55			
\$1,222,512	3.09	40.80	\$3,778	\$49,878	\$6,964,178	\$21,519	\$284,138	50	\$3,482,089	\$10,760	\$142,069.22			
\$1,246,962	3.09	40.80	\$3,853	\$50,876	\$7,103,461	\$21,950	\$289,821	50	\$3,551,731	\$10,975	\$144,910.61			
\$1,271,901	3.09	40.80	\$3,930	\$51,894	\$7,245,530	\$22,389	\$295,618	45	\$3,985,042	\$12,314	\$162,589.70			
\$1,297,339	3.09	40.80	\$4,009	\$52,931	\$7,390,441	\$22,836	\$301,530	45	\$4,064,742	\$12,560	\$165,841.49			
\$1,323,286	3.09	40.80	\$4,089	\$53,990	\$7,538,250	\$23,293	\$307,561	40	\$4,522,950	\$13,976	\$184,536.35			
\$1,349,752	3.09	40.80	\$4,171	\$55,070	\$7,689,015	\$23,759	\$313,712	35	\$4,997,860	\$15,443	\$203,912.67			
\$1,376,747	3.09	40.80	\$4,254	\$56,171	\$7,842,795	\$24,234	\$319,986	30	\$5,489,956	\$16,964	\$223,990.22			
\$1,404,282	3.09	40.80	\$4,339	\$57,295	\$7,999,651	\$24,719	\$326,386	25	\$5,999,738	\$18,539	\$244,789.32			
\$1,432,367	3.09	40.80	\$4,426	\$58,441	\$8,159,644	\$25,213	\$332,913	20	\$6,527,715	\$20,171	\$266,330.78			
\$1,461,015	3.09	40.80	\$4,515	\$59,609	\$8,322,837	\$25,718	\$339,572	15	\$7,074,411	\$21,860	\$288,635.98			
\$1,490,235	3.09	40.80	\$4,605	\$60,802	\$8,489,294	\$26,232	\$346,363	10	\$7,640,364	\$23,609	\$311,726.86			
\$1,520,040	3.09	40.80	\$4,697	\$62,018	\$8,659,079	\$26,757	\$353,290	5	\$8,226,125	\$25,419	\$335,625.92			
Total Town Taxes			\$61,559	\$812,818		\$350,678	\$4,630,312			\$233,618	\$3,084,670			

NOTE: Forecast assessment values rise 2% annually in this model while tax rates remain flat.

Total Town Taxes without Development: \$61,559.00

Total Town Taxes with PILOT Development: \$233,618.00

OVERLOOK PDD WATER/SEWER COSTS:

Current Water: \$3,754.04

Your Estimate of Water: \$21,385.00

(Based on percentage increase in assessed value)

Actual Estimate: \$48,457.00

(Based on benefit unit increase from 7 to 91, and not eligible for PILOT)

Estimate Sewer: \$18,247.00



PROPOSED DESIGN



1

PROPOSED SITE PLAN
SCALE: NOT TO SCALE

**Tinkelman
Architecture PLLC**

295 Main Street
Poughkeepsie
New York
12601

Phone 845/473-0200
Fax 845/473-0267

September 12, 2005

Mr. John S. Brewster
Chairman
Town of LaGrange Planning Board
120 Stringham Road
LaGrangeville, NY 12540

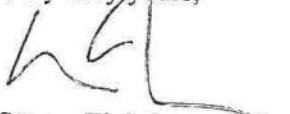
RE: Overlook Place

Dear Mr. Brewster:

Attached please find the revised Environmental Assessment Form for your review, as per all comments from the Chazen Companies and other involved agencies.

Please feel free to contact me with any questions or if you require further information.

Very truly yours,



Steven Tinkelman, AIA
Managing Member

cc: Joachim Ansorge, Director of Planning & Zoning; Town of LaGrange, Department of Planning & Zoning
Walter Artus, CPESC; Chazen Engineering & Land Surveying Co., P.C.
Robert Levine, Esq.; Levine & Levine
Peter Setaro, P.E.; Morris Associates 

ST/em

Enclosure (1)

617.21

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 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 analyses that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range or 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.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

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 impacts 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

OVERLOOK PLACE

Name of Action

TOWN OF LAGRANGE PLANNING BOARD

Name of Lead Agency

Mr. John Brewster

Print or Type Name of Responsible Officer in Lead Agency

Chairman, Town of LaGrange Planning Board

Title of Responsible Officer

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

12/21/05

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	OVERLOOK PLACE		
LOCATION OF ACTION (Include Street Address, Municipality and County)	Corner of Overlook Road & DeGarmo Road Town of LaGrange, New York Dutchess County		
NAME OF APPLICANT/SPONSOR	Tinkelman Architecture, PLLC	BUSINESS TELEPHONE (845) 473-0200	
ADDRESS	295 Main Street, 3 rd Floor		
CITY/PO	Poughkeepsie	STATE	NY
NAME OF OWNER (If Different)	Overlook Place, LLC (Contract Vendee) William & Linda Lewis (Owners)	BUSINESS TELEPHONE (845)485-5392	
ADDRESS	c/o Tinkelman Architecture, PLLC 295 Main Street, 3 rd Floor		
CITY/PO	Poughkeepsie, NY 12603	STATE	NY
ZIP 12601			
DESCRIPTION OF ACTION Conversion of existing retail, commercial & residential (mixed-use) property into a multi-family residential community. Existing garden center, furniture store, landscape business & single-family structures are to be renovated to house residential units. Also, new construction of additional residential units, an accessory community center & required maintenance & detached garage structures are also proposed in this development.			

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 Retail

2. Total Acreage of project area: 15.913 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION	
Meadow or Brushland (Non-agricultural)	8.20	acres	7.33 acres
Forested	3.4	acres	1.98 acres
Agricultural (Includes orchards, cropland, pasture etc.)	0.0	acres	0.0 acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	N/A	acres	N/A acres
Water Surface Area	0.65	acres	0.85 acres
Unvegetated (Rock, earth or fill)	1.08	acres	0.0 acres
Roads, buildings and other paved surface	2.58	acres	5.75 acres
Other (Indicate type) <u>N/A</u>		acres	acres
		acres	acres

3. What is predominate soil type(s) on project site? Farmington & Galaway Series
a. Soil drainage: Well drained 80% of site Moderately well drained 15% of site
 Poorly drained 5% 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? ± 6 acres (See 1 NYCRR 370)

4. Are there bedrock outcroppings on project site? Yes No
a. What is depth to bedrock? Varies 2'-8' (in feet)

5. Approximate percentage of proposed project site with slopes: 0 - 10% 45%± 10 - 15% 25%±
 15% or greater 30%±

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

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? 3 1/2 (in feet) at lowest point

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 A biologist has been retained to evaluate the potential for endangered plants and species to exist on the site as per the letter received from NYSDEC. Letter of findings to follow.

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

16. Lakes, ponds, wetland areas within or contiguous to project area: Ponds / retention areas
Size (in acres): Total On Site: Current .65 acres / After Completion: .85 acres

17. Is the site served by existing public utilities? Yes No Project will be connected to new sewer plant. And currently has gas, electric, cable, and telephone connections. New central water is available at the site and will be connected as well.
a) If Yes, does sufficient capacity exist to allow connection? Yes No
Upon completion of plant, capacity will exist.
b) If Yes, will improvements be necessary to allow connection? Yes No
Construction process is underway.

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 15.913 acres.
b. Project acreage to be developed: 6.75 acres

c. Project acreage to remain undeveloped 9.163 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 ±215; proposed ±253.
 g. Maximum vehicular trips generated per hour 69 (upon completion of project)? 55-69/hr @ peak times.
The site is currently developed and generates similar peak hour volume.
 h. If residential: Number and type of housing units: 91 total dwelling units in 11 residential structures. The project also includes one community building, two garage structures, and one shop.

	One Family	Two Family	Multiple Family	Condominium
One Phase Project			16 total structures (including one shop and two garage structures)	
Ultimately				

i. Dimensions (in feet) of largest proposed structure 28'/38' height; 48' width; 148' length.
 Two story side/three story side

2. Linear feet or frontage along a public thoroughfare project will occupy is? 1,717.22 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 & landscaped areas
- 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? ±1.8 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 15 months, (including demolition).

7. If multi-phased:

- a. Total number of phases' anticipated 1 (number).
- b. Anticipated date of commencement phase 1: month year, (including demolition). Contingent on approvals.
- c. Approximate completion date of final phase: month year. 18-24 months from receipt of final approvals.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No N/A

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction unknown; after project is complete 4-5.

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No If yes. Explain: Current operating business to relocate.

12. Is surface liquid waste disposal involved? Yes No

- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type The site has operating septic fields. The new project will connect to the central public sewer facility.

14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain: Storm water retention pond may increase based upon season & weather conditions.

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 6 tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Dutchess County Resource Recovery Plant; location Sand Dock Road, Poughkeepsie, 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? _____ ton/months

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 (intermittent day time normal construction process noise)

21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s): Gas & Electricity

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

23. Total anticipated water usage per day 26,000 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No
If yes, explain _____

25. Approvals Required:

Type

Submittal Date

Town Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>PDD Revision</u>	<u>1/24/05</u>
Town Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan Approval</u>	
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water & Sewer</u>	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Town of LaGrange Water & Sewer</u>	
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Dutchess County Dept. of Planning /</u> <u>Dutchess County Dept. of Public Works</u>	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDEC storm water SPEDES</u>	
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Zoning and Planning Information

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

If Yes, indicate decision required:

zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____

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

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
6-12 Units per acre, as per PDD regulations

4. What is the proposed zoning of the site? Planned Development District overlay on R-40 Residential

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

≤ 18 Btds/Acre – 286 Beds

≤ 12 Units/Acre – 143 Units

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

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

Residential ± 65%

Industrial ± 10%

Commercial/Institutional ± 25%

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

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
Recreational demands per bulk requirements are exceeded by 10%.

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
See the submitted traffic study. The existing roadway system can accommodate current and anticipated future traffic volumes.

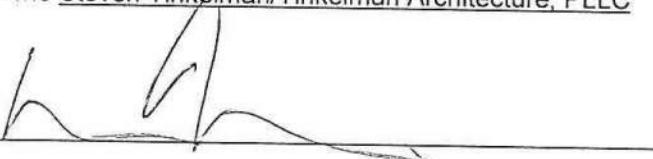
D. Informational Details

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 Steven Tinkelman/Tinkelman Architecture, PLLC Date September 12, 2005

Signature  Title Managing Member

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.

The number of examples per question does not indicate the importance of each question.

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

Instructions (Read carefully)

- a. Answer each of the 19 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, also 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.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot or length), of where the general slopes in the project area exceed 10%. Yes No
- Construction on land where the depth to the water table is less than 3 feet. Yes No
- Construction of paved parking area for 1,000 or more vehicles. Yes No
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. Yes No
- Construction that will continue for more than 1 year or involve more than one phase or stage. Yes No
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year. Yes No
- Construction or expansion of a sanitary landfill. Yes No
- Construction in a designated floodway. Yes No
- Other impacts _____ Yes 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.) NO YES

• Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
--	--	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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	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		
Examples that would apply to column 2			
• Developable area or 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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES		
Examples that would apply to column 2			
• 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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES		
Examples that would apply to column 2			
• 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
• Other impacts: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Existing small storm water pond may increase as per storm water management requirements. Change to be minimal.</u>			

6. Will proposed action alter drainage flow or patterns or surface water runoff? YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.
- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in designated floodway.
- Other Impacts: _____

Minor modifications to existing drainage flow due to increase of surface.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON AIR

7. Will proposed action affect air quality? NO YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration or more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: Minor impact during construction.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" 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? NO YES

Examples that would apply to column 2

- 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.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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? NO YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? NO YES

Examples that would apply to column 2

- 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
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- Construction activity would excavate or compact the soil profile of agricultural land.
- 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.
- 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)
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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? NO YES
(If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- 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.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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, pre-historic or paleontological importance? NO YES

Examples that would apply to column 2

- 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.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity
- A major reduction of an open space important to the community
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.15(g)? NO YES
List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA? Yes No
- Proposed Action will result in a reduction in the quantity of the resource? Yes No
- Proposed Action will result in a reduction in the quality of the resource? Yes No
- Proposed Action will impact the use, function or enjoyment of the resource? Yes No
- Other impacts: _____ Yes No

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods. Yes No
- Proposed Action will result in major traffic problems. Yes No
- Other impacts: _____ Yes No

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? NO YES

Examples that would apply to column 2

- Proposed Action will cause greater than 5% increase in the use of any form of energy in the municipality. Yes 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. Yes No
- Other impacts: _____ Yes No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility. Yes No
- Odors will occur routinely (more than one hour per day). Yes No

- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. Yes No
- Proposed Action will remove natural barriers that would act as a noise screen. Yes No
- Other impacts: Yes No
Minor disturbance during construction due to normal building procedures.

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES
Examples that would apply to column 2

- Proposed Action may cause a risk or 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. Yes No
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) Yes No
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids. Yes 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. Yes No
- Other impacts: Yes No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character or the existing community?
 NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. Yes No
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. Yes No
- Proposed Action will conflict with officially adopted plans or goals. Yes No
- Proposed Action will cause a change in the density of land use. Yes No
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. Yes No
- Development will create a demand for additional community services (e.g. police and fire, etc.) Yes No
- Proposed Action will set an important precedent for future projects. Yes No
- Proposed Action will create or eliminate employment. Yes No
- Other impacts: Yes No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? NO YES

If Any Action in Part 2 is identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)