Attendance Sheets

District	Last Name	Present	Absent	Present/Late
District 14 - Town of Wappinger	Amparo		✓	✓
District 4 - Town of Hyde Park	Black	✓		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	✓		
District 3 - Town of LaGrange	Borchert	✓		
District 8 - City and Town of Poughkeepsie	Brendli	✓		
District 22 - Towns of Beekman and Union Vale	Covielio	✓		
District 6 - Town of Poughkeepsie	Flesland	✓		
District 16 - Town of Fishkill and City of Beacon	Forman	✓		
District 21 - Town of East Fishkill	Horton	✓		
District 15 - Town of Wappinger	Incoronato	✓		
District 10 - City of Poughkeepsie	Jeter-Jackson	✓		
District 1 - Town of Poughkeepsie	Kakish	✓		
District 18 - City of Beacon and Town of Fishkill	Landisi	✓		
District 12 - Town of East Fishkill	Metzger	✓		
District 17 - Town and Village of Fishkill	Miccio	✓		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	✓		
District 9 - City of Poughkeepsie	Rieser	✓		
District 5 - Town of Poughkeepsie	Roman	✓		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	✓		
District 20 - Town of Red Hook	Strawinski	✓		
District 24 - Towns of Dover and Union Vale	Surman	✓		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	✓		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	✓		
District 11 - Towns of Rhinebeck and Clinton	Tyner	✓		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	✓		
Present: 25	**Total:**	24	1	
Absent: 0				
Vacant: 0				

Date: 12/7/2017

Regular Meeting

of the

Dutchess County Legislature

Thursday, December 7, 2017

The Clerk of Legislature called the meeting to order at 7:00 p.m.

Roll Call by the Clerk of the Legislature

PRESENT:	25	Borchert, Bolner, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Miccio, Pulver, Rieser, Roman, Sagliano, Strawinski, Surman, Thomes, Truitt, Tyner, Washburn
ABSENT:	0	
PRESENT, LATE:	0	

Quorum Present.

Pledge of Allegiance to the Flag; invocation given by Pastor Edward Jones of Faith Assembly of God in Poughkeepsie, followed by a moment of silent meditation.

Presentation:

Human Rights Day Poster Contest

Public Hearing:

Public Hearing in Connection with the Establishment of Part County Sewer District #9 Obercreek Sewer System Located in the Town of Wappinger

The Clerk read the Notice of Public Hearing.

Chairman declared the public hearing open.

No one wishing to speak, the Chairman declared the public hearing closed.

The Chairman entertained a motion from the floor, duly seconded, to suspend the rules to allow the public to address the Legislature with respect to agenda items.

Steve MacAvery, Chair of Environmental Management Council, spoke in support of increasing funding for the Environmental Management Council.

Nick Page, City of Beacon, spoke in support of increasing funding for the Environmental Management Council.

Constantine Kazolias, City of Poughkeepsie, spoke regarding buses, sales tax, and in support of increasing funding for homeless and veterans.

No one else wishing to be heard, the Chairman entertained a motion from the floor, duly seconded, to resume the regular order of business.

Chairman Borchert entertained a motion to approve the November 2017 minutes.

The November 2017 minutes were adopted.

Reports of standing committees, special committees, and liaisons to other committees and boards

None

COMMUNICATIONS RECEIVED FOR THE DECEMBER 2017 BOARD MEETING

Received from Dutchess County Board of Elections, Resolution No. 06-2017: Certification Expenses for 2016

Received from Town of Kent, Notice of Amendment of the Zoning Code of the Town of Kent

Received from Dutchess County Clerk:

November Foreclosure Reports

November Mortgage Reports

Received from Town of Beekman, 2018 Budget

Received from Town of Pawling, 2018 Budget

Received from Town of Clinton, 2018 Budget

Received from Essex County, Resolution Honoring 2017 as the 100th Anniversary of Women's Suffrage in NYS

Received from New York State Department of Public Services, Winter Outreach and Education Campaign

Received from Chemung County Legislature, Resolution No. 17-586, Resolution Supporting Cornell Cooperative Extension Associations in the State of New York

Received from Schuyler County, Resolution No. 332-17, Resolution Urging Governor Cuomo and the New York State Legislature to Advance Funding and Expedite Completion of the "Daniel Patrick Moynihan" Interstate 86 Projects in Broome, Delaware, Sullivan, and Orange Counties

Commission on Human Rights

22 Market Street
5th Floor
Poughkeepsie, New York 12601

Telephone: (845) 486-2169
Email: dchumanrights@dutchessny.gov
www.dutchessny.gov/humanrights

Do you have ideas about improving human rights in Dutchess County?

Do you believe that you have been the victim of discrimination?

Commission Members:

Jody Miller, *Chair*
Shirley Adams
Victoria Anderson
Linda Balloqui-Smith
Thomas Onaje Benjamin
Michele Bertran
Jen Drake
Jen Herman
Lance Ringel
Seema Rizvi
Kathryn Sajdak
Christopher St.Germain

Members are volunteers selected through an application process and appointed by the Dutchess County Executive and the Chairman of the Legislature. They are then confirmed by the Dutchess County Legislature. Current members reflect a range of experiences in the fields of government, health, psychology, social work, education, mediation, law, spiritual and religious life, the arts, and social justice.

For more about commission membership, visit us online at www.dutchessny.gov/humanrights

Dutchess County Commission on Human Rights

Dutchess County is committed to ensuring our community is inclusive and respectful for all, with the human rights of every individual protected and championed.

Our Commitment:

Dutchess County is committed to ensuring our community is inclusive and respectful for all, with the human rights of every individual protected and championed.

If you believe you have a human rights issue, we can review the issue with you and, as needed, assist you with preparing and filing a complaint with the New York State Division of Human Rights.

Our Purpose:

The purpose of the Human Rights Commission is to enhance the quality of life in Dutchess County by:

- Fostering mutual respect and understanding among all groups, including but not limited to, racial, religious, national, disability, and LGBT groups in the county;
- Inquiring into incidents of tension and conflict among or between various groups, including but not limited to, racial, religious, national, disability, and LGBT groups, and to take such possible actions as may be designed to alleviate such tensions and conflict;
- Reporting complaints of alleged discrimination because of age, creed, which means religion or religious practice, race, color, sex, including gender identity, sexual orientation, national origin, marital status, domestic violence victims status, disability, military status, arrest record, conviction record, predisposing genetic characteristics, familial status (housing only), and domestic workers (employment only) to the NYS Division of Human Rights;
- Making such studies in any field of human relationship in the county as in the judgment of the Commission will aid in effectuating its general purposes and where desirable, to make results of the study public;
- Conducting and recommending such educational programs as, in the judgment of the Commission, will increase goodwill among people.

Our Work:

Listening Sessions

Meeting with people countywide to hear about the Human Rights issues that concern them most

100 Cups of Coffee

A pilot Transformative Dialogue project aimed at building a kinder, safer, more connected community in the City of Poughkeepsie

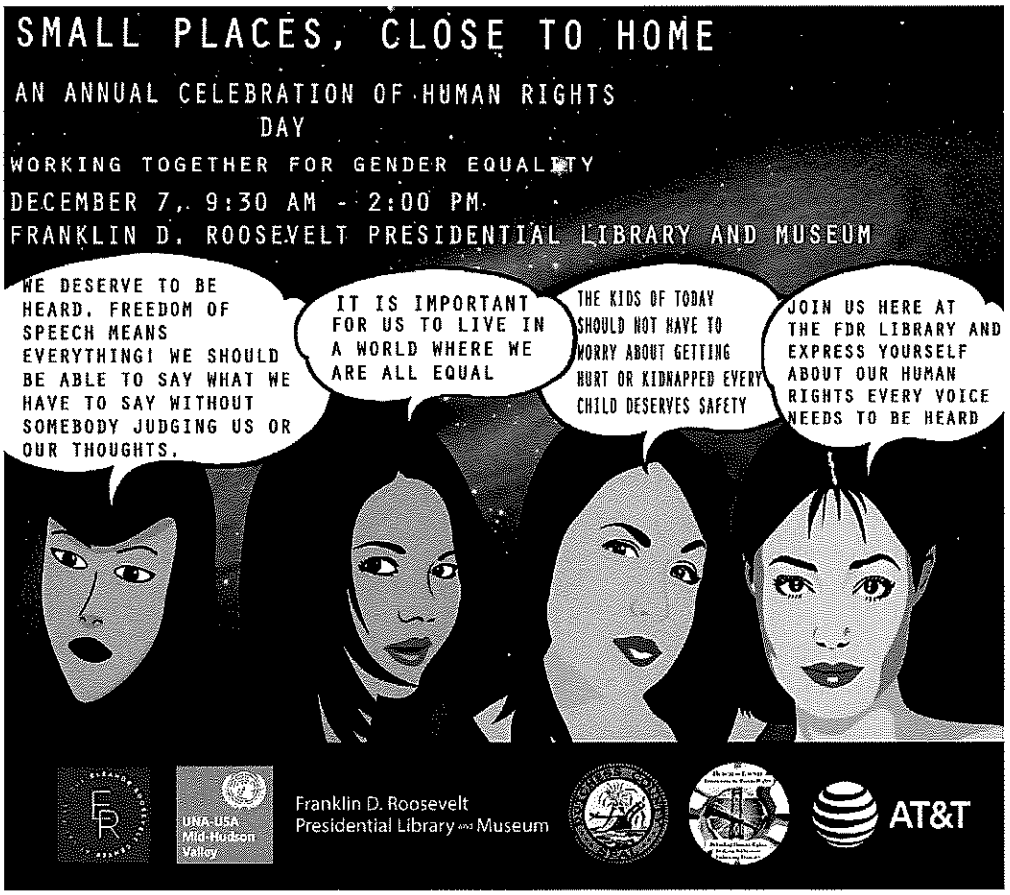
International Human Rights Day

An annual interactive celebration of the Universal Declaration of Human Rights, jointly sponsored with the Franklin D. Roosevelt Presidential Library & Museum, the Eleanor Roosevelt Center at Val-Kill, and the United Nations Association of the Mid-Hudson Valley

For more information about any of these and/or to sign up for the Human Rights Commission mailing list, go to dchumanrights@dutchessny,gov

MSLARTS
MILL STREET LOFT

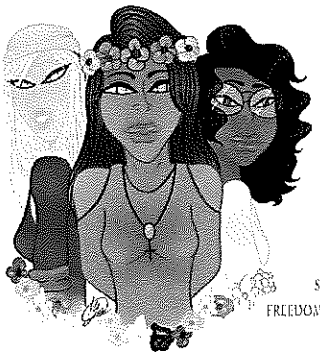
Spark
MEDIA PROJECT



CONTEST WINNER

UNITED IN WOMANHOOD WE STAND

WORKING TOGETHER FOR GENDER EQUALITY



DECEMBER 7th
9:30 AM

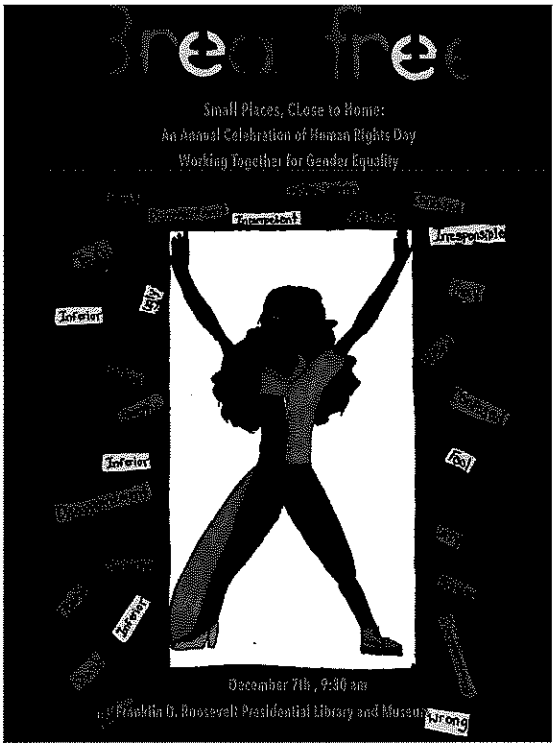
SAFETY &
FREEDOM OF EXPRESSION

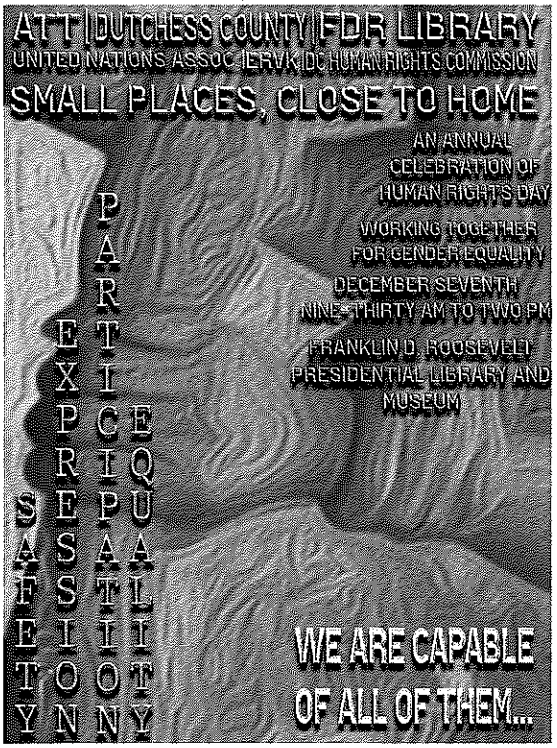
AN ANNUAL CELEBRATION OF HUMAN RIGHTS DAY

KEYNOTE PRESENTATION BY:

UNITED NATIONS HUMAN RIGHTS COMMISSIONER

AT FRANKLIN D. ROOSEVELT PRESIDENTAL LIBRARY AND MUSEUM





We are all different but equal

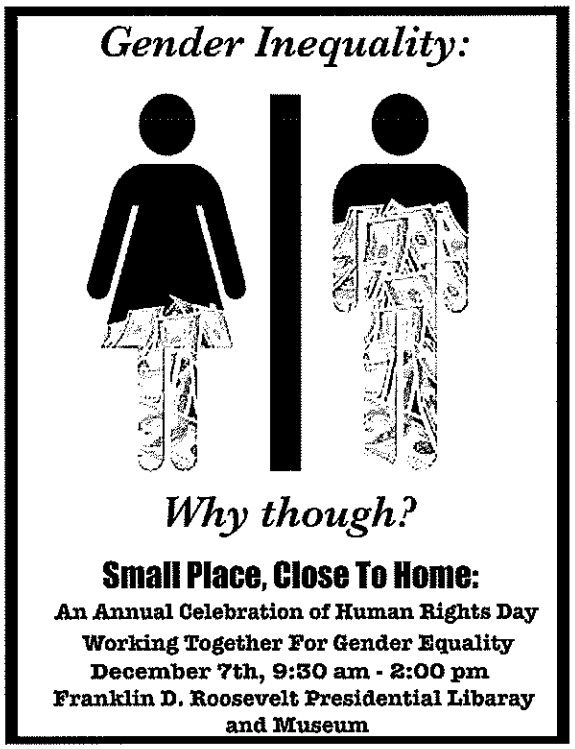
Small places, close to home

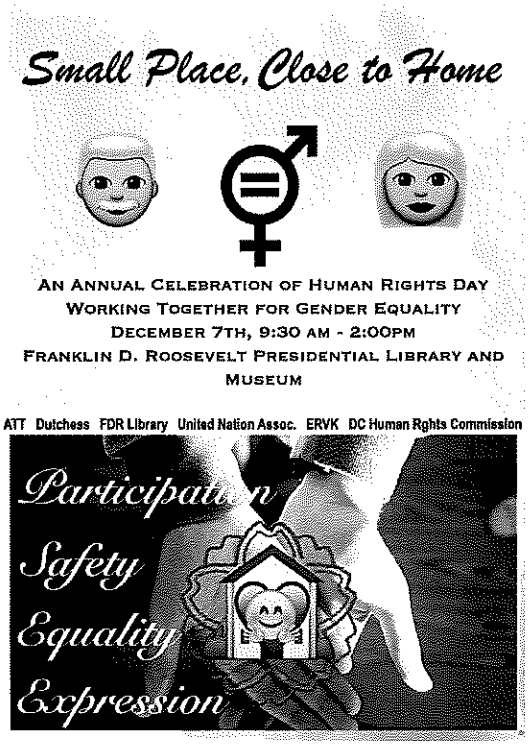
Decemeber 7th ,9:30 am to 2:00 pm
Franklin D.Roosevelt Presidential Library and Museum.

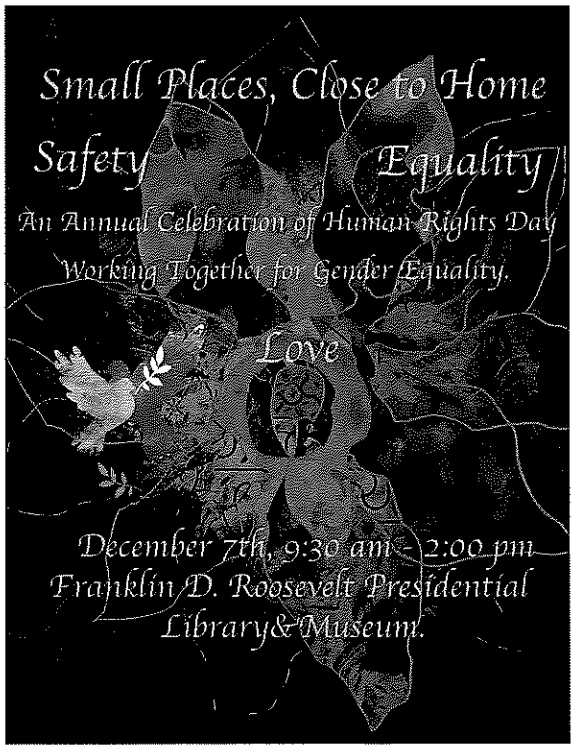
An Annual Celebration of Human Rights Day

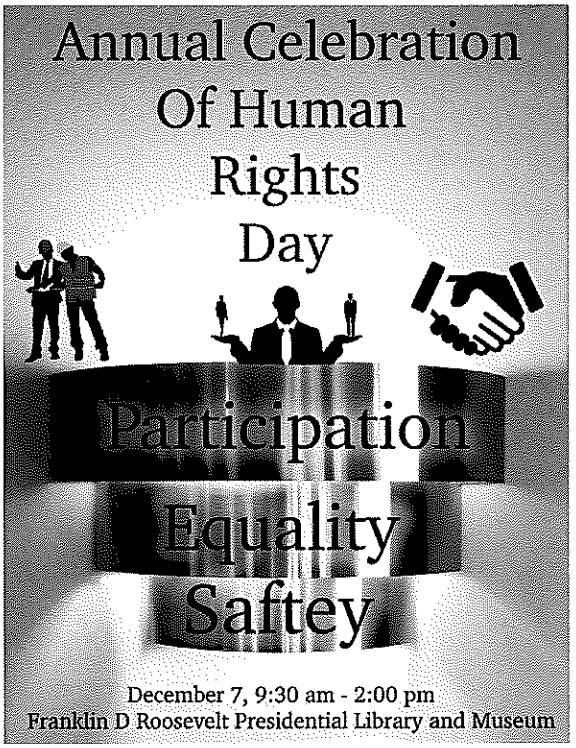
Working Together for Gender Equality

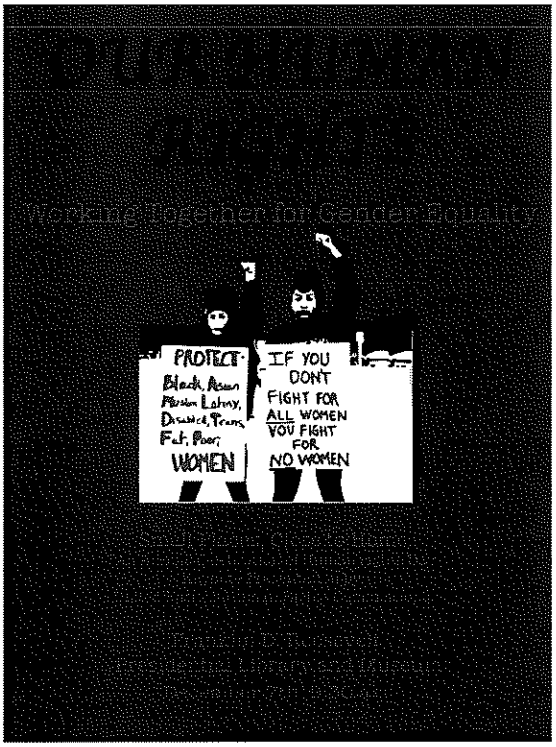
ATT Dutchess Country , FDR Libary ,United Nations Assoc,ERVK, and DC Human Rights Commission.

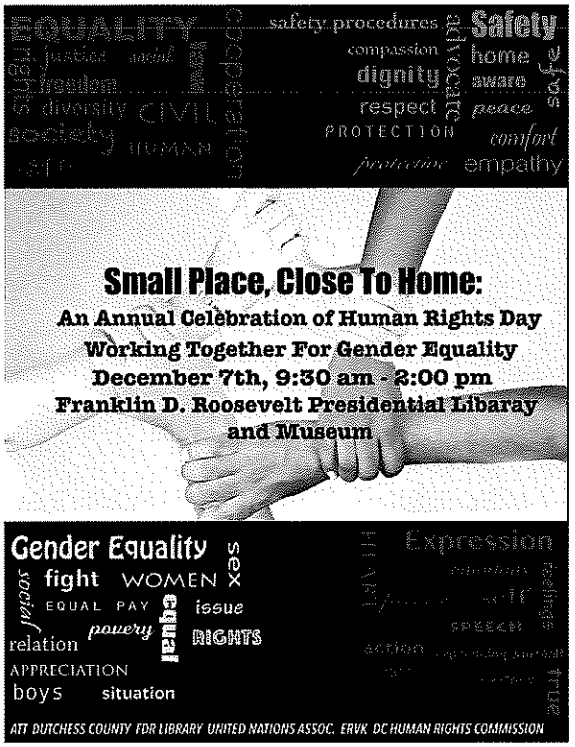

Gender Inequality:
Why though?
Small Place, Close To Home:
An Annual Celebration of Human Rights Day
Working Together For Gender Equality
December 7th, 9:30 am - 2:00 pm
Franklin D. Roosevelt Presidential Libaray
and Museum

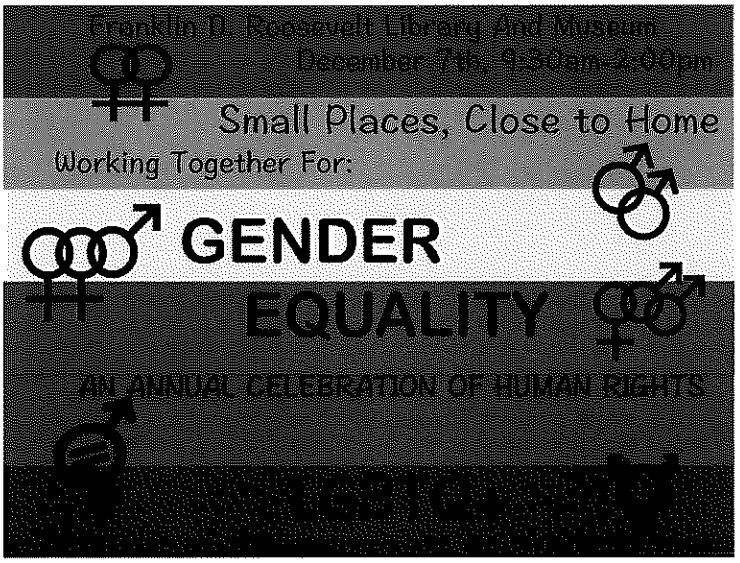

Small Place, Close to Home
An Annual Celebration of Human Rights Day
Working Together for Gender Equality
December 7th, 9:30 am - 2:00pm
Franklin D. Roosevelt Presidential Library and
Museum
ATT Dutchess FDR Library United Nation Assoc. ERVK DC Human Rghts Commission
Participation
Safety
Equality
Expression


Small Places, Close to Home
Safety
Equality
An Annual Celebration of Human Rights Day
Working Together for Gender Equality.
Love
December 7th, 9:30 am - 2:00 pm
Franklin D. Roosevelt Presidential
Library& Museum.


Annual Celebration
Of Human
Rights
Day
Participation
Equality
Saftey
December 7, 9:30 am - 2:00 pm
Franklin D Roosevelt Presidential Library and Museum


Working Together for Gender Equality
PROTECT
Black, Asian
Latina,
Disabled, Trans
Fat, Poor,
WOMEN
IF YOU
DON'T
FIGHT FOR
ALL WOMEN
YOU FIGHT
FOR
NO WOMEN


EQUALITY
safety procedures
compassion
dignity
respect
PROTECTION
Safety
home
aware
peace
comfort
empathy
freedom
diversity
CIVIL
society
HUMAN
Small Place, Close To Home:
An Annual Celebration of Human Rights Day
Working Together For Gender Equality
December 7th, 9:30 am - 2:00 pm
Franklin D. Roosevelt Presidential Libaray
and Museum
Gender Equality
fight
WOMEN
EQUAL PAY
issue
social
relation
poverty
equal
RIGHTS
APPRECIATION
boys
situation
Expression
SPEECH
action
true
ATT DUTCHESS COUNTY FDR LIBRARY UNITED NATIONS ASSOC. ERVK DC HUMAN RIGHTS COMMISSION


Franklin D. Roosevelt Library And Museum
December 7th, 9:30am-2:00pm
Small Places, Close to Home
Working Together For:
GENDER
EQUALITY
AN ANNUAL CELEBRATION OF HUMAN RIGHTS

FAMILY & HUMAN SERVICES

RESOLUTION NO. 2017226

RE: AUTHORIZING AMENDMENT OF FUNDING UNDER THE TRADE ADJUSTMENT ACT (TAA) AND THE WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)

Legislators THOMES, BORCHERT, MICCIO, BOLNER, PULVER, and SAGLIANO

offer the following and move its adoption:

WHEREAS, the United States Congress enacted the Trade Adjustment Assistance (TAA) Program to provide the framework for a unique workforce preparation and employment system designed to meet the needs of businesses and the needs of job seekers and those who want to further their careers, and

WHEREAS, the United States Congress enacted the WIOA 2014 to provide the framework for a unique workforce preparation and employment system designed to meet the needs of businesses and the needs of job seekers and those who want to further their careers, and

WHEREAS, the New York State Department of Labor has provided allocations to Dutchess County for the operation of

* FY15 TAA for the period of October 1, 2014 through September 30, 2017,
* FY16 TAA for the period of October 1, 2015 through September 30, 2018
* PY17 Adult for the period of July 1, 2017 through June 30, 2019
* PY17 Dislocated Workers for the period of July 1, 2017 through June 30, 2019
* PY17 Administration for the period of July 1, 2017 through June 30, 2019

RESOLVED, that the Commissioner of Finance be and hereby is authorized, empowered and directed to accept the allocation of funding under the above TAA and WIOA Programs and amend the following accounts:

APPROPRIATIONS Increase (Decrease)

2015		
CD6292.2015.4813	TAA Participant Funding	($ 2,159)
2016		
CD6292.2016.4813	TAA Participant Funding	$ 3,127
2017		
CD6292.2017.4841	T-1B- WIOA Adult	$320,452
CD6292.2017.4842	T-1B- WIOA Dislocated Worker	$265,621
CD6292.2017.4844	T-1B- WIOA Admin	$ 65,120
		$652,161

REVENUES Increase (Decrease)

2015		
CD6292.2015.47910.22	TAA Participant Funding	($ 2,159)
2016		
CD6292.2016.47910.22	TAA Participant Funding	$ 3,127
2017		
CD6292.2017.47910.41	T-1B- WIOA Adult	$320,452
CD6292.2017.47910.42	T-1B- WIOA Dislocated Worker	$265,621
CD6292.2017.47910.44	T-1B- WIOA Admin	$ 65,120
		$652,161

CA-143-17
MY/TJL/kvh
11/02/17
Fiscal Impact: Attached

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 652,161

Total Current Year Revenue $ 652,161
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:

Prepared by: Louise McLoughlin Prepared On: 11/1/2017

Dut.pdf

Family and Human Services Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*	absent	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner *		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson (VC)		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 21 - Town of East Fishkill	Horton		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes (C)		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 9 **Resolution:** ✓ **Total :** ✓ (Yes) 0 (No)

Absent: 3 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017226 AUTHORIZING AMENDMENT OF FUNDING UNDER THE TRADE ADJUSTMENT ACT (TAA) AND THE WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017226 AUTHORIZING AMENDMENT OF FUNDING UNDER THE TRADE ADJUSTMENT ACT (TAA) AND THE WORKFORCE INNOVATION & OPPORTUNITY ACT (WIOA)

Date: December 7, 2017

ENVIRONMENT

RESOLUTION NO. 2017227

RE: DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTION OF NEGATIVE DECLARATION FOR THE PURCHASE OF 100-102 PARKER AVENUE, CITY OF POUGHKEEPSIE, NEW YORK

Legislators FORMAN, BOLNER, PULVER, and SAGLIANO offer the following and move its adoption:

WHEREAS, Dutchess County is considering the purchase of a 0.16 acre "front" parcel and a 0.266 "rear" parcel, buildings and improvements thereon, located at 100-102 Parker Avenue, Poughkeepsie, New York, and

WHEREAS, the Dutchess County Department of Planning and Development has determined the proposed purchase is an unlisted action and has prepared a Short Environmental Assessment Form and based thereon concluded the involved project will not have a significant adverse impact on the environment, and

WHEREAS, the Dutchess County Legislature has considered the conclusion of the Department of Planning and Development and hereby determines that the purchase is an unlisted action pursuant to the State Environmental Quality Review Act, and

WHEREAS, Dutchess County is the only involved agency identified in Part 1 of the SEAF for the involved project and SEQRA regulation 6CRR-NY 617.6.(b)(1) states that when a single agency is involved, that agency will be the lead agency, and

WHEREAS, it is the purpose of this Legislature, in adopting this Resolution, to establish Dutchess County as the lead agency for the SEQRA review of this project and to adopt the Short Environmental Assessment Form and Negative Declaration, attached hereto, which sets forth the basis for its conclusion that the purchase will not have a significant adverse impact on the environment, now, therefore, be it

RESOLVED, Dutchess County hereby assumes lead agency status with respect to the above referenced project, adopts and confirms the Short Environmental Assessment Form and Negative Declaration attached hereto concluding the proposed purchase of 100-102 Parker Avenue, Poughkeepsie, New York will not have a significant adverse impact on the environment.

CA-151-17
JMF/kvh/R-0972 11/09/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
The project involves purchase of and interior and exterior renovations to the property and buildings at 100-102 Parker Avenue in the City of Poughkeepsie, NY 12601. Specifically, the work will involve selective demolition, minor renovations, and re-grading.

Prepared by: R. Balkind, P.E., Commissioner Prepared On: 11/2/17

Dut.pdf

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Purchase of and renovations to 100-102 Parker Avenue

Project Location (describe, and attach a location map):
100-102 Parker Avenue, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
See Attachment

Name of Applicant or Sponsor:	Telephone: 845-486-2085
County of Dutchess, Commissioner of Public Works	E-Mail: rbalkind@dutchessny.gov

Address:
626 Dutchess Turnpike

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12603

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 0.41 acres
b. Total acreage to be physically disturbed? 0.1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.02 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Govermental
☐ Parkland

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjacent parcel (240389) was the subject of a Brownfield Remediation by the City of Poughkeepsie.		✓

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Robert H. Balkind Date: 11/2/17

Signature:

PRINT FORM

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attachment

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Dutchess	11/2/17
Name of Lead Agency	Date
Robert H. Balkind	Commissioner of Public Works
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Brad Barch Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Attachment to the SEAF Part 3 for the Purchase of and Renovations to 100-102 Parker Avenue by Dutchess County

Reasons Supporting Determination of a Negative Declaration of Significance

The former Hamilton Reproduction Site (NYSDEC Remediation Site # B00020) was previously purchased by the County and incorporated into the DCJTC project. Prior to the County's purchase of the property, it was the subject of a brownfield cleanup project, sponsored by the City of Poughkeepsie and overseen by NYSDEC. The potential for use of this site and the restrictions imposed on it by NYSDEC, as part of the Brownfields Cleanup project were considered in the SEQR review for the DCJTC project, which resulted in the issuance of a Negative Declaration of Significance. Any restrictions on excavations and the placement of structures required by the NYSDEC for the adjacent, former Hamilton Reproduction site will be implemented for the limited scope of excavation, grading and installation of the proposed retaining wall on the subject property. Any materials to be removed from the site, which have been estimated at under 100 cubic yards, will be tested for contamination and disposed of in the appropriate manner as may be required by NYSDEC.

The SEQR review and Negative Declaration of Significance for the DCJTC already considered the traffic impacts for that project, which included the DCJTC's acquisition and use of the access to Parker Avenue (NYS Rte. 9G) and the small amount of additional traffic to be generated by the on-site vehicle, boat and equipment storage, and additional office space for the Sheriff's Office Marine Operations command post. By using the buildings on the subject site for the required storage and office space, the County will avoid having to construct these facilities on the current jail site. Thus, the current project will actually result in a small decrease in the amount of traffic generated by the DCJTC site and the subject parcels by eliminating the traffic currently generated by Veith Electric's use of the subject parcels.

The acquisition and minor renovations to the subject parcels being considered under the current SEQR review will facilitate an access drive around the rear of the current jail site with access to the DCJTC site's internal ROW. This rear access drive will allow traffic generated in this area of the DCJTC to either enter or exit the site from both North Hamilton Street and Parker Avenue (NYS Rte. 9G). This option will have a negligible on Parker Ave, which is a State Route, and may result in a decrease in the DCJTC traffic on North Hamilton Street, which is a local street with residences and businesses.

The total assessed value of the two subject parcels is $429,300, as a result of the County purchasing them, the taxable assessed value in the City of Poughkeepsie would be reduced by that amount. In 2017, the total taxable assessed value for the City of Poughkeepsie is calculated at $1,523,240,219 in the City's 2018 budget. Thus, removal of the involved properties from the tax roll would mean a decrease in the City's total taxable assessed value of 0.028%, which does not constitute a significant impact on the community.

Environment Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*	absent	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 9 - City of Poughkeepsie	Rieser		
District 11 - Towns of Rhinebeck and Clinton	Tyner		✓
District 12 - Town of East Fishkill	Metzger		
District 16 - Town of Fishkill and City of Beacon	Forman (C)		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 24 - Towns of Dover and Union Vale	Surman	absent	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn (VC)		

Present: 8 **Resolution:** ✓ **Total :** 7 (Yes) 1 (No)

Absent: 4 **Motion:** ___

Vacant: 0 **Abstentions:** 0

2017227 DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTION OF NEGATIVE DECLARATION FOR THE PURCHASE OF 100-102 PARKER AVENUE, CITY OF POUGHKEEPSIE, NEW YORK

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		✓
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 24 1
Absent: 0 **Motion:** ____ Yes No
Vacant: 0 **Abstentions:** 0

2017227 DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTION OF NEGATIVE DECLARATION FOR THE PURCHASE OF 100-102 PARKER AVENUE, CITY OF POUGHKEEPSIE, NEW YORK

Date: December 7, 2017

At this time, Chairman Borchert entertained a motion from the floor, which was seconded and carried, for a Democratic Caucus.

At this time, Chairman Borchert entertained a motion from the floor, which was seconded and carried, to resume the regular order of business.

ENVIRONMENT

RESOLUTION NO. 2017228

RE: DECLARING DUTCHESS COUNTY LEAD AGENCY (COORDINATED REVIEW) FOR PURPOSES OF MAKING A FINDING OF ENVIRONMENTAL SIGNIFICANCE FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT

Legislators FORMAN, BORCHERT, BOLNER, FLESLAND, PULVER, THOMES, and SAGLIANO offer the following and move its adoption:

WHEREAS, the County of Dutchess and Dutchess Community College seek to enter into an agreement for a twenty-five (25) year lease of a parcel of land consisting of 7+/- acres situated on the County Owned Hudson Valley Regional Airport for the purpose of constructing and operating an Aviation Maintenance and Education Center, and

WHEREAS, Dutchess Community College Board of Trustees adopted Resolution No. 2017-14 and the County of Dutchess adopted Resolution No. 2016271 which authorized and approved a capital project known as the "Aviation Maintenance and Education Center Project" the purpose of which is to provide for the construction of a hangar building which will be used as an instructional site to enhance the aviation programs offered by the College, and

WHEREAS, the County of Dutchess has determined this opportunity furthers the interests of both the County and the College to work in collaboration to advance educational opportunities by offering an area of study unique to aircraft maintenance and by advancing the economic development at the Airport, and

WHEREAS, the ground lease agreement will permit Dutchess Community College in conjunction with Dutchess County to construct the educational building, and

WHEREAS, Dutchess County has identified the involved action as an Unlisted Action and the County has prepared a Full Environmental Assessment Form (copy attached hereto) for the project, and

WHEREAS, 6 NYCRR 617.b.4 requires the designation of a lead agency from among any involved agencies before a determination of significance can be made, and

WHEREAS, a determination of significance must be made before project review can commence, and

WHEREAS, it is the purpose of this resolution to formalize and establish Dutchess County as the lead agency for the coordinated review of the above-referenced project pursuant to the New York State Environmental Qualify Review Act, now therefore, be it

RESOLVED, that Dutchess County hereby assumes lead agency status for the project known as the "Aviation Maintenance and Education Center Project".

CA-156-17
JMF/CRC/kvh
G-1714
11/13/17
Fiscal Impact: See attached statement

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:

Dutchess County and Dutchess Community College intend to construct a new educational facility at the Hudson Valley Regional Airport, which would provide space for classrooms, support spaces, an instructional hangar and experiential hangar.

This new DCC Aviation and A&P Education facility will consist of three separate educational areas within one building: 1) A classroom and office space of approximately 8,250 SF; 2) A hangar to be used as a teaching laboratory of approximately 12,000 SF; 3) An experiential hangar of approximately 12,000 SF, in which students can intern with a professional, licensed aviation maintenance company doing work on working aircraft. The total square footage of the proposed building is approximately 32,250 SF.

Prepared by: R. Balkind, P.E., Commissioner 11/01/17

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: DCC Educational Building at Hudson Valley Regional Airport		
Project Location (describe, and attach a general location map): Hudson Valley Regional Airport, 263 New Hackensack Road, Wappingers Falls, New York 12590 (see Figure 1)		
Brief Description of Proposed Action (include purpose or need): The project includes construction of an aviation education facility at the Hudson Valley Regional Airport; the facility would accommodate Dutchess Community College's (DCC) current Aviation Program and the proposed Airframe and Powerplant (Engine) Program. The building would be constructed at the airport on a parcel of land designated to the College; the new facility will be an interactive hands-on facility that will include a classroom bldg attached to an instructional hangar and an experiential hangar. The proposed facility will be approximately 32,000 sf; the classroom building space will be approximately 8,000 sf and will include classrooms, a simulator room, testing room, library, restrooms, and other support spaces. The hangars will be approximately 12,000 sf each consisting of open space that will allow for the housing of planes/equipment needed to provide direct program instruction. Traffic on the site will consist of student & instructor passenger vehicles up to approximately 40 vehicles per day. In general, existing parking areas located near the project site will serve the new facility. The project will disturb approximately 5.34 acres consisting of a mixture of previously developed areas and maintained turf areas. The project will include site work, septic system installation, stormwater management, paved parking, site safety and security lighting, and site landscaping. The project will connect into existing water lines at the airport.		
Name of Applicant/Sponsor: County of Dutchess and Dutchess Community College	Telephone: 845-486-2925 E-Mail: rbalkind@co.dutchess.ny.us	
Address: 626 Dutchess Turnpike		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Mr. Robert Balkind P.E., Commissioner, Dutchess County DPW	Telephone: 845-486-2925 E-Mail: rbalkind@co.dutchess.ny.us	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☐Yes☑No		
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	County Health Dept - Approval for onsite septic	To be determined
f. Regional agencies ☑Yes☐No	DCWWA - approval for water line connection	To be determined
g. State agencies ☑Yes☐No	SUNY Office of Capital Facilities-Project approval DASNY - Project approval	To be determined
h. Federal agencies ☑Yes☐No	FAA - Airport Layout Plan Approval; NEPA	To be determined

i. Coastal Resources.

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

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

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Wappinger Falls is member of Greenway Compact

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The proposed project is located within the boundary of the Hudson Valley Regional Airport in Wappingers Falls, New York. The airport is zoned A-I, Airport-Industrial.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Wappinger Central School District

b. What police or other public protection forces serve the project site?
Dutchess County Sheriff, New York State Police, Town of Wappinger Police

c. Which fire protection and emergency medical services serve the project site?
Wappinger Falls Fire District(New Hackensack); Airport emergency vehicle

d. What parks serve the project site?
Not applicable - the project site is located within an airport property.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed: Commercial and Educational

b. a. Total acreage of the site of the proposed action? 510.8 acres
b. Total acreage to be physically disturbed? 7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 510.8 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures one
ii. Dimensions (in feet) of largest proposed structure: 30' height; 178' width; and 178' length
iii. Approximate extent of building space to be heated or cooled: 32,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑Yes ☐No
If Yes:
i. What is the purpose of the excavation or dredging? Gen. Site Prep., Install foundations, structures, utilities, septic system, water line connect
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): To be determined
- Over what duration of time? 6-12 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Vegetation (grass), soil, and asphalt will be excavated and removed from the site; the responsibility of disposal of excavated material will be bore by the contractor. The contractor shall provide the County with its intended disposal location. No dredging will be required as part of this project.
iv. Will there be onsite dewatering or processing of excavated materials? ☑Yes ☐No
If yes, describe. If encountered, groundwater will be pumped from excavations as needed to complete installation of project elements.
v. What is the total area to be dredged or excavated? 7 acres
vi. What is the maximum area to be worked at any one time? 7 acres
vii. What would be the maximum depth of excavation or dredging? 6 feet
viii. Will the excavation require blasting? ☐Yes ☑No
ix. Summarize site reclamation goals and plan:
Natural material will be removed during site work and will be used as backfill material to the extent possible. A site management plan will be developed during design and will include a construction soil management plan.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 950 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Dutchess County Water and Wastewater Authority (DCWWA)
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☐ Yes ☑ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

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

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

i. Total anticipated liquid waste generation per day: 950 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater, small quantity of mechanical fluids

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

The project includes septic system installation. Septic system installation will be coordinated with the Dutchess County Health Department.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

To be determined

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.1 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. pipe outfalls from closed drainage system

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on-site stormwater management facilities

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

  stormwater runoff will be directed to existing stormwater management system conveyance; ultimately to Wappinger Creek
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

passenger vehicles; occasional delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

power generators, temporary heaters

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

building heating system (To be determined), electric generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: To be determined

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

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

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

i. During Construction:

- Monday - Friday: 7 am - 5 pm
- Saturday: 7 am - 5 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7 am - 5 pm
- Saturday: 7 am - 5 pm
- Sunday: 7 am - 5 pm
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise increases will be temporary and limited to the construction period.

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

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Various interior building lighting & exterior site security and safety lighting

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored heating oil

ii. Volume(s) TBD per unit time TBD (e.g., month, year)

iii. Generally describe proposed storage facilities:

heating oil tank

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

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

- Construction: 100 tons per 6 months (unit of time)
- Operation : <0.5 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: County to retain asphalt millings
- Operation: General refuse consistent with educational facilities; recycling of materials (i.e., paper, plastic, cardboard) where applicable.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: off-site disposal of excavated material; To be determined by contractor.
- Operation: To be determined

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:
waste oil and fluids from aircraft engine repairs/maintenance

ii. Generally describe processes or activities involving hazardous wastes or constituents:
aircraft engine maintenance and repair

iii. Specify amount to be handled or generated <1 tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:
Recycling of waste oils where possible

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility:
To be determined

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): Existing Airport

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.77	2.1	+1.33
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.23	4.9	-1.33
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☑ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☑ Yes ☐ No

- If yes, cite sources/documentation: closed landfill and balefill on airport property

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

project site is >2000' from these closed sites

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

The project site is located within an airport property that stores and disposes of aviation related fuel & petroleum products.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314101 , 314078

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

Flagship Airlines Hangar (Site Code: 314101); State Superfund Program; Remediation at the site was completed; gw and soil vapor are monitored

Dutchess County Airport Hangar Facility (Site Code: 314078); State Superfund Program; Remediation at the site was completed when the source areas at this site were removed, except for under the hangar.

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

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

c. Predominant soil type(s) present on project site: Udorthents, smoothed, 0-8% slope 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: ~ 3 to 6 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____% of site
☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: ____% of site
☐ 15% or greater: ____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 857-18 Classification B(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size Not applicable
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:
i. Name of aquifer: Principal Aquifer

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

White-footed mouse	Meadow vole	Eastern cottontail
Eastern chipmunk	Shrews	Moles
House mouse	Woodchuck	

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

According to the USFWS IPaC resource List dated October 30, 2017, three federally listed species are known to occur in the vicinity of the project site (Indiana Bat, Northern Long-eared bat, Dwarf Wedgemussel). Based on the NYSDEC Environmental Resource Mapper results, there is the potential for state and/or federally listed plants and animals to be located within or near the project site (see Figure 5).

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

The NYSDEC EAF Mapper indicated a "NO" response to this question.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

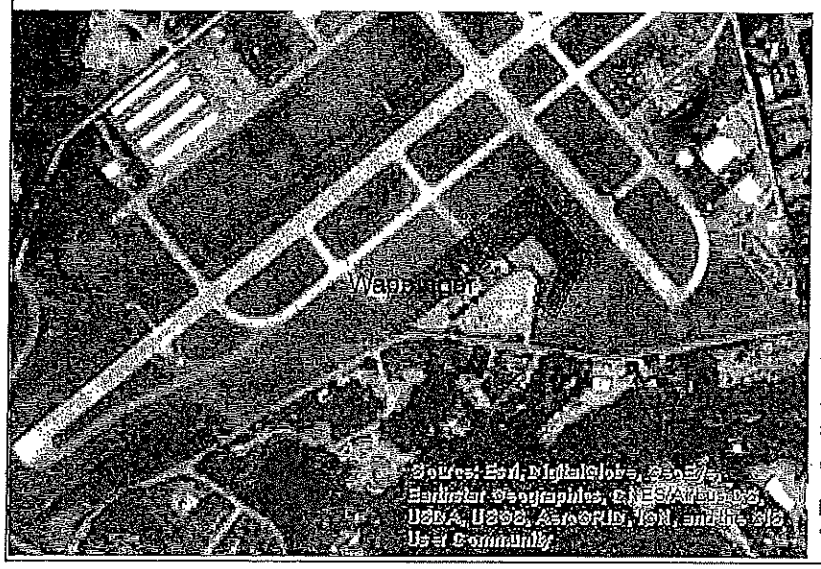
Applicant/Sponsor Name ROBERT H. BALLARD Date 11/3/17

Signature _____ Title COMMISSIONER OF PUBLIC WORKS

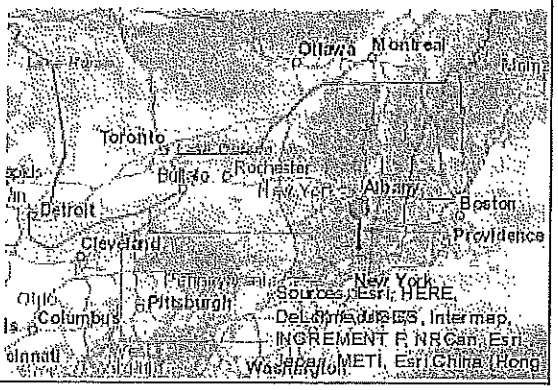
PRINT FORM

EAF Mapper Summary Report

Monday, October 30, 2017 10:56 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

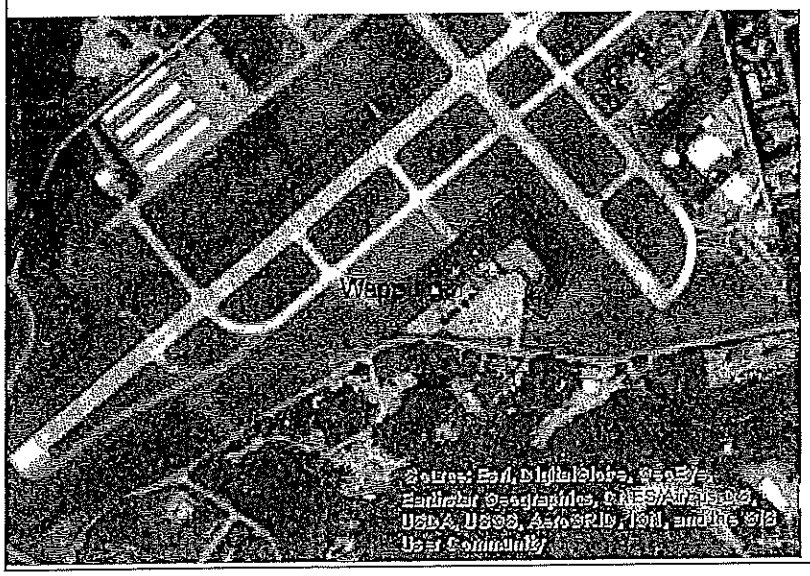


B.I.i [Coastal or Waterfront Area]	No
B.I.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314101 , 314078
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	857-18
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

EAF Mapper Summary Report

Monday, October 30, 2017 10:56 AM



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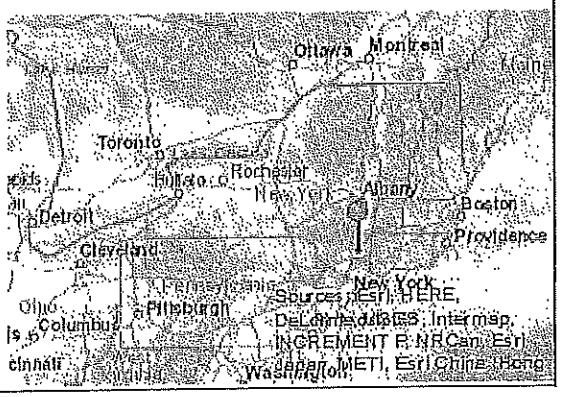

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314101 , 314078
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
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E.2.h.iv [Surface Water Features - Stream Name]	857-18
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

AVIATION MAINTENANCE AND EDUCATION CENTER PROJECT
FEAF PART 1 - SECTION F ADDITIONAL INFORMATION

- **A. Project Description** – Solar panel installation and rainwater harvesting features may be included with the building construction depending on budget availability. These features may be incorporated into the building at a later date if they are not included in the original building construction.

- **B. Government Approvals** – Since the project will involve greater than one acre of soil disturbance, prior to construction, a Notice of Intent (NOI) request for coverage under the *SPDES General Permit for Stormwater Discharges from Construction Activities* will be submitted to the NYSDEC. The proposed project will also include preparation of a Stormwater Pollution Prevention Plan (SWPPP).

- **C.2.b (Regional Special Planning District)** – Dutchess County (including Wappingers Falls) is a member of the Greenway Compact which takes community planning one step further by providing a process for voluntary regional cooperation to further the *Greenway* criteria of natural and cultural resource protection, regional planning, economic development, public access, and heritage and environmental education.

- **D.1.e (Period of construction)** – Project construction is tentatively planned for the period between May 2018 and May 2019 (i.e., one phase occurring over a 12-month period).

- **D.2.c.iii (Water line extension)** – Water line installation at the airport is a separate project not connected to the proposed project; separate SEQR and NEPA environmental reviews were previously completed for the airport water line installation project. The proposed project will include connection to this water line.

- **D.2.d.iii (Wastewater treatment facilities)** – The proposed project includes septic system installation; the project will not use any existing public wastewater treatment facility.

- **E.1.h (Spills)** – There are reported spills at the airport but none appear to have occurred at the project site.

- **E.1.h.iii (NYSDEC Environmental Site Remediation Database)** - There are two state superfund program remediation sites identified within 2,000 feet of the project site:

  Dutchess County Airport Hangar Facility, Route 104, Wappinger Falls, NY; 4 acre site (Site Code: 314078). According to the NYSDEC website, remediation at the site was completed when the source areas at this site were removed, except for under the hangar. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in groundwater and soil does not need to be monitored under Site Management. The sub-slab depressurization system only needs to be monitored by the tenant and NYSDEC annually. Groundwater at the site is contaminated with volatile organic compounds. One private drinking water supply well on IBM leased property contained a trace level of 1,1,1-trichloroethane in May 1994. The water from this well is treated and monitored. The employees of other on-site facilities use bottled water for drinking water purposes. A public drinking water supply well approximately 600 feet northeast of the site has not been affected by site related contamination.

AVIATION MAINTENANCE AND EDUCATION CENTER PROJECT
FEAF PART 1 - SECTION F ADDITIONAL INFORMATION (cont'd)

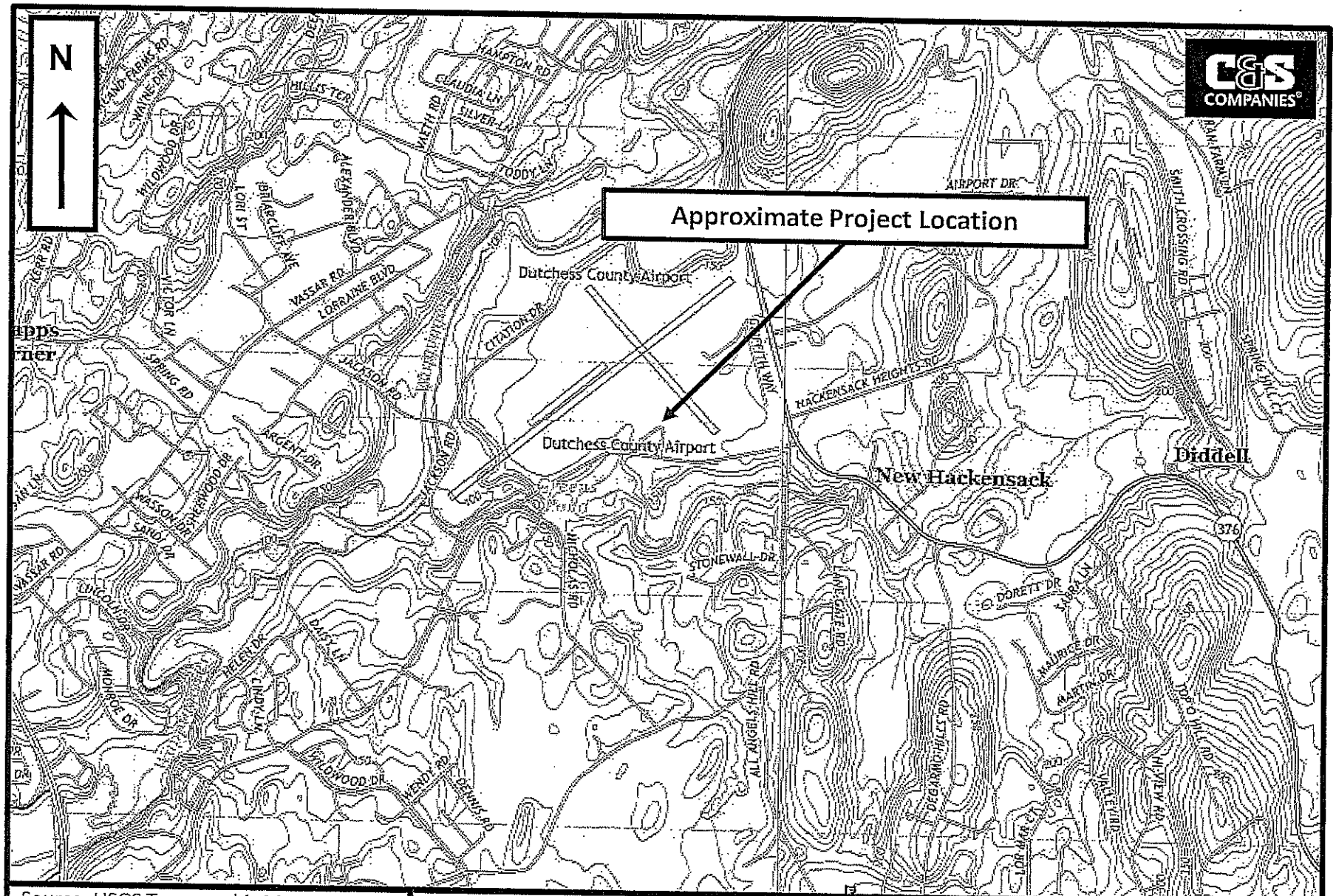
Flagship Airlines Hangar, Dutchess County Airport Service Road, Wappinger Falls, NY; 2.5 acre site (Site Code: 314101). According to the NYSDEC website, remediation at the Site was completed with the shutdown of the air sparging and soil vapor extraction system in 2007 and the removal of soil associated with a gravel bed and french drain in 2003. Since the site is fenced and covered by asphalt or concrete, people will not come into contact with site related soil and groundwater contamination unless they dig below the surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for site contaminants to impact indoor air via soil vapor intrusion; however, indoor air monitoring indicates that indoor air quality has not been impacted. Environmental sampling indicates that soil vapor intrusion is not a concern for off-site buildings.

- **E.2.h (Surface water features)** - National Wetland Inventory (NWI) maps provide a nationwide inventory of wetlands; each wetland mapped throughout the United States is classified into distinct habitat types consistent with the *Classification of Wetlands and Deepwater Habitats of the United States* prepared by the United States Fish and Wildlife Service dated 1979. The project area is located immediately adjacent to a resource mapped by the NWI as a riverine wetland. Riverine wetlands are defined as aquatic resources contained within a channel and excludes those areas dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and excludes habitats with water containing ocean salts. Channel is defined as a natural or artificial conduit which periodically or continuously contains moving water, or which forms a link between two bodies of standing water.

  The Clean Water Act affords protection of riverine communities; the United States Army Corps of Engineers (USACE) is the agency delegated responsible for issuance of permits related to projects that may impact these resources. The USACE defines wetlands as areas that contain a dominance of hydrophytic vegetation, hydric soils, and indicators of hydrology. Areas with defined channels (or "bed" and "banks") are considered streams. The majority of riverine NWI resources fall into the stream category as defined by USACE.

  This particular riverine resource mapped near the project was placed into a pipe years ago. As such, the stream provides limited habitat value. The project will not involve impacting, or relocating, the pipe and/or stream resource.

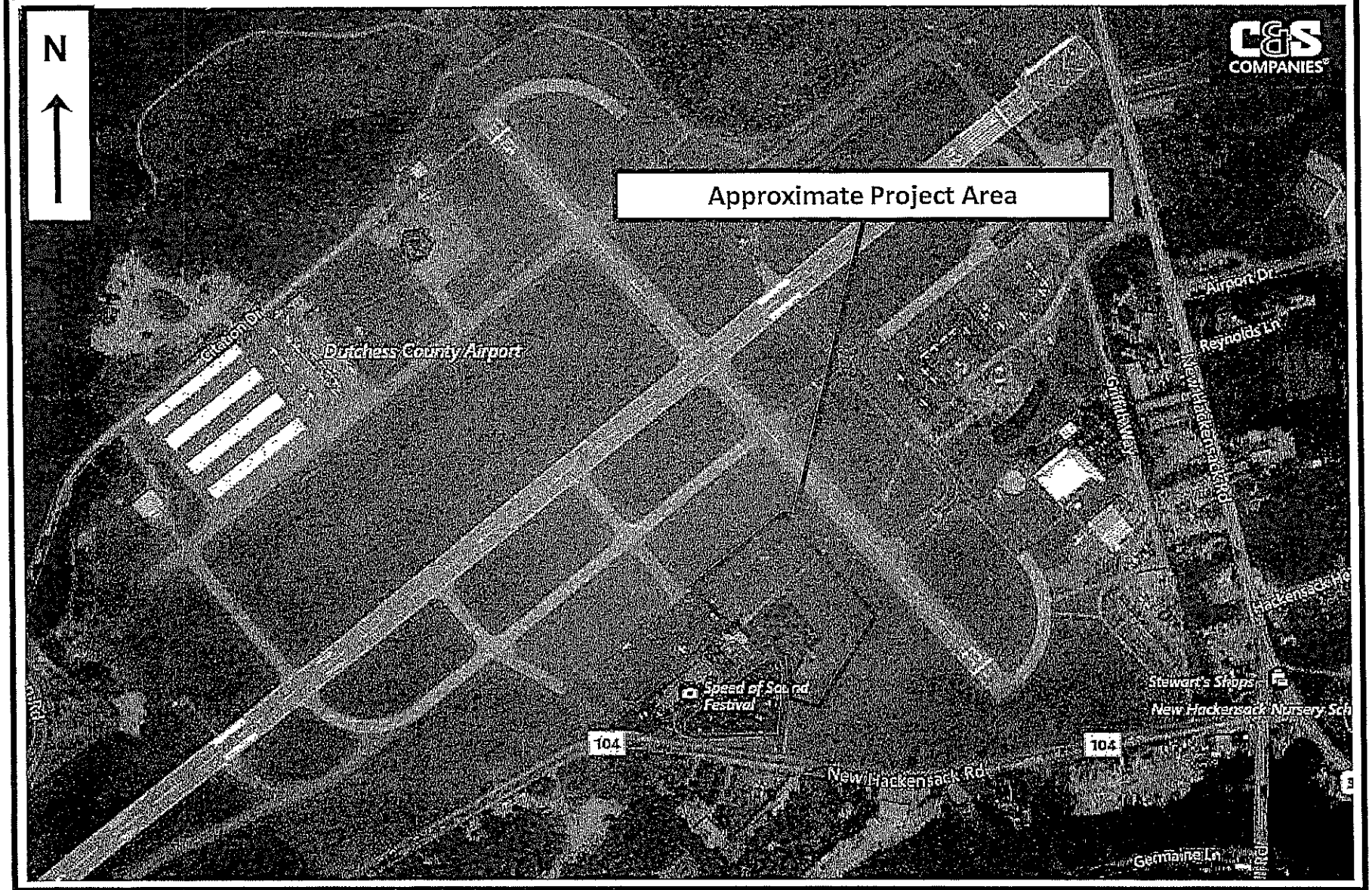
- **E.3.e (Historic Resources)** - Based on a review of the National Register of Historic Places and the State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS), there are no historic properties on or adjacent to the project site (see attached Figure 3 and Figure 4).



Source: USGS Topographic Maps
Hopewell Junction, Poughkeepsie,
Wappingers Falls & Pleasant Valley
Quadrangles
Not to Scale

Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 1
Location Map



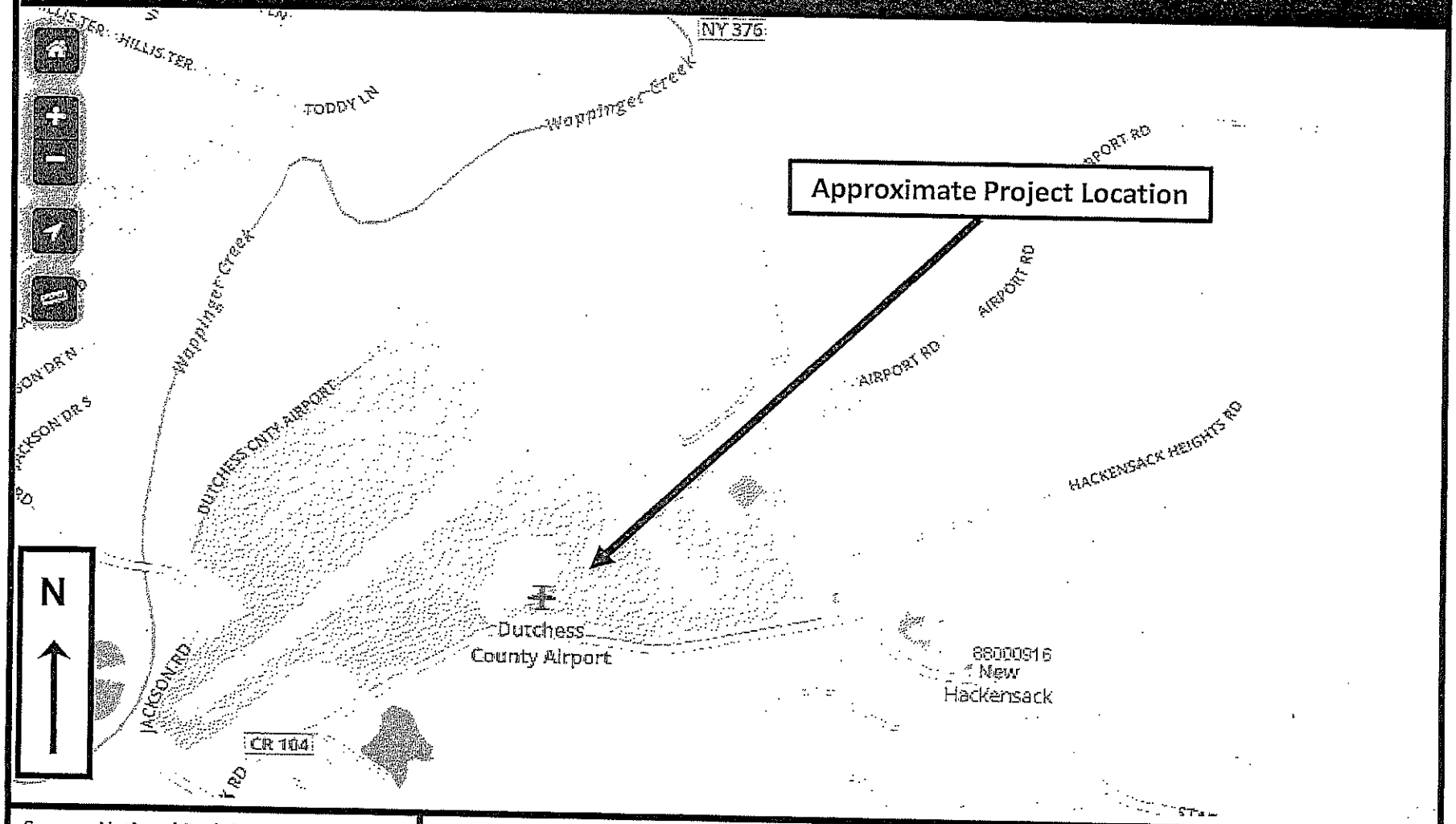
Source: Bing Maps
Viewed: October 30, 2017
Not to Scale

Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 2
Aerial
Map

National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Data last updated in April, 2014.

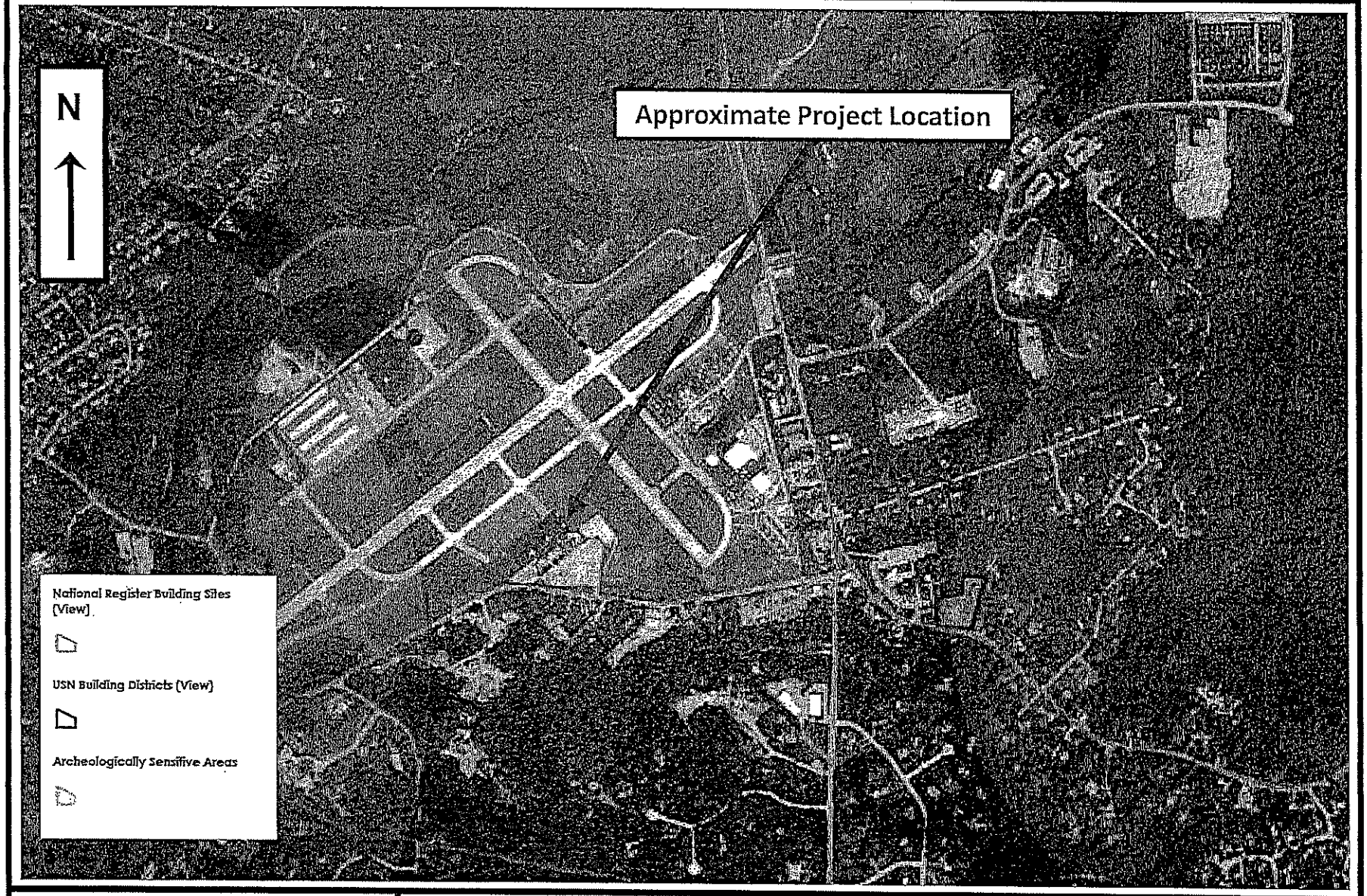


Source: National Park Service
Viewed: October 30, 2017
Not to Scale

C&S COMPANIES®

Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 3
NPS - National Register Sites

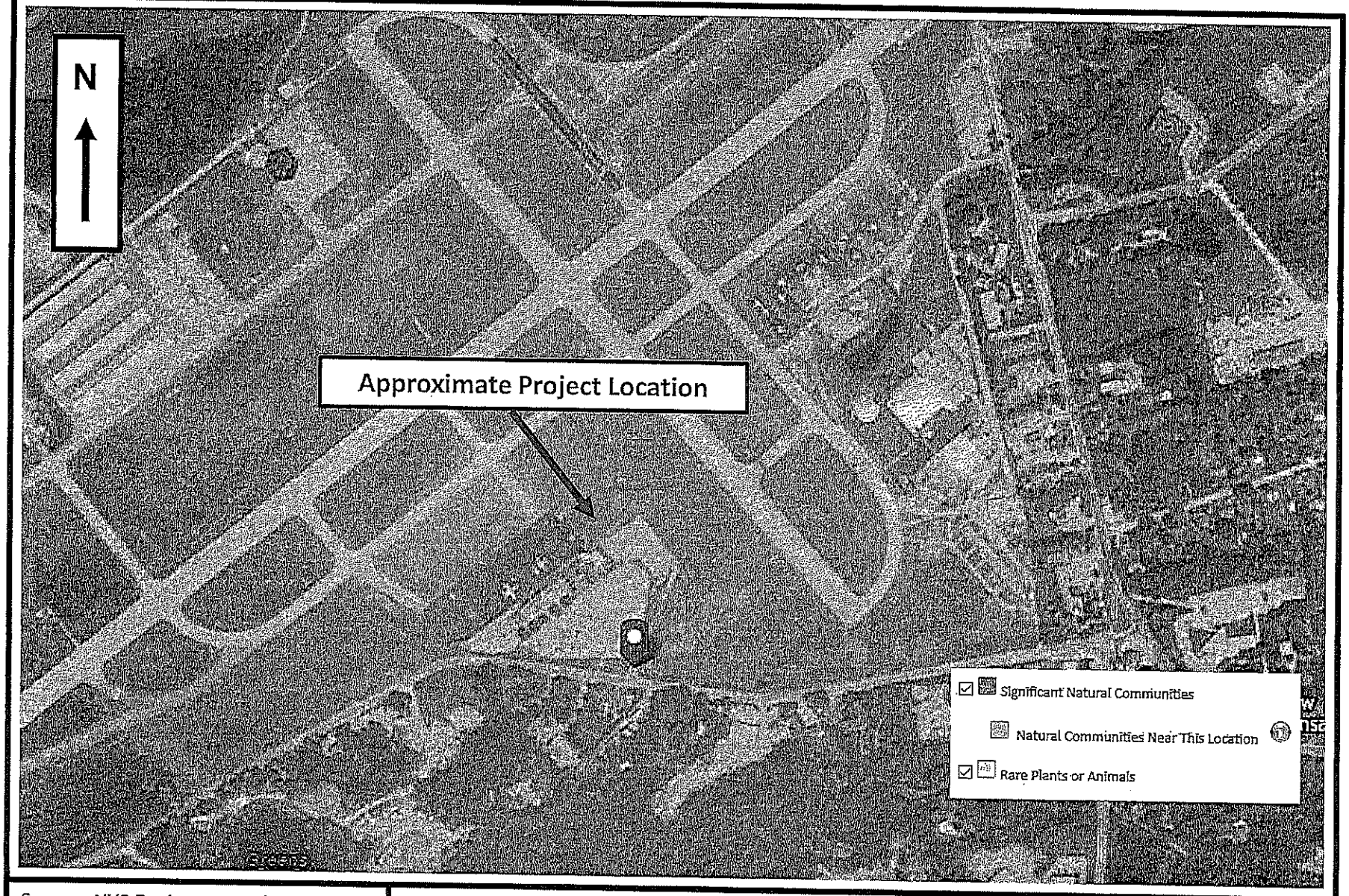


Source: NY SHPO
Viewed: October 30, 2017
Not to Scale

C&S COMPANIES

Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 4
CRIS - National Register Sites



Source: NYS Environmental Resource Mapper
Viewed: Oct. 30, 2017
Not to Scale

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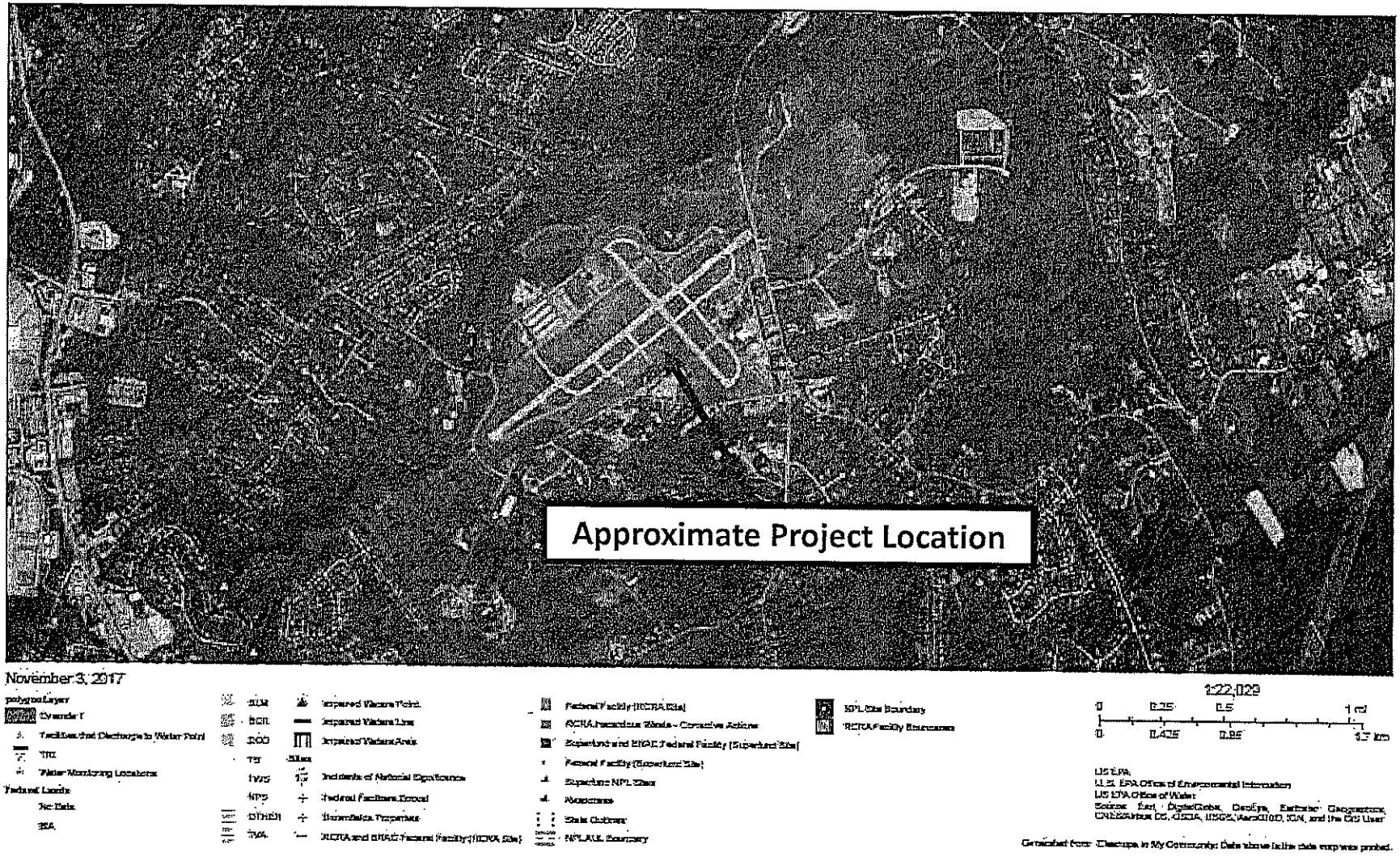
Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 5
NYS Mapper



Source: USEPA CIMC Map
Viewed: November 3, 2017
Not to Scale

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Hudson Valley Regional Airport
Aviation Maintenance and Education Center Project
Wappingers Falls, Dutchess County, New York

Figure 6
Hazardous Materials Map

Environment Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*	absent	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 9 - City of Poughkeepsie	Rieser		
District 11 - Towns of Rhinebeck and Clinton	Tyner		✓
District 12 - Town of East Fishkill	Metzger		
District 16 - Town of Fishkill and City of Beacon	Forman (C)		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 24 - Towns of Dover and Union Vale	Surman	absent	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn (VC)		

Present: 8 **Resolution:** ✓ **Total :** 7 (Yes) 1 (No)

Absent: 4 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017228 DECLARING DUTCHESS COUNTY LEAD AGENCY (COORDINATED REVIEW) FOR PURPOSES OF MAKING A FINDING OF ENVIRONMENTAL SIGNIFICANCE FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		✓
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 24 1

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017228 DECLARING DUTCHESS COUNTY LEAD AGENCY (COORDINATED REVIEW) FOR PURPOSES OF MAKING A FINDING OF ENVIRONMENTAL SIGNIFICANCE FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT

Date: December 7, 2017

ENVIRONMENT

RESOLUTION NO. 2017229

RE: ADOPTION OF NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT ON THE BASIS OF THE FULL ENVIRONMENTAL ASSESSMENT FORM

Legislators FORMAN, BORCHERT, BOLNER, MICCIO, FLESLAND, THOMES, PULVER, and SAGLIANO offer the following and move its adoption:

WHEREAS, the County of Dutchess and Dutchess Community College seek to enter into an agreement for a twenty-five (25) year lease of a parcel of land consisting of 7+/- acres situated on the County owned Hudson Valley Regional Airport for the purpose of constructing and operating an Aviation Maintenance and Education Center, and

WHEREAS, Dutchess County has identified the involved action as an Unlisted Action and intends to declare itself Lead Agency for a coordinated review of the involved action, and

WHEREAS, the Legislature has reviewed the Full Environmental Assessment Form for the involved action, prepared on behalf of Dutchess County Department of Public Works and agrees with its conclusion that the involved project will not have a Significant Negative Impact on the Environment based on the criteria provide in 6 NYCRR 617.7(a)-(c), and

WHEREAS, the Legislature has reviewed the Notice of Determination of Non-Significance prepared by Dutchess County Department of Public Works and agrees with the reasons supporting this determination provided in this Notice, now therefore, be it

RESOLVED, Dutchess County approves and adopts the attached Notice of Determination of Non-Significance (Negative Declaration) for the construction and operation of an Aviation Maintenance and Education Center at the County owned Hudson Valley Regional Airport, in accordance with SEQRA (6 NYCRR 617.7.b), and be it further

RESOLVED, that this negative declaration shall be filed as provided by law.

CA-157-17
JMF/CRC/kvh/G-1714
11/13/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:

Dutchess County and Dutchess Community College intend to construct a new educational facility at the Hudson Valley Regional Airport, which would provide space for classrooms, support spaces, an instructional hangar and experiential hangar.

This new DCC Aviation and A&P Education facility will consist of three separate educational areas within one building: 1) A classroom and office space of approximately 8,250 SF; 2) A hangar to be used as a teaching laboratory of approximately 12,000 SF; 3) An experiential hangar of approximately 12,000 SF, in which students can intern with a professional, licensed aviation maintenance company doing work on working aircraft. The total square footage of the proposed building is approximately 32,250 SF.

Prepared by: R. Balkind, P.E., Commissioner 11/01/17

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Dutchess Community College (DCC) Educational Building at Hudson Valley Regional Airport		
Project Location (describe, and attach a general location map): Hudson Valley Regional Airport, 263 New Hackensack Road, Wappingers Falls, New York 12590 (see Figure 1)		
Brief Description of Proposed Action (include purpose or need): The project includes construction of an aviation education facility at the Hudson Valley Regional Airport; the facility would accommodate Dutchess Community College's (DCC) current Aviation Program and the proposed Airframe and Powerplant (Engine) Program. The building would be constructed at the airport on a parcel of land designated to the College (see Figure 2); the new facility will be an interactive hands-on facility that will include a classroom building attached to an instructional hangar and an experiential hangar. The proposed facility will be approximately 32,000 square feet (sf); the classroom building space will be approximately 8,000 sf and will include classrooms, a simulator room, testing room, library, restrooms, and other support spaces. The hangars will be approximately 12,000 sf each consisting of open space that will allow for the housing of planes/equipment needed to provide direct program instruction. Traffic on the site will consist of student & instructor passenger vehicles up to approximately 40-70 vehicles per day. In general, existing parking areas located near the project site will serve the new facility. The project will disturb approximately 7.0 acres consisting of a mixture of previously developed areas and maintained turf areas. The project will include site work, septic system installation, stormwater management, paved parking, site safety and security lighting, and site landscaping. The project will connect into existing water lines at the airport.		
Name of Applicant/Sponsor: County of Dutchess and Dutchess Community College	Telephone: 845-486-2925 E-Mail: rbalkind@co.dutchess.ny.us	
Address: 626 Dutchess Turnpike		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Mr. Robert Balkind P.E., Commissioner, Dutchess County DPW	Telephone: 845-486-2925 E-Mail: rbalkind@co.dutchess.ny.us	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☐Yes☑No		
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	County Health Dept - Approval for onsite septic	To be determined
f. Regional agencies ☑Yes☐No	DCWWA - approval for water line connection	To be determined
g. State agencies ☑Yes☐No	SUNY Office of Capital Facilities-Project approval DASNY - Project approval	To be determined
h. Federal agencies ☑Yes☐No	FAA - Airport Layout Plan Approval; NEPA	To be determined

i. Coastal Resources.

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

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

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Wappinger Falls is member of Greenway Compact

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

The project site is located entirely within airport property.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The proposed project is located within the boundary of the Hudson Valley Regional Airport in Wappingers Falls, New York. The airport is zoned A-I, Airport-Industrial.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Wappinger Central School District

b. What police or other public protection forces serve the project site?
Dutchess County Sheriff, New York State Police, Town of Wappinger Police

c. Which fire protection and emergency medical services serve the project site?
Wappinger Falls Fire District(New Hackensack); Airport emergency vehicle

d. What parks serve the project site?
Not applicable - the project site is located within an airport property.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed: Commercial and Educational

b. a. Total acreage of the site of the proposed action? 510.8 acres
b. Total acreage to be physically disturbed? 7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 510.8 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures one
ii. Dimensions (in feet) of largest proposed structure: 30' height; 178' width; and 178' length
iii. Approximate extent of building space to be heated or cooled: 32,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? Gen. Site Prep., Install foundations, structures, utilities, septic system, water line connect
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): Approximately 5,000 cubic yards
- Over what duration of time? 6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Vegetation (grass), soil, and asphalt will be excavated and removed from the site; the responsibility of disposal of excavated material will be bore by the contractor. The contractor shall provide the County with its intended disposal location. No dredging will be required as part of this project.
iv. Will there be onsite dewatering or processing of excavated materials? ☑Yes ☐No
If yes, describe. if encountered, groundwater will be pumped from excavations as needed to complete installation of project elements.
v. What is the total area to be dredged or excavated? 7 acres
vi. What is the maximum area to be worked at any one time? 7 acres
vii. What would be the maximum depth of excavation or dredging? 6 feet
viii. Will the excavation require blasting? ☐Yes ☑No
ix. Summarize site reclamation goals and plan:
Natural material will be removed during site work and will be used as backfill material to the extent possible. A site management plan will be developed during design and will include a construction soil management plan.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 950 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Dutchess County Water and Wastewater Authority (DCWWA)
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☐ Yes ☑ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Not Applicable (N/A)

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

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

i. Total anticipated liquid waste generation per day: 950 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater, small quantity of mechanical fluids

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

The project includes septic system installation. Septic system installation will be coordinated with the Dutchess County Health Department.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

To be determined

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.1 acres (impervious surface)

_____ Square feet or 7 acres (parcel size)

ii. Describe types of new point sources. pipe outfalls from closed drainage system

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on-site stormwater management facility/structure

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

  stormwater runoff will be directed to existing stormwater management system conveyance; ultimately to Wappinger Creek
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

passenger vehicles; occasional delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

power generators, temporary heaters

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

building heating system (To be determined), electric generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

To be quantified after completion of project design

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

via grid/local utility

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

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

i. During Construction:

- Monday - Friday: 7 am - 5 pm
- Saturday: 7 am - 5 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7 am - 5 pm
- Saturday: 7 am - 5 pm
- Sunday: 7 am - 5 pm
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise increases will be temporary and limited to the construction period.

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

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Various interior building lighting & exterior site security and safety lighting

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored heating oil

ii. Volume(s) TBD per unit time TBD (e.g., month, year)

iii. Generally describe proposed storage facilities:

The project may include storage of heating oil; oil may also be stored in the repair shop and the DCC hangar.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

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

- Construction: 100 tons per 6 months (unit of time)
- Operation : <0.5 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: County to retain asphalt millings; contractors will be responsible for collecting and removing recycle materials to the appropriate reclamation facility.
- Operation: General refuse consistent with educational facilities; recycling of materials (i.e., paper, plastic, cardboard) where applicable.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: off-site disposal of excavated material; commercial waste hauller to be determined by contractor.
- Operation: commercial waste hauler will be used to dispose of solid waste as is done elsewhere on the airport property. The County uses a contracted vendor to remove waste oil products; the vendor recycles the waste oil.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: waste oil and fluids from aircraft engine repairs/maintenance

ii. Generally describe processes or activities involving hazardous wastes or constituents: aircraft engine maintenance and repair

iii. Specify amount to be handled or generated <1 tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: Recycling of waste oils where possible

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: To be determined

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): Existing Airport

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.77	2.1	+1.33
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.23	4.9	-1.33
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☑Yes ☐No

If Yes:

i. Has the facility been formally closed? ☑Yes ☐ No

- If yes, cite sources/documentation: closed landfill and balefill on airport property

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

project site is >2000' from these closed sites

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑Yes ☐No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

The project site is located within an airport property that stores and disposes of aviation related fuel & petroleum products.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): 314101 , 314078

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

Flagship Airlines Hangar (Site Code: 314101); State Superfund Program; Remediation at the site was completed; gw and soil vapor are monitored

Dutchess County Airport Hangar Facility (Site Code: 314078); State Superfund Program; Remediation at the site was completed when the source areas at this site were removed, except for under the hangar.

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

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

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

Udorthents, smoothed, 0-8% slope	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: ~ 3 to 6 feet

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 857-18 Classification B(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size Not applicable
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100 year Floodplain? ☐Yes ☑No

k. Is the project site in the 500 year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:
i. Name of aquifer: Principal Aquifer

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

White-footed mouse	Meadow vole	Eastern cottontail
Eastern chipmunk	Shrews	Moles
House mouse	Woodchuck	

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

According to the USFWS IPaC resource List dated October 30, 2017, three federally listed species are known to occur in the vicinity of the project site (Indiana Bat, Northern Long-eared bat, Dwarf Wedgemussel). Based on the NYSDEC Environmental Resource Mapper results, there is the potential for state and/or federally listed plants and animals to be located within or near the project site (see Figure 5).

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

The NYSDEC EAF Mapper indicated a "NO" response to this question.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Stanley Still Sr. Town Sports Park, Vassar Road

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local park, designated Greenway Trail, Bike Path, NYS Trail

iii. Distance between project and resource: closest is within 0.6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

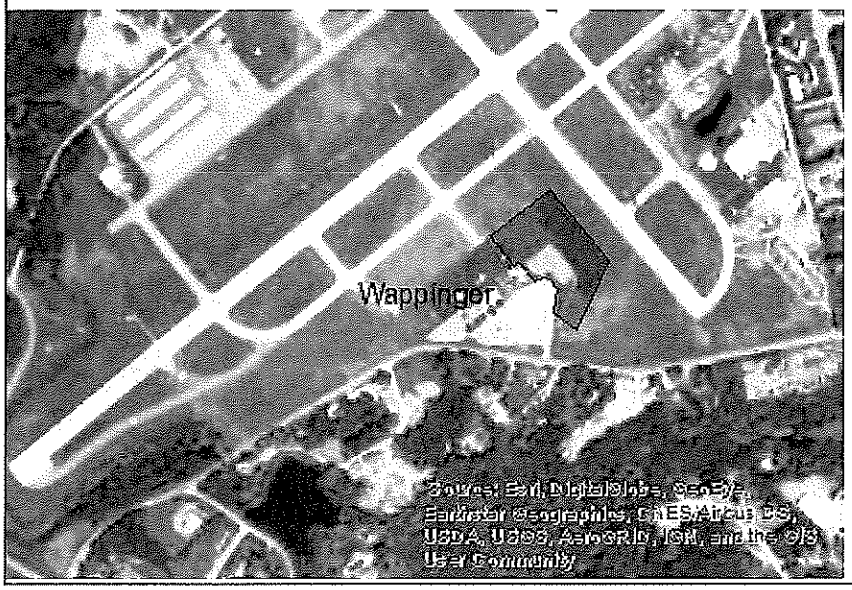
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

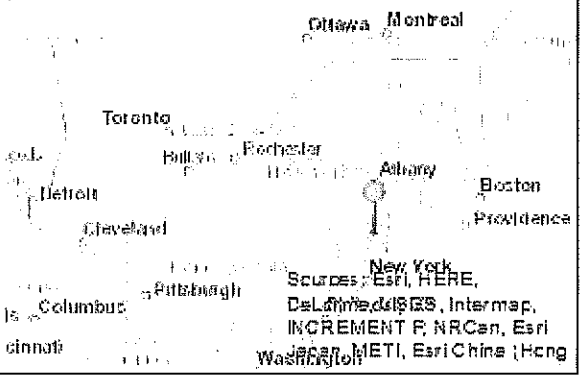
PRINT FORM

EAF Mapper Summary Report

Monday, October 30, 2017 10:56 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314101 , 314078
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	857-18
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

DCC EDUCATIONAL BUILDING AT HUDSON VALLEY REGIONAL AIRPORT

FEAF Part 1 – Section F: Additional Information

- **A. Project Description** – The project includes construction of an aviation education facility at the Hudson Valley Regional Airport; the facility would accommodate Dutchess Community College's (DCC) current Aviation Program and the proposed Airframe and Powerplant (Engine) Program. The building would be constructed at the airport on a parcel of land designated to the College; the new facility will be an interactive hands-on facility that will include a classroom building attached to an instructional hangar and an experiential hangar. The proposed facility will be approximately 32,000 square feet (sf); the classroom building space will be approximately 8,000 sf and will include classrooms, a simulator room, testing room, library, restrooms, and other support spaces. The hangars will be approximately 12,000 sf each consisting of open space that will allow for the housing of planes and equipment needed to provide direct program instruction. Traffic on the site will consist of student and instructor passenger vehicles (between 40 - 70 vehicles per day). In general, existing parking areas located near the project site will serve students at the new facility; however, the project will include approximately eight (8) new parking spaces on the site designated for faculty and staff.

  The project will disturb up to approximately 7 acres of land consisting of a mixture of previously developed areas (i.e., paved surfaces) and maintained turf areas. The project will include site work, septic system installation, stormwater management, paved parking, site safety and security lighting, and site landscaping. The project will connect into existing water lines at the airport. Solar panel installation and rainwater harvesting features may be included with the building construction depending on budget availability. These features may be incorporated into the building at a later date if they are not included in the original building construction.

  The project site is located entirely within airport property; in general, the site is bound by maintained turf areas and existing airport pavements (i.e., taxiway, runway, apron pavement) to the north, south, and east. The site is bound to the west by airport parking, air traffic control tower, Federal Aviation Administration (FAA) offices, and the Airport Terminal Building. New Hackensack Road is located south of the project site. The project will be developed in one phase occurring over a 12-month period. Construction is anticipated to commence in May 2018 and be completed by May 2019.

  The project is consistent with surrounding land uses (i.e., aviation-related land use) and existing zoning regulations (A-I, Airport-Industrial).

- **B. Government Approvals** – Since the project will involve greater than one acre of soil disturbance, prior to construction, a Notice of Intent (NOI) request for coverage under the *SPDES General Permit for Stormwater Discharges from Construction Activities* will be submitted to the New York State Department of Environmental Conservation (NYSDEC). The proposed project will also include preparation of a Stormwater Pollution Prevention Plan (SWPPP).

- **B.i (Coastal Resources)** - The NYSDEC EAF Mapper Application indicates that the project site is not located within a coastal area, is not within the waterfront area of a Designated Inland Waterway, and is not located within a community with an approved Local Waterfront Revitalization Program. Based on review of the NYSDEC website, there are 44 NYSDEC regulated Coastal Erosion Hazard Area (CEHA) communities in New York State; no communities in Dutchess County are identified as CEHA communities.

DCC EDUCATIONAL BUILDING AT HUDSON VALLEY REGIONAL AIRPORT

FEAF Part 1 – Section F: Additional Information (cont'd)

- **C.2.b (Regional Special Planning District)** – Dutchess County (including Wappingers Falls) is a member of the Greenway Compact which takes community planning one step further by providing a process for voluntary regional cooperation to further the *Greenway* criteria of natural and cultural resource protection, regional planning, economic development, public access, and heritage and environmental education. The *Greenway Compact Program and Guides for Dutchess County Communities* includes (but is not limited to) such things as protecting the countryside by retaining narrow widths, natural edges, and scenic winding character of rural roads; designing narrow streets in cities, villages, and hamlet centers with buildings close to sidewalks to promote slower speeds; building bicycle networks; and green infrastructure such as managing rainwater runoff near its source to emulate the area's pre-development hydrology. The proposed project, if financially feasible, will include green infrastructure in the form of rainwater harvesting and solar panel installation. The proposed project will have no significant adverse impact with regard to *Greenway* initiatives adopted by Dutchess County.

- **D.1.e (Period of construction)** – Project construction is tentatively planned for the period between May 2018 and May 2019 (i.e., one phase occurring over a 12-month period).

- **D.2.c.iii (Water line extension)** – Water line installation at the airport is a separate project not connected to the proposed project; separate SEQR and National Environmental Policy Act (NEPA) environmental reviews were previously completed for the airport water line installation project. The proposed project will include connection to this water line.

- **D.2.d.iii (Wastewater treatment facilities)** – The proposed project includes septic system installation; the project will not use any existing public wastewater treatment facility. Septic system design and construction will be coordinated with the Dutchess County Health Department.

- **D.2.e (Stormwater)** – No significant stormwater runoff or associated water quality impacts are anticipated from the construction and operation of the project. Stormwater management would be designed in accordance with State and Federal regulations. As previously noted, a SWPPP would be prepared in preparation for site grading and construction as well as all other required reports and notifications. It is anticipated that up to approximately 7 acres of land would be disturbed, and once the project is complete, approximately 2.1 of the 7 acres would be impervious surfaces such as buildings, paved drives, and parking areas. Stormwater from the project site will be directed to existing on-site stormwater management system conveyance which ultimately discharges to Wappingers Creek.

- **D.2.g (Air Emissions)** - Although heating design is not complete for this project, it is assumed that the emission sources that are expected to be installed at the proposed 32,000 sf building would be considered exempt or trivial activities per New York State regulation, 6 NYCRR Part 201-3. The primary exempt or trivial activities exhausted from the project include:

  - Stationary combustion installations with a maximum rated heat input capacity of less than 10 million Btu/hr burning fuels other than coal or wood (6 NYCRR 201-3.2(c)(1)(i)
  - Ventilating systems used exclusively for temperature and humidity control of buildings for the comfort of people living and working within the building (6 NYCRR 201-3.3(c)(4)

  Exempt or trivial activities are not regulated under a New York State Air Facility Registration or State Facility Permit.

- **E.1.h (Spills)** – According to the NYSDEC Spills Incidents Database, there are reported spills identified at or near airport property. However, there is no indication of a spill at or immediately adjoining the proposed project area. Although not expected, if during construction evidence of a past spill (i.e. petroleum or petroleum contaminated soil) is discovered the contractor will be responsible for reporting the spill to the NYSDEC Spill Hotline.

- **E.1.h.iii (NYSDEC Environmental Site Remediation Database)** - The NYSDEC EAF Mapper Application indicates there are two state superfund program remediation sites identified within 2,000 feet of the project site:

  Dutchess County Airport Hangar Facility, Route 104, Wappinger Falls, NY; 4 acre site (Site Code: 314078). According to the NYSDEC website, remediation at the site was completed when the source areas at this site were removed, except for under the hangar. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in groundwater and soil does not need to be monitored under Site Management. The sub-slab depressurization system only needs to be monitored by the tenant and NYSDEC annually. Groundwater at the site is contaminated with volatile organic compounds. One private drinking water supply well on IBM leased property contained a trace level of 1,1,1-trichloroethane in May 1994. The water from this well is treated and monitored. The employees of other on-site facilities use bottled water for drinking water purposes. According to the NYSDEC website, a public drinking water supply well approximately 600 feet northeast of the site has not been affected by site related contamination.

  Flagship Airlines Hangar, Dutchess County Airport Service Road, Wappinger Falls, NY; 2.5 acre site (Site Code: 314101). According to the NYSDEC website, remediation at the Site was completed with the shutdown of the air sparging and soil vapor extraction system in 2007 and the removal of soil associated with a gravel bed and french drain in 2003. Since the site is fenced and covered by asphalt or concrete, people will not come into contact with site related soil and groundwater contamination unless they dig below the surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for site contaminants to impact indoor air via soil vapor intrusion; however, indoor air monitoring indicates that indoor air quality has not been impacted. Environmental sampling indicates that soil vapor intrusion is not a concern for off-site buildings.

  The United States Environmental Protection Agency provides information concerning significant hazardous sites throughout the country with the Cleanups in My Community (CIMC) interactive mapper (see **Figure 6**). CIMC does not depict toxic release inventory, superfund or national priorities list sites, resource conservation and recovery act sites, or brownfield sites within the vicinity of the proposed project area.

  Review of the EPA's NEPAssist interactive mapper did *not* identify any federally-listed Toxic Releases (TRIS), Superfund (CERCLIS), Brownfield, or Toxic Substances Control Act (TSCA) sites within or near the project area. The Airport and several companies conducting business within or near airport property are listed on the RCRA database (i.e., hazardous waste generators). However, according to EPA's Enforcement and Compliance History Online (ECHO) Detailed Facility Report, the compliance status for the Airport and the companies located closest to the project site (i.e., Enviro Clean Services, Associated Aircraft Group Inc.) indicates no violations within the past 12 quarters.

- **E.2.g (Unique Geologic Features)** - The NYSDEC EAF Mapper Application indicates that there are no unique geologic features on the project site. Additionally, based on review of the National Park Service (NPS) list of National Natural Landmarks (NNLs), Thompson Pond is the only NNL within Dutchess County. Thompson Pond is a 308-acre privately owned pond that is not located within or near the project site.

- **E.2.h (Surface water features)** - National Wetland Inventory (NWI) maps provide a nationwide inventory of wetlands; each wetland mapped throughout the United States is classified into distinct habitat types consistent with the *Classification of Wetlands and Deepwater Habitats of the United States* prepared by the United States Fish and Wildlife Service dated 1979. Based on review of the federal NWI map and the NYSDEC Environmental Resource Mapper, the project area is located immediately adjacent to a resource mapped by the NWI as a riverine wetland and mapped by the NYSDEC as a stream. Riverine wetlands are defined as aquatic resources contained within a channel and excludes those areas dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and excludes habitats with water containing ocean salts.

  Channel is defined as a natural or artificial conduit which periodically or continuously contains moving water, or which forms a link between two bodies of standing water. The Clean Water Act affords protection of riverine communities; the United States Army Corps of Engineers (USACE) is the agency delegated responsible for issuance of permits related to projects that may impact these resources. The USACE defines wetlands as areas that contain a dominance of hydrophytic vegetation, hydric soils, and indicators of hydrology. Areas with defined channels (or "bed" and "banks") are considered streams. The majority of riverine NWI resources fall into the stream category as defined by USACE.

  This particular riverine (stream) resource mapped near the project was placed into a pipe years ago. As such, the stream provides limited habitat value. The project will not involve impacting, or relocating, the pipe and/or stream resource.

  Overall, the project would result in no direct impacts to surface waters. Based on previous site visits and review of the USGS topographic maps (see **Figure 1**) and aerial photography (see **Figure 2**), there are no streams or other surface waters located on the project site.

  Under the National Pollutant Discharge Elimination System (NPDES), projects involving one (1) acre or more of disturbance are required to provide water quality treatment for construction related runoff in accordance with established guidelines. States are offered the opportunity to administer this program, provided the regulations they promulgate are the same as, or more stringent than the federal regulations. New York has adopted this program and requires that all projects disturbing one (1) or more acres of land comply with the SPDES General Construction Permit. Therefore, this project would be required to comply with the SPDES General Construction Permit. This would involve implementation of measures such as silt fences, staked straw pales, silt dikes and stone check dams, drainage swales, and temporary settling basins, among other measures that can be employed to address specific concerns.

- **E.2.i (Floodway)** - The NYSDEC EAF Mapper Application indicates that the project site is not located within a designated Floodway.

- **E.2.j (100- year floodplain)** - The NYSDEC EAF Mapper Application indicates that the project site is not located within the 100-year floodplain.

- **E.2.5 (500- year Floodplain)** - The NYSDEC EAF Mapper Application indicates that the project site is not located within the 500-year floodplain.

- **E.2.i (Aquifers)** - The NYSDEC EAF Mapper Application indicates that the project site is located over a principal aquifer. A principal aquifer is a regionally extensive aquifer or aquifer system that has the potential to be used as a source of potable water. An aquifer is a geologic formation, a group of formations, or a part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs. (U.S. Geological Survey, 2003).

- **E.2.n (Natural Communities)** - The NYSDEC EAF Mapper Application indicates that there are no designated significant natural communities on the project site. Additionally, based on review of the NYSDEC Environmental Resource Mapper, there are no significant natural communities on or adjacent to the project site (see **Figure 5**).

- **E.3.a (agricultural districts)** - The NYSDEC EAF Mapper Application indicates that the project site is not located in a designated agricultural district. Additionally, based on review of the New York State Department of Agriculture and Markets Dutchess County Agricultural Districts 2017 Map, the airport is not located within a designated agricultural district.

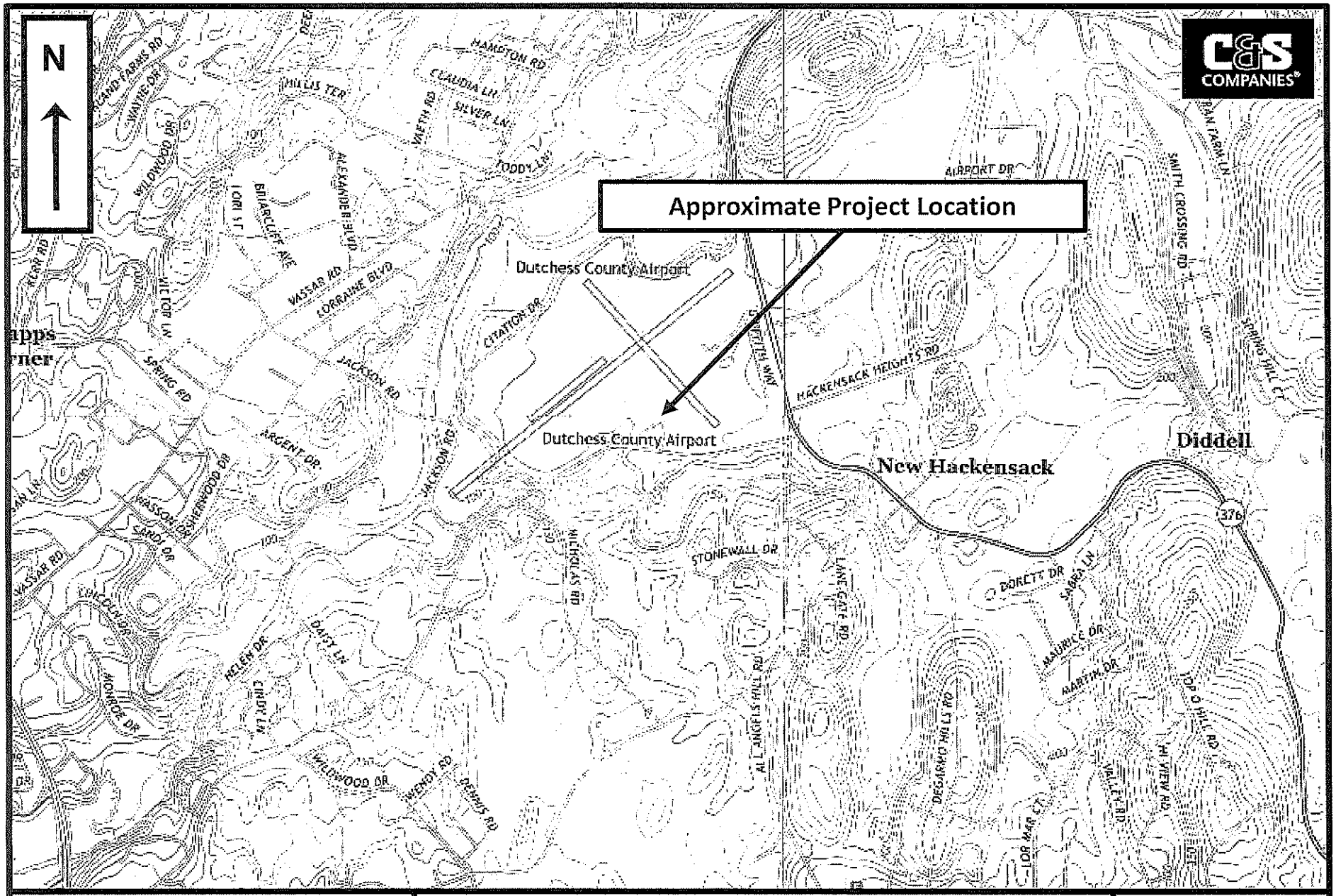
- **E.3.c (National Natural Landmark)** The NYSDEC EAF Mapper Application indicates that the project site does not contain all or part of, and is not substantially contiguous to, a registered National Natural Landmark (NNL). Additionally, as previously stated, based on review of the National Park Service (NPS) list of NNLs, Thompson Pond is the only NNL within Dutchess County. Thompson Pond is a 308-acre privately owned pond that is not located within or near the project site.

- **E.3.d (Critical Environmental Area)** The NYSDEC EAF Mapper Application indicates that the project site is not located in, and does not adjoin a state-listed Critical Environmental Area.

- **E.3.e (Historic Resources)** - Based on a review of the National Register of Historic Places (see **Figure 3**) and the State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS) (see **Figure 4**), there are no historic properties on or adjacent to the project site.

- **E.3.f (Historic Resources)** – The NYSDEC EAF Mapper Application indicates that the project site is not located in, or adjacent to, an area designated as sensitive for archaeological sites on the SHPO archaeological site inventory. Additionally, based on a review of the SHPO CRIS, the site is not located within an identified archeologically sensitive area (see **Figure 4**).

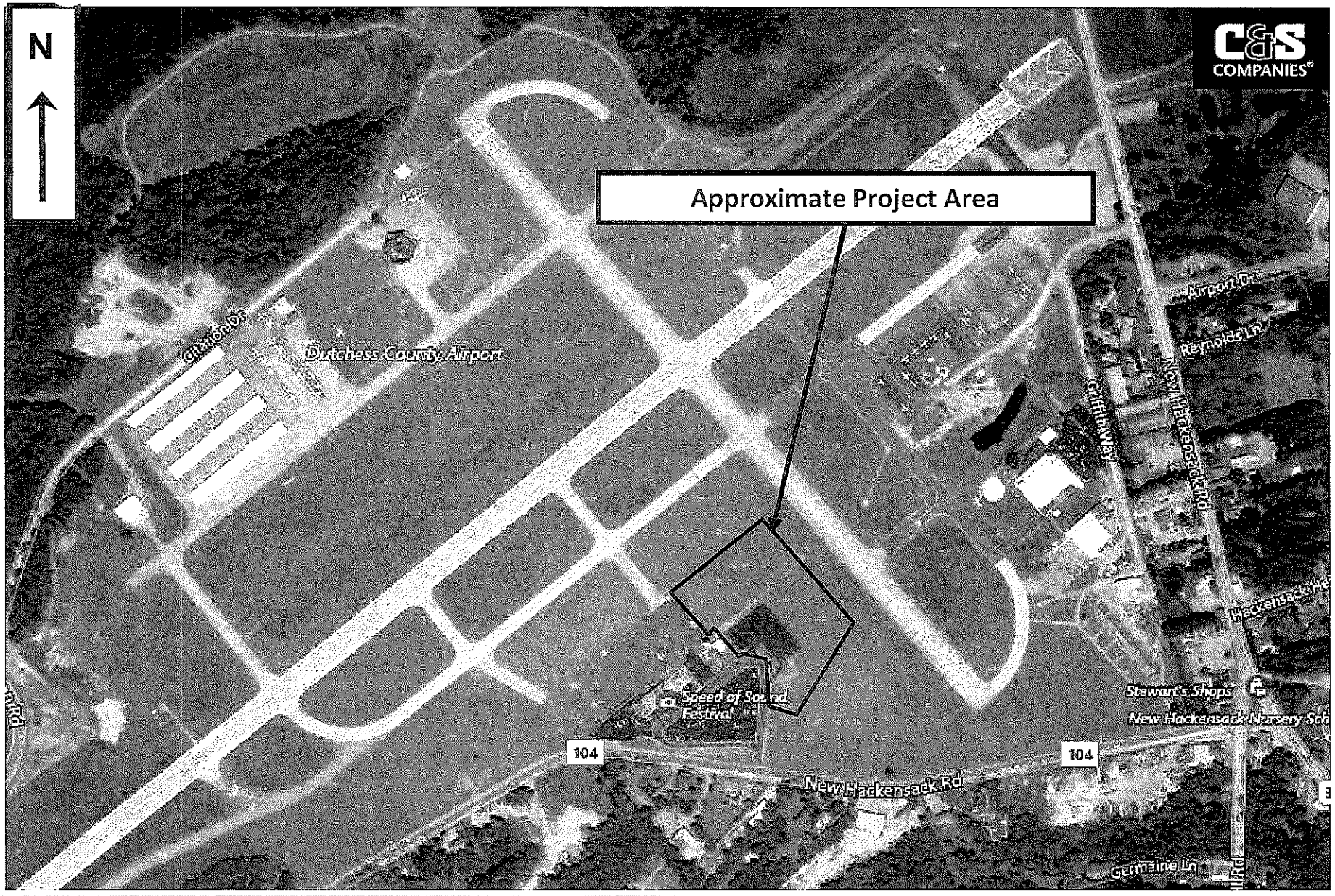
- **E.3.i – (Designated River Corridor)** - The NYSDEC EAF Mapper Application indicates that the project site is not located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program.



Source: USGS Topographic Maps
Hopewell Junction, Poughkeepsie,
Wappingers Falls & Pleasant Valley
Quadrangles
Not to scale

Hudson Valley Regional Airport
DCC Educational Building Project
Wappingers Falls, Dutchess County, New York

Figure 1
Location Map



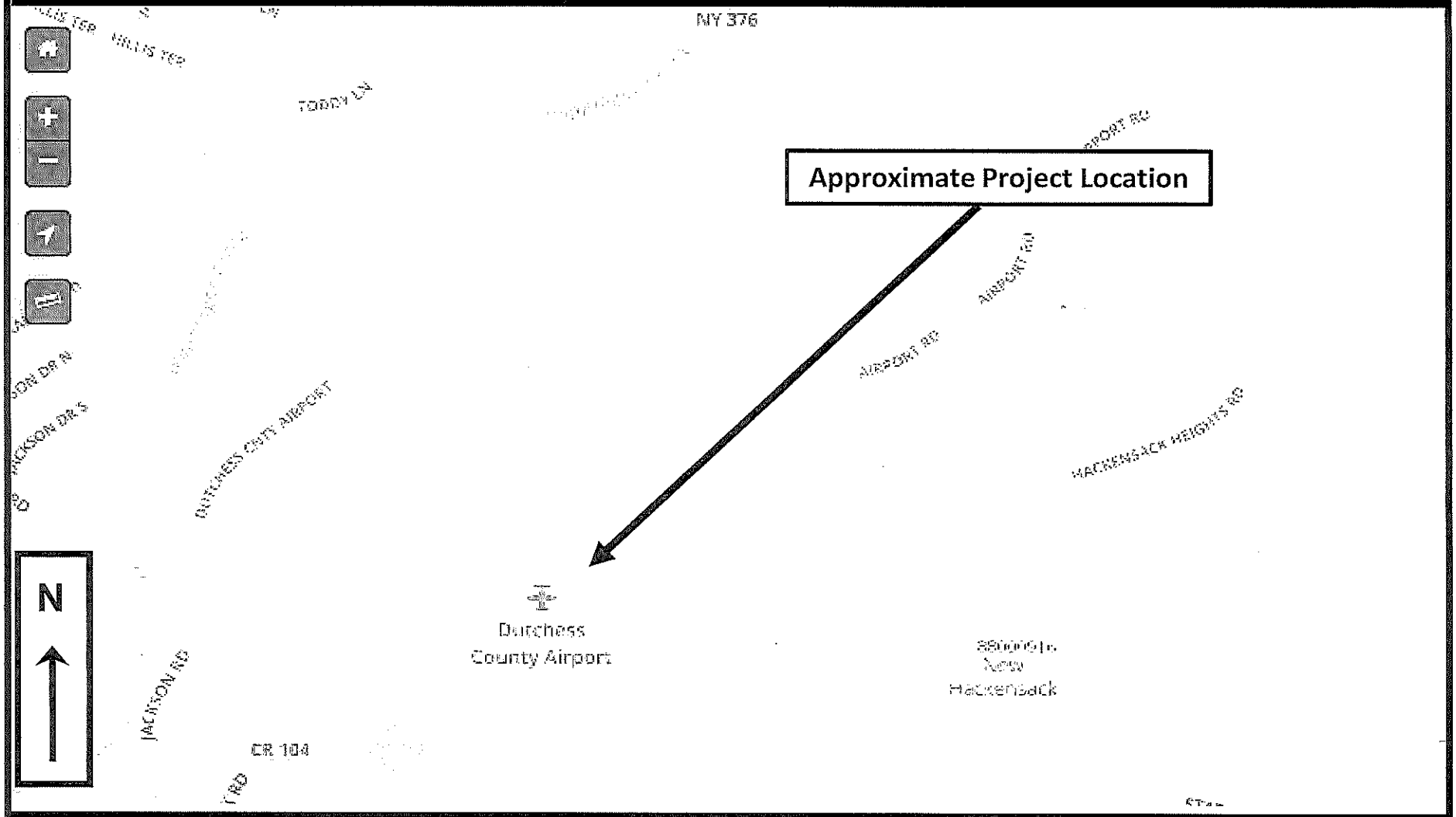
Source: Bing Maps
Viewed: October 30, 2017
Not to Scale

Hudson Valley Regional Airport
DCC Educational Building Project
Wappingers Falls, Dutchess County, New York

Figure 2
Aerial
Map

National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Data last updated in April, 2014.



Source: National Park Service
Viewed: October 30, 2017
Not to Scale

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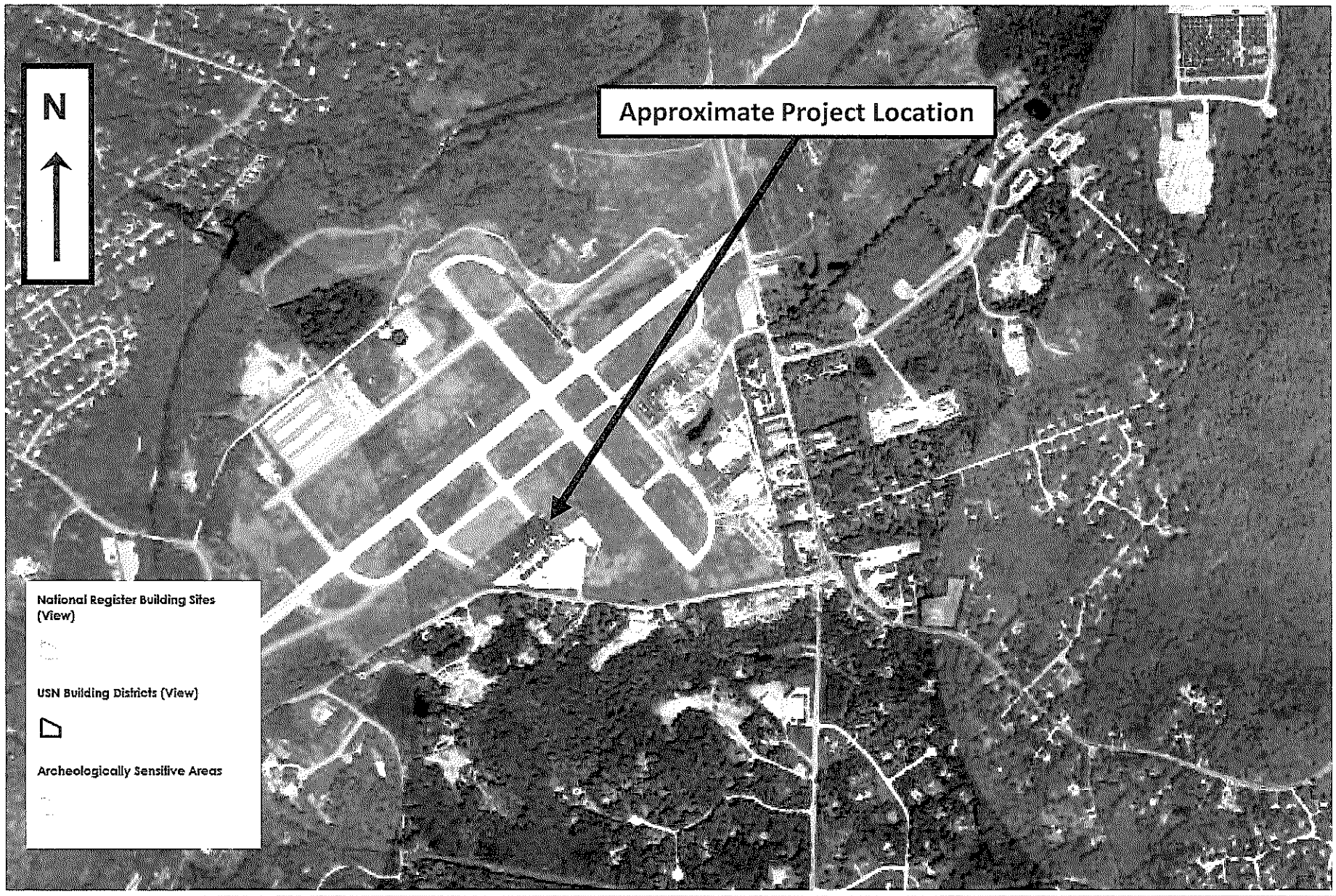
Wappingers Falls, Dutchess County, New York

Figure 3
NPS - National Register Sites



Source: NY SHPO
Viewed: October 30, 2017
Not to Scale

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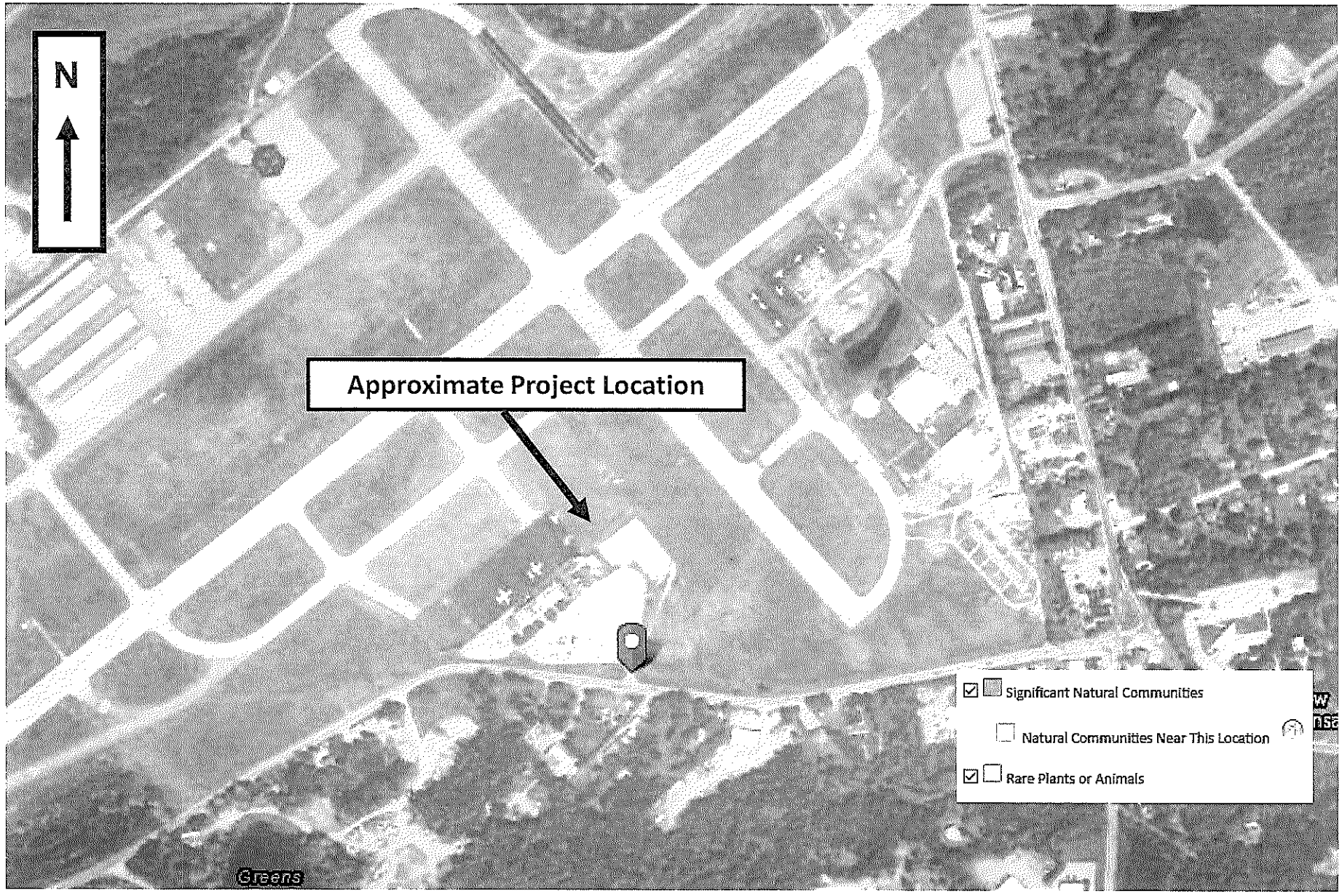
Wappingers Falls, Dutchess County, New York

Figure 4
CRIS - National Register Sites



Source: NYS Environmental Resource Mapper
Viewed: Oct. 30, 2017
Not to Scale

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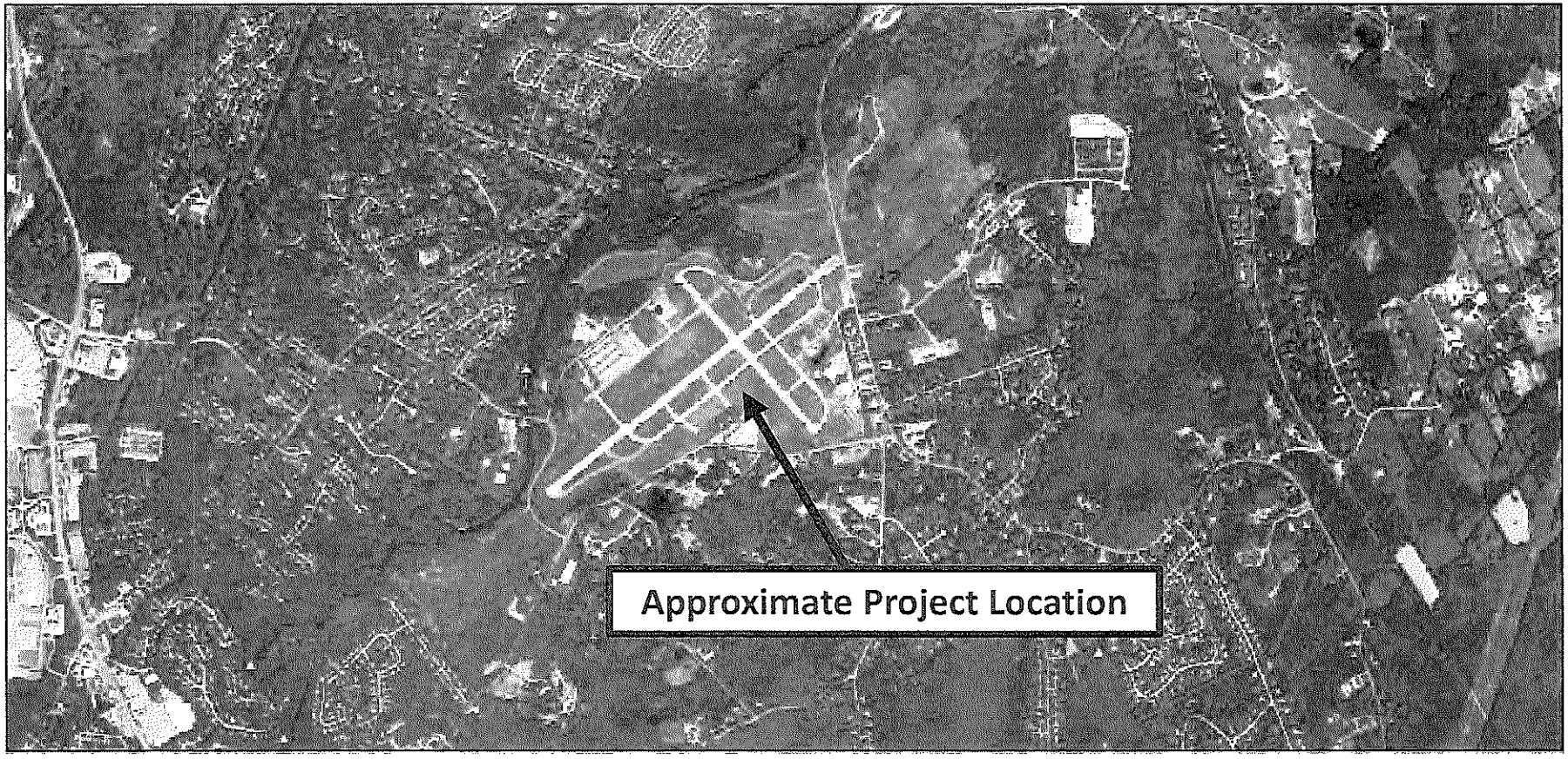
Hudson Valley Regional Airport
DCC Educational Building Project
Wappingers Falls, Dutchess County, New York

Figure 5
NYS Mapper



November 3, 2017

1:22,029

Source: USEPA CIMC Map
Viewed: November 3, 2017
Not to Scale

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Hudson Valley Regional Airport
DCC Educational Building Project
Wappingers Falls, Dutchess County, New York

Figure 6
Hazardous Materials Map

Agency Use Only [If applicable]

Project :

Date :

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer **"Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer **"No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☑
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☑	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j) ☑ NO ☐ YES
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) ☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The 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 commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) ☐ NO ☑ YES
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project:

Date:

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached Supporting Documentation

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: DCC Educational Building at Hudson Valley Regional Airport

Name of Lead Agency: Dutchess County

Name of Responsible Officer in Lead Agency: Mr. Robert Balkind, P.E.

Title of Responsible Officer: Commissioner, Dutchess County DPW

Signature of Responsible Officer in Lead Agency: Date: 11/22/17

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Mr. Robert Balkind, P.E.

Address: 626 Dutchess Turnpike, Poughkeepsie, New York 12603

Telephone Number: 845-486-2925

E-mail: rbalkind@co.dutchess.ny.us

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation

(Note: Discussions Below Provided for Each Impact Item in Part 2 of the FEAF that was identified as "Yes")

Item 1: Impact on Land

While the project would involve construction and physical alteration of 7-acres of a 510 acre-site, no significant adverse impacts on land resources is anticipated. A geotechnical engineering evaluation will be completed for the project prior to design; no soil or subsurface conditions that would significantly impact construction of the facility are expected.

Since the proposed project will require removal/disposal of excess native material that is not able to be returned to the original excavation, a Site Management Plan (SMP) will be developed during design of this project. The SMP will be prepared in accordance with any deed restrictions, including institutional or engineering controls that may exist for sites located within or adjacent to the project area, and will include a construction soil management plan. The soil management plan will describe procedures for handling, staging, transporting, and disposing of excavated material during project construction. The responsibility of disposal of the excavated material will be bore by the contractor, who will provide Dutchess County with its intended disposal location.

Removal or disturbance of the vegetative cover during construction can result in increased erosion. Measures to avoid or minimize erosion will include installation of silt fences and other barriers such as straw bales. These temporary structures will be maintained at the project site until vegetative cover is restored. The scope and schedule for erosion and sedimentation control measures will be provided in a project specific Stormwater Pollution Prevention Plan (SWPPP), which will developed during design of the project and will be reviewed and approved by the appropriate state agencies.

Given the information included above, no significant land resource impacts are anticipated.

Item 2: Impact on Surface Water

There are no surface water resources on the project site. The closest surface water resource is located on the opposite side of Hackensack Road, more than 350 feet from the project site. As previously mentioned, removal of the vegetative cover during construction can result in increased erosion and can create a source of stormwater runoff that may lead to siltation into nearby water bodies. Measures to avoid or minimize stormwater discharge or runoff during construction include the installation of silt fences and other barriers such as straw bales. In order to protect nearby surface water bodies, these temporary structures will be maintained at the project site until vegetative cover is restored. The scope and schedule for erosion and sedimentation control measures will be provided in a project specific SWPPP.

NYSDEC Water Quality Certifications - In accordance with Section 401 of the CWA, applicants for a Federal license or permit for activities (including but not limited to the construction or operation of facilities that may result in any discharge into waters of the United States) are required to apply for and obtain a Water Quality Certification from the NYSDEC indicating that the proposed activity will not violate water quality standards. Water Quality Certification is required for placing fill or undertaking activities resulting in a discharge to waters of the United States where, for example, a permit is required from the U.S. Army Corps of Engineers under Section 404 of the CWA. Since the proposed project does not involve placing fill or undertaking activities that would result in a discharge to waters of the United States, a water quality certification from NYSDEC would not be required.

Given the information included above, no significant surface water resource impacts are anticipated.

DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation (cont'd)

Item 4: Impact on Groundwater

The proposed project will be designed to meet relevant state water quality standards.

The project would not result in new or additional use of groundwater. If petroleum bulk storage and/or chemical bulk storage is necessary to support the activities intended for this facility, the respective storage facilities will comply with federal and state regulations, thereby minimizing the potential for significant contaminant discharges to groundwater in the future.

The proposed project does not involve commercial application of pesticides or withdrawal of groundwater for operational purposes and does not involve activities that would generate, utilize, or store aquifer-susceptible contaminants such as landfill leachate, industrial waste lagoons, or deicing fluids. However, the proposed project would result in a small amount of septic discharge from facility restrooms to a new septic system to be installed on the project site. The septic system will be designed and installed consistent with applicable federal, state, and local regulations.

The proposed project will result in additional impervious areas on Airport property. Impacts related to the addition of impervious surfaces include decreases in the amount of rainwater that can naturally infiltrate into the soil and increases in the volume and rate of stormwater runoff because there is less vegetated area to soak up the rainwater. During storm events, the higher and more rapid peak discharge of runoff and stream flow can overload the capacity of wetlands and streams located on site as well as water bodies downstream of the site causing downstream flooding and streambank erosion. The total impervious area (paved surfaces) associated with the proposed project would increase by approximately 1.33 acres as a result of construction activities related to the new educational building. Approximately 15% of the entire 510-acre site would consist of impervious surfaces with the remaining 85% of the site remaining undeveloped. Although there would be a slight increase in impervious cover (1.33 acres) associated with the proposed project, since a majority of the site will remain undeveloped (85%), the amount of rainwater naturally infiltrating back into the soil would not be anticipated to change significantly as a result of the proposed project. Additional stormwater resulting from the proposed project will be directed to existing on-site stormwater management facilities. Prior to construction (i.e. during design), stormwater modeling will be performed to calculate the additional stormwater runoff from the proposed project.

Given the average reported depth of the water table, dewatering during construction may be required. Dewatering will be considered during project design and will be completed consistent with federal, state, and local regulations and will be the responsibility of the contractor performing the work. Some common methods that may be used for dewatering are gravity drains and sumps.

Given the information included above, there are no significant long-term impacts to groundwater quality anticipated as a direct result of the proposed project. Short-term effects to water quality from construction activities related to the proposed project could occur. The impacts should be limited and controlled as the contractor will be required to remain consistent with applicable federal, state, and local environmental regulations. Proper implementation of soil erosion and sediment control devices will minimize impacts to water quality during construction.

DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation (cont'd)

Item 7: Impacts on Plants and Animals

The United States Fish & Wildlife Service (USFWS) utilizes the Information, Planning and Conservation (IPaC system as a tool for streamlining the environmental review process. The IPaC system provides a species list that identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat that may occur within or near a project site and/or may be affected by a proposed action (i.e. proposed project). According to the USFWS IPaC Resource List dated October 30, 2017, three federally listed species are known to occur in the vicinity of the project site: Indiana bat, northern long-eared bat, and dwarf wedgemussel. According to the IPaC system, there are no critical habitats located at the project site and no Federally threatened or endangered species, or environmentally-sensitive habitat areas were identified.

A project screening utilizing the NYSDEC Environmental Resource Mapper (see **Figure 5**) was conducted to identify the potential of any significant habitats, endangered, threatened, or rare species, or species of special concern within or near the project area. The NYSDEC Environmental Resource mapper indicated that there is the potential for rare plants and/or rare animals to be located within or near the project site. Therefore, the NYSDEC Division of Fish, Wildlife, and Marine Resources, New York Natural Heritage Program (NYNHP) was contacted in regards to the potential for known occurrence of state significant habitats, endangered, threatened, or rare species, or species of special concern within the vicinity of project site. The NYNHP response identified the pied-billed grebe as having been documented within 0.3 miles (southwest) of the project site and Indiana bat as having been documented within 0.5 miles of the project site. According to the NYNHP, individual bats may travel 2.5 miles from documented locations.

Indiana Bat: Indiana bats are listed as endangered at both the state and federal level, and many details of the species ecology are contained in the draft recovery plan prepared by USFWS. These bats over-winter in caves and mines and migrate to summer habitat as early as mid-April in New York. Suitable winter habitat (hibernacula) includes underground voids such as caves or abandoned mines where winter temperature remains below 50 degrees Fahrenheit (10°C) and above freezing, and are relatively stable. Suitable summer habitat for the Indiana bat consists of trees greater than 5 inches (13 cm) in diameter at breast height (dbh), with cracks, crevices, or exfoliating bark. During summer, groups of females, their dependent pups, and occasional males form groups called maternity colonies. Maternity colonies may be spread among multiple trees with individual bats changing roosts every few days. Trees used by large portions of a maternity colony for all or part of the summer are termed primary roosts. Trees used by smaller numbers of bats for short periods of time are called alternate roosts. Primary roost trees are typically large dead or dying trees with exfoliating bark that usually receive direct sunlight for more than half the day; habitats most typical for primary roosts include riparian zones, bottomland and floodplain forests, forested wetlands, and upland communities at elevations less than 900 feet above mean sea level (North American Vertical Datum of 1988). Males tend to roost individually or in small numbers in trees with exfoliating bark, cracks, and crevices. Throughout the summer, Indiana bats forage in semi-open to closed (open understory) forested habitats, forest edges (i.e. fencerow, maintained right-of-way corridor), and riparian areas. Most bats leave their summer areas by October and return to the caves.

The IPaC list indicates that the project is within the range of Indiana bats, and NYNHP indicates known maternity roosts occur within 0.5 miles of the project. According to the draft recovery plan, no hibernacula occur within the vicinity of the airport, and therefore no impacts to hibernating Indiana bats or winter habitat will occur. In addition, no tree removal is proposed, and therefore the project will not result in impacts to summer roosting Indiana bats or their habitat. The project will not result in significant adverse effects to Indiana bats.

DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation (cont'd)

Northern Long Eared Bat: The northern long-eared bat is listed as threatened at both the state and federal levels. The northern long-eared bat winters in caves and mines and migrates seasonally to summer roosts in dead and decadent trees. Northern long-eared bats are typically associated with mature interior forest and tend to avoid woodlands with significant edge habitat. They may be found most often in cluttered or densely forested areas including in uplands and at streams or vernal pools. They may use small openings or canopy gaps as well. This species selects day roosts in dead or live trees under loose bark, or in cavities and crevices, and may sometimes use caves as night roosts. They may also roost in buildings or behind shutters. A variety of tree species are used for roosting. Roosts of female bats tend to be large diameter, tall trees, and in at least some areas, located within a less dense canopy. Northern long-eared bats hibernate in caves and mines where the air temperature is constant, preferring cooler areas with high humidity

The IPaC list indicates that the project is within the range of northern long-eared bats. The NYNHP maintains data regarding known occurrences of northern long-eared bat hibernacula and summer roosts. NYNHP correspondence indicates no documented occurrences of these features in the vicinity of the proposed project area. According to publicly available USFWS data, there are no known northern long-eared bat roost trees within the vicinity of the airport. USFWS data indicate the nearest northern long-eared bat hibernaculum is about 13.6 miles south in the Town of Putnam Valley in Putnam County.

No tree removal or impacts to potential roosting sites will occur. The project will not result in impacts to known hibernacula. As a result, no avoidance or minimization measures are required to maintain consistency with ESA.

In New York, a permit is required for the "take" of protected species under the Uniform Procedures Act which includes direct impact to the species as well as adverse modification to habitat. NYSDEC considers impacts to "occupied" habitat as well as direct impacts to the species. NYSDEC defines occupied habitat as those areas within five (5) miles of a known hibernacula, or 1.5 miles from a documented summer occurrence. The proposed project areas are not in occupied habitat, and therefore no NYSDEC requirements are required.

Dwarf Wedgemussel: Based on the NYNHP website, dwarf wedgemussels live embedded in the fine sediment that has accumulated between cobbles in slow to moderate current and relatively shallow water (40 cm) in small cool water rivers and similar habitat in larger rivers. There are no rivers or streams located within or immediately adjacent to the proposed project site; therefore, no direct impact to this species is anticipated. A potential impact to the species could occur as a result of construction activities releasing silt laden runoff into the local watershed. Appropriate use of soil erosion and sediment controls will reduce the likelihood that silt laden runoff will leave the construction site. As a result, no significant impacts to the dwarf wedgemussel will occur.

Pied-billed Grebe: Based on the NYSDEC website, the pied-billed grebe is a small water bird. Grebes are built for water with legs situated far back on their bodies to facilitate diving for food. This type of anatomy makes walking on land awkward and difficult; therefore, you'll rarely see them out of the water. This species breed on freshwater to brackish seasonal and permanent ponds. It requires dense stands of deep water emergent vegetation (e.g., cattails) for nesting and cover that are situated close to open water for foraging. In New York, pied-billed grebe breeding records are scattered across the state but are most abundant in marshes associated with the St. Lawrence River Valley and Lake Ontario. Since the proposed project will not disturb open water areas, marshes, or deep water emergent vegetation, the proposed project would not affect the pied-billed grebe or its habitat.

Given the information included above, no significant adverse impact on plants and animals as a result of the proposed project are anticipated.

DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation (cont'd)

Item 14: Impact on Energy

Operation of the new facility would result in increased use of electricity, natural gas, and water resources at the airport. However, the use of these resources are expected to be minimal since current construction practices tend to optimize conservation of these resources and current building standards tend to encourage and reward (via associated cost savings and increased desirability) energy and water efficiency. Appropriate utilities will be contacted prior to construction to request connection of the new facility to their respective services. Overall, operation of the facilities would not be expected to exceed available or future natural resource or energy supplies. Additionally, construction and/or operation of the facility would not involve a need for unusual materials or those in short supply. All work will comply with New York State and local building codes.

As with any construction project, there will be short-term increases in electrical and gasoline usage to power construction equipment and for worker travel. The project will use sustainable building practices utilizing electrical equipment, when feasible, and is expected to be completed within 12 months.

Given the information above, no significant impact to energy supplies and natural resources from construction or operation of the proposed project is anticipated.

Item 15: Impact on Noise, Odor, and Light

The proposed project will cause a temporary increase in ambient noise levels from the operation of construction equipment. Measures to minimize noise impacts during construction will include adherence to local ordinances for working hours and inspection of equipment for proper muffling. Noise levels will generally return to pre-construction levels following completion of the project.

The proposed project will not cause an increase in odors.

The project area lies within the developed portion of airport property and is currently well lit to light adjacent structures, parking, and movement areas. The new facility would be lit in a similar fashion. It is assumed that outdoor safety and security lighting associated with the new facility will be consistent with adjacent facilities located within the airport property. There are no nearby residential properties that would be impacted by the safety and security lighting that will be installed as part of this project. In addition, construction of the buildings, including outdoor lighting installation, will be completed in compliance with local zoning and building regulations.

If the County decides to move forward with solar panel installation, once a specific location is selected, a glare analysis will be conducted consistent with Federal Aviation Administration (FAA) criteria.

Given the information included above, no significant adverse impact on noise, odor or light are anticipated.

DCC Educational Building at Hudson Valley Regional Airport
Attachment to Part 3 of the FEAF: Supporting Documentation (cont'd)

Item 16: Impact on Human Health

According to the NYSDEC Spills Incidents Database, there are reported spills identified at or near airport property. However, there is no indication of a spill at or immediately adjoining the proposed project area. Although not expected, if during construction evidence of a past spill (i.e. petroleum or petroleum contaminated soil) is discovered the contractor will be responsible for reporting the spill to the NYSDEC Spill Hotline.

The United States Environmental Protection Agency (USEPA) provides information concerning significant hazardous sites throughout the country with the Cleanups in My Community (CIMC) interactive mapper (see **Figure 6**). CIMC does not depict toxic release inventory, superfund or national priorities list sites, resource conservation and recovery act sites, or brownfield sites within the vicinity of the proposed project area.

Review of the EPA's NEPAssist interactive mapper did *not* identify any federally-listed Toxic Releases (TRIS), Superfund (CERCLIS), Brownfield, or Toxic Substances Control Act (TSCA) sites within or near the project area. The Airport and several companies conducting business within or near airport property are listed on the RCRA database (i.e., hazardous waste generators). However, according to EPA's Enforcement and Compliance History Online (ECHO) Detailed Facility Report, the compliance status for the Airport and the companies located closest to the project site (i.e., Enviro Clean Services, Associated Aircraft Group Inc.) indicates no violations within the past 12 quarters.

There are two state superfund program remediation sites identified within 2,000 feet of the proposed project area: the Dutchess County Airport Hangar Facility and the Flagship Airlines Hangar site. According to the NYSDEC website, remediation at those sites is complete. Although residual groundwater and soil contamination on these sites are not expected to affect groundwater and soil within the proposed project area, drinking water will be provided via public water supply.

The proposed project may involve the use and storage of hazardous materials including petroleum products, oils, solvents, epoxy coatings, and/or other lubricants typically associated with aircraft maintenance. These substances will be handled, managed, and disposed of in compliance with applicable state and federal regulations.

The proposed project would also generate solid waste during construction and operation, but given the nature of the project, it is not anticipated to generate extraordinary amounts that could not be handled through existing permitted landfill facilities in the region.

Consistent with current operations at other facilities located on the airport, wash water generated within the hangars will be directed to underground storage which will be pumped periodically and disposed of by a service contracted by the County.

The proposed project would result in a small amount of septic discharge from facility restrooms to a new septic system to be installed on the project site. The septic system will be designed and installed consistent with applicable federal, state, and local regulations.

Given the information included above, no significant adverse human health impacts are anticipated.

Environment Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*	absent	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 9 - City of Poughkeepsie	Rieser		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 16 - Town of Fishkill and City of Beacon	Forman (C)		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 24 - Towns of Dover and Union Vale	Surman	absent	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn (VC)		

Present: 8 **Resolution:** ✓ **Total :** 8 (Yes) 0 (No)

Absent: 4 **Motion:** ___

Vacant: 0 **Abstentions:** 0

2017229 ADOPTION OF NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT ON THE BASIS OF THE FULL ENVIRONMENTAL ASSESSMENT FORM

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017229 ADOPTION OF NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A NEW EDUCATIONAL CLASSROOM AND LABORATORY BUILDING FOR DUTCHESS COMMUNITY COLLEGE AT THE HUDSON VALLEY REGIONAL AIRPORT ON THE BASIS OF THE FULL ENVIRONMENTAL ASSESSMENT FORM

Date: December 7, 2017

ENVIRONMENT

RESOLUTION NO. 2017230

RE: DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTING NEGATIVE DECLARATION FOR SALE OF 27 HIGH STREET, CITY OF POUGHKEEPSIE

Legislators FORMAN, BOLNER, MICCIO, THOMES, and SAGLIANO offer the following and move its adoption:

WHEREAS, the County of Dutchess (hereinafter referred to as the "County") owns two parcels of real property located at 27 High Street in the City of Poughkeepsie, New York, one parcel designated as Tax Map Number 6162-62-192294, consisting of approximately 1.10 acres with a 35,856 square foot building erected thereon, and the other, Tax Map Number 6162-62-180291, consisting of approximately 0.11 acres with a parking lot thereon (together hereinafter referred to as the "Property"), and

WHEREAS, the Property is currently occupied by the County Departments of the Office of Central and Information Services, Division of Central Services (hereinafter "Central Services"), Planning and Development, and Office for the Aging, and

WHEREAS, due to organizational changes and varying needs of the County Departments currently occupying the Property, it has been determined that ownership and maintenance of the Property is no longer suitable, nor beneficial to the County, nor required for public use, and

WHEREAS, in order for the County to sell the Property a SEQRA determination must be made, and

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

WHEREAS, Dutchess County is the only involved agency and it is the purpose of this Resolution to establish Dutchess County as the lead agency, and

WHEREAS, a Short Environmental Assessment Form has been prepared and reviewed by the Department of Public Works and it has been determined that the Proposed Project (1) constitutes an unlisted action pursuant to Article 8 of the Environmental Conservation Law and Part 617 of the NYCRR ("SEQRA"), and (2) will not have a significant effect on the environment, and

WHEREAS, a true copy of the Short Environmental Assessment Form and the Negative Declaration reflecting the finding of non-significance are annexed hereto and made a part hereof, and

WHEREAS, it is the purpose of the Legislature in adopting this resolution, to declare Dutchess County lead agency and to adopt and confirm the findings of the Short Environmental Assessment Form, now therefore, be it

RESOLVED, that Dutchess County is hereby established as lead agency for this transaction to sell 27 High Street, City of Poughkeepsie; and this Legislature hereby adopts and confirms the determination made in the Short Environmental Assessment Form that the sale of 27 High Street in the City of Poughkeepsie will not have a significant effect on the environment.

CA-162-17
AMS/kvh/R-0962-C
11/13/17
Fiscal Impact: See attached statement

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Sale of 27 High Street Building

Project Location (describe, and attach a location map):
27 High Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Dutchess County seeks to sell the property located at 27 High Street, Poughkeepsie, NY 12601. Currently the County's Department of Planning and Development, Office for the Aging, and Central Services are located at this property. In addition, Dutchess County Water and Wastewater Authority is located at this building. This action is strictly for the sale of the property to a private entity. Any re-use or change in use of the property by a subsequent owner will require review and approval by local regulatory agencies, and may involve another SEQRA action, sponsored by the subsequent owner.

Name of Applicant or Sponsor:	Telephone: (845) 486-2085
County of Dutchess (Robert H. Balkind, P.E. Commissioner of Public Works)	E-Mail: rbalkind@dutchessny.gov

Address:
626 Dutchess Turnpike

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12603

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: County of Dutchess Legislature - Approval to sell county property	☐	☑

3.a. Total acreage of the site of the proposed action? 1.3 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.3 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	✓
b. Consistent with the adopted comprehensive plan?	☐	☐	✓

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	✓	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	✓	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓	☐
b. Is the proposed action located in an archeological sensitive area?	☐	✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	☐
16. Is the project site located in the 100 year flood plain?	☐	✓
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Spill no. 9400228 - Closed 4/11/1994.		✓

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

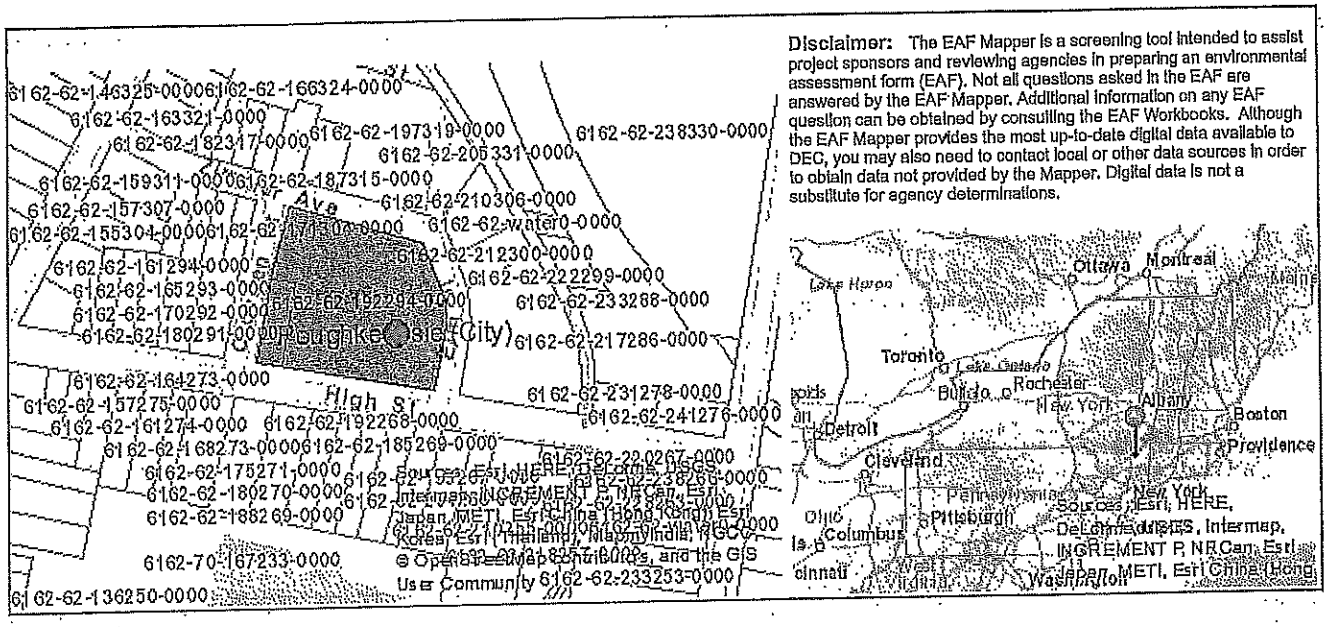
Applicant/sponsor name: Robert H. Balkind, P.E. Commissioner of DPW Date: Nov. 2, 2017

Signature:

PRINT FORM

EAF Mapper Summary Report

Thursday, November 02, 2017 6:58 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Agency Use Only [If applicable]

Project:	Sale of 27 High St
Date:	11/2/17

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

PRINT FORM

Agency Use Only [If applicable]

Project:	Sale of 27 High St
Date:	11/2/17

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

This action involves the sale of County property at 27 high Street, Poughkeepsie, NY. The County's sale of its property at 27 High Street will not involve alteration to the building, disturbance to the land, or a change in use of the existing facilities. Therefore, there is no adverse environmental, cultural, social or economic impact resulting from the action to sell the property. Thew sponsor performed proper investigation of the property using NYSDEC's environmental mapping tools, and identified a fuel spill of 20 gallons that was addressed in 1994. NYSDEC's records indicate that the spill was properly closed in 1994. A Short Environmental Assessment Form (SEAF) was completed to document projecr details, and to assess potential environmental impacts. Based on the data collected and reviewed, it is the conclusion of Duthcess County, as the project sponsor, that this action will have no adverse environmental effect. Therefore this shall serve as Dutchess County's Negative Declaration of Significance.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Dutchess	Nov. 2, 2017
Name of Lead Agency	Date
Robert H. Balkind, P.E.	Commissioner of DPW
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Environment Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*	absent	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 9 - City of Poughkeepsie	Rieser		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 16 - Town of Fishkill and City of Beacon	Forman (C)		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 24 - Towns of Dover and Union Vale	Surman	absent	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn (VC)		

Present: 8 **Resolution:** ✓ **Total :** 8 (Yes) 0 (No)

Absent: 4 **Motion:** ____ **Abstentions:** 0

Vacant: 0

2017230 DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTING NEGATIVE DECLARATION FOR SALE OF 27 HIGH STREET, CITY OF POUGHKEEPSIE

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017230 DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTING NEGATIVE DECLARATION FOR SALE OF 27 HIGH STREET, CITY OF POUGHKEEPSIE

Date: December 7, 2017

PUBLIC WORKS AND CAPITAL PROJECTS

RESOLUTION NO. 2017231

RE: ADOPTION OF THE TENTATIVE 2018-2022 CAPITAL IMPROVEMENT PROGRAM FOR DUTCHESS COUNTY

Legislators offer the following and move its adoption:

WHEREAS, the Tentative 2018-2022 Capital Improvement Program for Dutchess County has been submitted by the County Executive and was referred to the Public Works and Capital Projects Committee for its review, and

WHEREAS, the committee, meeting on November 13, 2017, has studied and reviewed said Tentative 2018-2022 Capital Improvement Program, now, therefore, be it

RESOLVED, that the 2018-2022 Capital Improvement Program as submitted is hereby adopted as the Capital Improvement Program for the County of Dutchess for the years 2018-2022.

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

MARCUS J. MOLINARO
COUNTY EXECUTIVE

JESSICA A. WHITE
BUDGET DIRECTOR

COUNTY OF DUTCHESS
BUDGET OFFICE

Memo

TO: A. Gregg Pulver, Chairman, Public Works & Capital Projects Committee

FROM: Jessica White, Budget Director

DATE: November 15, 2017

RE: 2018 Budget Information

I am responding to Legislators' requests for information concerning the 2018 Capital Improvement Plan.

Question: ***Page 842, What is the reason for the unencumbered balance of $2,259,779 in Capital Project H0372, 2006 Parks Plan?***

Response:
Capital Project H0372, 2006 Parks Plan, has a remaining balance of $2.3M, $2.1M of which remains in the "rail trail" expense line and is part of the funding that was approved for the construction of Phase IV the Harlem Valley Rail Trail. The final phase of construction was significantly delayed due to challenges associated with navigating regulations and permit requirements of the United States Army Corps of Engineers, United States Fish and Wildlife Service and the New York State Department of Environmental Conservation. The final phase of that project is underway, has received design approval from the State and construction is expected to begin in 2018. Capital project H0372 also included smaller projects that are underway and close to completion, including repairs and improvements to Dutchess Stadium.

Question: ***Page 841, What is the reason for the negative unencumbered balance of ($101,797) in Capital Project H0477, Water Transmission Line?***

Response:
Capital Project H0477 was amended by resolution in July of this year, increasing appropriations by $800,000 to reflect grant funding that was secured through Empire State Development and Central Hudson. This increase to the project's appropriations was not properly reflected on the table on page 841. The online budget document and the hard copy binders have been updated to show the corrected project appropriations of $3,700,000 as of 8/31/2017 and reflects a positive unencumbered balance of $694,377 as of 8/31/2017. The grand totals on page 844 have also been revised to reflect the correction.

cc: All Legislators
Carolyn Morris, Clerk of the Legislature

22 Market Street, Poughkeepsie, New York 12601 • (845) 486-2010 • Fax: (845) 486-2021
countybudget@dutchessny.gov
www.dutchessny.gov

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert*	✓	
District 17 - Town and Village of Fishkill	Miccio*	✓	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*	✓	
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 4 - Town of Hyde Park	Black	absent	
District 5 - Town of Poughkeepsie	Roman	✓	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	✓	
District 8 - City and Town of Poughkeepsie	Brendli	✓	
District 15 - Town of Wappinger	Incoronato (VC)	✓	
District 18 - City of Beacon and Town of Fishkill	Landisi	absent	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver (C)	✓	

Present: 8 **Resolution:** ✓ **Total :** 8 (Yes) 0 (No)

Absent: 4 **Motion:** ____ **Abstentions:** 0

Vacant: 0

ADOPTION OF THE TENTATIVE 2018-2022 CAPITAL IMPROVEMENT PROGRAM FOR DUTCHESS COUNTY

Date: November 13, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	1	
District 17 - Town and Village of Fishkill	Miccio	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	3	
District 20 - Town of Red Hook	Strawinski	4	
District 14 - Town of Wappinger	Amparo	5	
District 1 - Town of Poughkeepsie	Kakish	6	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	7	
District 4 - Town of Hyde Park	Black	8	
District 5 - Town of Poughkeepsie	Roman	9	
District 6 - Town of Poughkeepsie	Flesland	10	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	11	
District 8 - City and Town of Poughkeepsie	Brendli	12	
District 9 - City of Poughkeepsie	Rieser	13	
District 10 - City of Poughkeepsie	Jeter-Jackson	14	
District 11 - Towns of Rhinebeck and Clinton	Tyner		1
District 12 - Town of East Fishkill	Metzger	15	
District 15 - Town of Wappinger	Incoronato	16	
District 16 - Town of Fishkill and City of Beacon	Forman	17	
District 18 - City of Beacon and Town of Fishkill	Landisi	18	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	19	
District 21 - Town of East Fishkill	Horton	20	
District 22 - Towns of Beekman and Union Vale	Coviello	21	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	22	
District 24 - Towns of Dover and Union Vale	Surman	23	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	24	

Present: 25 **Resolution:** ✓ **Total :** 24 1

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017231 ADOPTION OF THE TENTATIVE 2018-2022 CAPITAL IMPROVEMENT PROGRAM FOR DUTCHESS COUNTY

Date: December 7, 2017

PUBLIC WORKS

RESOLUTION NO. 2017232

RE: AUTHORIZING THE PURCHASE OF 100-102 PARKER AVENUE, POUGHKEEPSIE, NEW YORK FROM AUGGIE'S ACQUISTIONS, INC. AND AMENDING THE 2017 ADOPTED COUNTY BUDGET TO CREATE A CAPITAL ACCOUNT

Legislators PULVER and BOLNER offer the following and move its adoption:

WHEREAS, the County of Dutchess is presented with the opportunity to purchase the Premises described above which will uniquely enhance the operation of the Dutchess County Justice and Transition Center and the Dutchess County Law Enforcement Center, and

WHEREAS, the Premises under consideration abuts property presently owned by the County of Dutchess which is the site of the existing Jail and Sheriff's Office and the future site of the Justice and Transition Center and law Enforcement Center, and

WHEREAS, the Premises will be an integral addition to the Justice and Transition Center by providing space for the efficient movement of Correction Department transportation vehicles which will thus relieve traffic pressure on North Hamilton Street without increasing traffic pressure on Parker Avenue, and

WHEREAS, the Premises will be an integral addition to the efficient operation of the Law Enforcement Center by providing on-site storage capability and

WHEREAS, County of Dutchess and the Seller have negotiated a purchase price for the premises in the amount of $475,000, and

WHEREAS, the County Executive has negotiated a contract for the purchase of 100-102 Parker Avenue, Poughkeepsie, contingent upon approval by the County Legislature, and

WHEREAS, the Administrative Code of the County of Dutchess requires the County Legislature to approve any contract for the purchase of real property, and

WHEREAS, the contemplated purchase of 100-102 Parker Avenue, Poughkeepsie, has been determined to be an Unlisted Action under SEQRA, and the County of Dutchess has been declared Lead Agency for the required SEQRA review, and subsequently adopted an SEAF and Negative Declaration of Significance, which determined that the subject action would not have a significant adverse impact on the environment, and

WHEREAS, the County Legislature has determined that the purchase of the Premises is a prudent response to the needs of the Dutchess County Justice and Transition Center and Dutchess County Law Enforcement Center, and

WHEREAS, in order to properly account for this multi-year project as a capital project rather than accounting for it from the operating budget, the County must establish a capital project account, and

WHEREAS, the capital project account will facilitate the orderly disbursement of funds to purchase the premises located at 100-102 Parker Avenue, Poughkeepsie, New York, now therefore be it,

RESOLVED, that once acquired by the County of Dutchess the Premises shall be merged and incorporated with the existing property comprising the Campus (as defined and hereby modified in Resolution No. 2016031 dated March 21, 2016) for the future Law Enforcement Center and Justice and Transition Center, and be it further

RESOLVED, that this Legislature hereby approves the Agreement of Purchase and Sale between the County of Dutchess and Auggie's Acquisitions, Inc., in substantially the same form as that annexed hereto and made a part hereof for the purchase of 100-102 Parker Avenue in the City of Poughkeepsie for the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND ($475,000) DOLLARS, plus the necessary costs of the transfer of title, if any, and be it further

RESOLVED, that such necessary payments of taxes shall cost approximately $12,500, and be it further

RESOLVED, that in order to complete the transfer of ownership from the present owner to the County of Dutchess, the County Executive is authorized and empowered to execute such agreement(s) as may be necessary to effectuate the purchase, and be it further

RESOLVED, that the Commissioner of Finance is authorized, empowered and directed to establish the capital project as follows:

APPROPRIATIONS
Increase

H0513.1620.3102	Building Acquisition	$475,000
H0513.1620.4680.98	Taxes on Property – County Owned	$ 13,000

Increase

A.9950.9000	Interfund Transfer	$488,000

Decrease

A.1990.4007	General Contingency	($488,000)
		$488,000

REVENUES
Increase

H0513.1620.50310	Interfund Transfer.	$488,000
		$488,000

CA-150-17
JMF/kvh/R-0972
11/14/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

AGREEMENT OF PURCHASE and SALE

THIS AGREEMENT made this day of , 20 by and between AUGGIE'S ACQUISITIONS, INC, a New York corporation having its principal office at 100-102 Parker Avenue, Poughkeepsie, New York 12601 Attn: Donald Veith (herein referred to as "Seller") and the County of **DUTCHESS**, a New York municipality having its principal office at 22 Market Street, Poughkeepsie, New York 12601 Attn: James M. Fedorchak, Esq., County Attorney (herein referred to as "Purchaser").

W I T N E S S E T H:

WHEREAS, Seller is the owner of certain parcels of land known as 100 Parker Avenue and 102 Parker Avenue situate in the City of Poughkeepsie, County of Dutchess and State of New York as more particularly described on Exhibit A attached hereto and made a part hereof, together with all easements and rights-of-way, if any, or any other real property interests benefiting, affecting or appurtenant to such parcels, and all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining said real property (the foregoing parcels, easements, rights-of-way, and rights, title and interests are referred to herein together as the "Property"); and,

WHEREAS, Seller desires to sell, and Purchaser to purchase, said Property upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

ARTICLE 1. SALE.

Seller hereby agrees to sell to Purchaser and Purchaser agrees to purchase from Seller, the Property subject to the terms set forth below.

Contingency: Performance of the Agreement of Purchase and Sale by the Purchaser is contingent upon the approval of the Agreement of Purchase and Sale by the adoption of a resolution to authorize and fund the purchase of the Premises by the County of Dutchess.

ARTICLE 2. PURCHASE PRICE.

A. The Purchase Price shall be the aggregate sum of FOUR HUNDRED SEVENTY FIVE THOUSAND and 00/100 DOLLARS ($475,000.00) (the "Purchase Price") which Purchase Price shall be payable as follows: check from any bank account of the County of Dutchess.

B. Seller is responsible to the County and the County shall receive as a credit towards the purchase price, one-half of the cost of the appraisal conducted by L.T. Bookhout, Inc. which is in the amount of $4,500.

C. If at the date of closing there may be liens or encumbrances on the Property which Seller is obligated to pay and discharge, Seller may use any portion of the balance of the Purchase Price to satisfy the same.

ARTICLE 3. REPRESENTATIONS AND WARRANTIES OF SELLER AND PURCHASER

Seller, to induce Purchaser to enter into this Agreement, represents and warrants to Purchaser as follows:

A. At the Closing, Seller will have, and will convey and transfer to Purchaser such good and marketable title to the Property as a member of the New York Board of Title underwriters will approve and insure, subject however to:

i. Utility easements and other easements and rights of way of record provided such easements do not unreasonably restrict the use of the property;

ii. Other matters effecting title which are specifically excepted by the terms of this Agreement.

ARTICLE 4. PROVISIONS WITH RESPECT TO THE CLOSING

A. Seller shall execute as required and deliver to Purchaser at the Closing (unless some other date is herein specified) the following to effectuate the transfer of the Property by Seller to Purchaser:

(i) A bargain and sale deed with covenant against grantor's acts for the Property, duly executed and acknowledged by Seller and in proper form for recording, conveying to Purchaser good and marketable title free of all liens and encumbrances and the rights of all tenants, except as otherwise set forth in this Agreement;

B. Transfer of title to the Property (the "Closing") shall be held at the Office of County Attorney, 22 Market Street, Fifth Floor, Poughkeepsie, NY 12601 on or before February 1, 2018.

ARTICLE 5. CLOSING ADJUSTMENTS.

Real property taxes, school taxes, and general and special assessments levied and assessed against the Property shall be prorated and adjusted between the parties hereto as of the date of Closing. Purchaser shall be responsible for the payment of any New York State documentary transfer tax at the time of recording. Seller and Purchaser shall each be responsible for their respective legal fees in connection with this Agreement and the transaction contemplated herein. The property is heated by oil, and therefore, the Purchaser shall receive an adjustment for oil. The Purchaser shall have an "oil reading" done either the day before or the day of closing so that said adjustment may be made.

ARTICLE 6. ACCESS TO PROPERTY/DUE DILIGENCE.

From the date this Agreement is executed by both parties until 5:00PM, December 31, 2017, (the "Due Diligence Period"), Seller hereby grants Purchaser and its duly authorized agents and employees, the right, on reasonable notice, at reasonable times after the date of execution hereof by Seller to enter upon the Property to make such surveys, tests and measurements thereof as Purchaser shall deem reasonably necessary (the "Site Investigation"). Seller shall have the right (but not the obligation) to have its representative(s) present at such times as said Site Investigation is taking place. Prior to any such entry, Purchaser shall provide to Seller evidence of liability and property damage insurance naming Seller as an additional insured. In addition, Purchaser agrees to indemnify and hold Seller harmless against any and all losses, expenses, claims or damages (including reasonable attorney's fees) caused by or resulting from Purchaser's entry upon the

Property, including, without limitation, claims for personal injury and damage to the Property. Purchaser further agrees that any damage caused by Purchaser, its agents or employees in the course of such entry shall be promptly repaired by Purchaser at no cost whatever to Seller. The Purchaser shall restore the property to the condition it was following any disruptive testing. On or before the expiration of the Due Diligence Period, Purchaser shall either (i) elect to terminate this Agreement by written notice to Seller (the "Termination Notice") and if Purchaser does so elect, neither party shall have any liability to the other hereunder.

ARTICLE 7. UNMARKETABLE TITLE.

A. Purchaser shall be responsible for the cost of Purchaser's owner's title examination and title insurance policy.

B. Notwithstanding any other provisions of this Agreement, expressed or implied, if for any reason whatsoever, Seller shall be unable to convey the Property in accordance with the terms of this Agreement and any representations made herein, or convey good and marketable title to the Property, then Purchaser may, at its option in writing, declare this Agreement to be null and void, on receipt of which notice the Deposit monies shall be returned to the Purchaser, and the obligations of both parties under this Agreement shall then terminate, or the Purchaser may elect, at its sole discretion, to accept such title as Seller is able to convey and close without any reduction of the purchase price or other credit on account thereof.

ARTICLE 8. NOTICES.

All notices, requests and other communications under this Agreement shall be in writing and sent to the attorneys for the parties at their respective addresses, i.e., if to Seller to David A. Sears, Esq., One Civic Center Plaza, Poughkeepsie, New York 12601; and if to Purchaser to James M. Fedorchak, Esq., Dutchess County Attorney, 22 Market Street, Poughkeepsie, New York 12601.

All notices shall be deemed to have been given on the date of delivery during regular business hours or the receipt or refusal thereof as the case may be.

ARTICLE 9. DAMAGE, DESTRUCTION AND CONDEMNATION.

A. Until Closing, Seller will continue to maintain the Property in at least its present condition, reasonable wear and tear excepted. The entire risk of loss or damage to the Property by taking of the Property, either in whole or in part, by condemnation or eminent domain, shall remain with Seller until Closing.

B. Seller represents that it has no knowledge of any proceedings instituted or to be instituted by any municipal, state or federal agency to condemn or acquire the Property or any portion thereof, by eminent domain.

ARTICLE 10. FIXTURES

A. The Seller shall be entitled to remove all fixtures related to the Seller's trade including but not limited to:

I. Machinery, equipment and parts for manufacturing;

II. Lifting equipment and systems;

III. Compressed air systems;

IV. Computer hardware;

V. Telecommunications equipment.

B. The Seller will ensure that the buildings on the Property will remain secure and structurally sound upon the removal of any and all trade fixtures. To the extent that the removal of the trade fixtures results in the exposure of sources of electricity, the Seller agrees to cap or cover those exposures in a safe and secure manner.

C. The Seller shall not remove any fixtures related to the everyday use and enjoyment of the buildings or the Property.

ARTICLE 11. MISCELLANEOUS.

A. **Entire Agreement/Modifications**. This Agreement embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged or terminated except by a written agreement of

such waiver, modification, amendment, discharge or termination executed by the parties and then only to the extent set forth in such instrument.

B. **Applicable Law**. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of New York.

C. **Binding Effect/Assignment**. This Agreement, when authorized by the County of Dutchess and executed by both parties, shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and permitted assigns.

D. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

E. **Broker**. Seller and Purchaser represent and warrant each to the other that they have not discussed this Agreement or the subject matter hereof with, and have not engaged in any fashion or any connection with this transaction, the services of any real estate or other broker, agent or salesman, to create any legal right in any broker, agent or salesman to claim a commission or similar fee with respect to the purchase and sale of the Property contemplated by this Agreement. Each party hereby indemnifies and holds the other party harmless from and against any and all claims for real estate commissions or similar fees arising out of or in any way connected with any claimed agency relationship with the indemnifying party and relating to the purchase and sale of the Property contemplated by this Agreement. The provisions of this paragraph shall survive the Closing or any cancellation or termination of this Agreement.

F. **Full Performance**. The acceptance of the deed by Purchaser shall be deemed to be the full performance and discharge of every agreement and obligation on the part of Seller to be performed pursuant to the provisions of this Agreement except those, if any, which are herein specifically stated to survive the closing, including, but not limited to, the Seller's right to remain in possession of a portion of the Properties for 90 days following the Closing as provided in Section 5-C above.

G. **Default**. (i) In the event that Purchaser defaults on its obligations under this Agreement and fails to close and pay the Purchase Price, the Seller shall have such rights as are available pursuant to law or at equity; (ii) In the event that Seller defaults on its obligations hereunder, Purchaser shall have such rights as are available pursuant to law or at equity, including but not limited to, the right to seek specific performance.

H. **No Interpretation Against Drafter**. This Agreement has been entered into at arm's length and between persons sophisticated and knowledgeable in business and real estate matters. Accordingly, any rule of law or legal decision that would require interpretation of this Agreement against the party that has drafted it is not applicable and is irrevocably and unconditionally waived. The provisions of this Agreement shall be interpreted in a reasonable manner to affect the purposes of the parties and this Agreement.

ARTICLE 12. ZONING AND RESTRICTIONS. The premises are conveyed subject to zoning ordinances, building regulations, restrictions of record, except any reverter clause, easements and rights-of-way, provided the same are not

violated by the use, occupancy or structure, do not render title unmarketable, threaten the continued existence of the improvements thereon or the present use or occupancy of the premises, or substantially reduce the usable area or beneficial enjoyment of the said premises, or require any affirmative acts or monetary payments on the part of the owner, provided the premises shall be finally and unappealably zoned so as to permit Purchaser to use the premises in substantially the same manner as presently used.

ARTICLE 13. CONDITIONS AND EASEMENTS. It is understood and agreed, that notwithstanding anything to the contrary herein contained, this contract will be contingent upon buyer reviewing the conditions, restrictions and reservations heretofore referred to, as well as any easements which may encumber the within premises, and in the event the Purchaser rejects the conditions, restrictions, reservations and/or easements as unacceptable, then this contract shall be null and void. Any rejection to be issued by the Purchaser shall be done within the due diligence period contained in Article 6. Upon said nullity being declared, this contract shall be considered cancelled, with no further liabilities to Purchaser or Seller.

ARTICLE 14. RISK OF LOSS. Notwithstanding the liability for risk of loss or damage to the premises due to fire, the Seller agrees that should the premises be damaged in any material way by fire, elements or vandalism, the Purchaser shall have the option of proceeding with this contract or declaring the same null and void.

ARTICLE 15. FIRE INSURANCE. The Purchaser shall have the privilege of procuring its own fire insurance on the subject premises and no adjustment of

earned premium due the Seller will be required.

ARTICLE 16. TENANCY. The Seller represents and warrants that at the time of closing there will be no tenants in the premises (other than the Seller pursuant to the provisions of the contract), tenancy agreements or other agreements affecting the premises except as are herein set forth and this representation and warranty shall survive the passage of title hereunder.

ARTICLE 17. MECHANICAL SYSTEMS AND APPLIANCES. The plumbing, electrical, sanitary sewer, drainage and heating systems, well and pump, if any, and any appliance, equipment, mechanical or electrical devices included in the sale, will be in working order and condition at the time of the transfer of title and delivery of the deed and the Seller agrees that the Purchaser or its agents shall have a right to make an inspection of the premises at any reasonable time prior to the closing for the purposes of these determinations.

ARTICLE 18. WATER AND SEWER. Seller represents, to the best of its knowledge, the premises are lawfully connected to the municipality's public water supply and sanitary sewer systems and such systems are adequate in quality and quantity for the existing use of the premises.

ARTICLE 19. HOUSING CODE. The Seller represents that to the best of its knowledge, the premises herein are not in violation of any building code regulations. In the event that at the time of the closing, said premises are in violation of any building code regulations, then in that event, the Purchaser may, at his/her option, cancel this contract and each of the parties hereto released from any liabilities against the other.

ARTICLE 20. CONDITION OF PREMISES. Except for the provisions of paragraph 5C of the Agreement of Purchase and Sale, the structures on the premises being conveyed shall be vacant on the date of closing and broom swept clean, and any non-natural debris elsewhere on the premises shall be removed prior to closing. In the event the Seller holds over occupancy pursuant to the provisions of paragraph 5C, the structures shall be left as required herein upon vacating by the Seller.

ARTICLE 21. SURVEY. That in the event a survey and/or title search conducted on behalf of the Purchaser discloses a condition or conditions which render the title herein unmarketable as a matter of law or within the specific provisions of this contract and addendum, or if a new survey discloses a material diminution of land area from that described in this contract, or if the survey shall show that all improvements to be included in the sale are not located within the perimeter boundaries of the premises, or if there are any encroachments, or if any improvement, as shown on the survey, violates by reason of location, size or other dimension, any conditions or restrictions of record or zoning ordinance and the Seller shall, prior to the date of closing or within ninety (90) days thereof, be unable to correct the condition or conditions resulting in said unmarketability, or diminution of land area, the cost of both the survey and the title examination, together with all other sums applied and paid by the Purchaser to the Seller shall be forthwith reimbursed and refunded by the Seller to the Purchaser and this contract shall thereupon become null and void; in the event that the Seller shall fail to make reimbursement and refund a herein provided, such amounts and the sum thereof shall be and hereby are made liens on the subject premises but such liens shall not inure to the benefit of nor continue after default by the Purchaser under this contract.

In the event Purchaser obtains a survey of the premises and the survey is certified to Seller, Seller agrees to include in the Deed of conveyance a metes and bounds description in accordance with the survey, with the understanding by Purchaser that Seller does not thereby warrant the accuracy of said metes and bounds description.

Purchaser's survey and title report shall be concluded within the due diligence period in paragraph 7 of the Agreement of Purchase and Sale.

ARTICLE 22. ROOF AND BASEMENT. The Seller represents that the roof and the basement, if any, of the structure located upon the premises are now and will be on the date of the closing of title, free from surface and subsurface water leakage and that the interior of such structure or structures is dry, useable and habitable.

ARTICLE 23. CERTIFICATE OF OCCUPANCY. Seller represents and warrants that there have not been any additions, improvements or alterations to the premises for which a Building Permit or Certificate of Occupancy is required by the City of Poughkeepsie and for which no Certificate of Occupancy has been issued. This clause survives the closing of title and delivery of deed.

ARTICLE 24. MAINTENANCE OF PREMISES. The Seller shall keep and maintain the premises in customary and presentable condition until the closing, including, but not limited to, the continued care of the grounds, such as regular lawn mowing, removal of leaves, hedge trimming and snow removal.

ARTICLE 25. ADJACENT STREETS. The obligation of Purchaser to complete this transaction is contingent upon Purchaser obtaining confirmation from the applicable municipality that the premises is on a publicly owned and publicly maintained street owned and maintained by the municipality and that the premises which are the subject of this conveyance have a lawful right of ingress and egress to and from said street. Purchaser's obligation to close is further contingent upon Purchaser obtaining confirmation from the municipality that all requirements for completion of said street and/or repair thereof, imposed upon subdivider of the premises, have been satisfied and that there are no outstanding claims by the municipality for repair, alteration or modification of the street.

ARTICLE 26. COMPLIANCE WITH EXECUTIVE LAW. Seller shall, at closing, deliver his/her affidavit indicating compliance with the terms of Executive Law, Section 378, Subdivision 5.

ARTICLE 27. FLOOD PLAIN. In the event that any of the property described herein is located in a flood plain or wetland area, Purchaser shall have the option of declaring this contract null and void and all sums paid on account hereof shall be returned by the Seller to the Purchaser.

ARTICLE 28. REPRESENTATIONS. This contract and Purchaser's obligation to purchase the Premises are also subject to and conditioned upon the accuracy, as of the date of closing, of the representations and warranties of the Seller made in this contract.

ARTICLE 29. SIGNATURE BY PARTIES. This instrument shall not be considered a binding contract until signed by the Seller and Purchaser.

ARTICLE 30. INCONSISTENCY. In the event any of the terms of this Addendum are different or inconsistent with the terms of the contract or any addendum or rider thereto, the terms of this addendum shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Purchase and Sale as of the day and year first above written.

SELLER:	PURCHASER:
AUGGIE'S ACQUISTIONS, INC.	COUNTY OF DUTCHESS
By: _____	By: _____
Donald Veith	Marcus J. Molinaro, County Executive
Date: _____	Date: _____

MEMORANDUM

To: **W.F.X. O'Neil**
Deputy County Executive

From: **Robert Balkind, P.E., Commissioner**
Department of Public Works

Date: **November 3, 2017**

Re: **RESOLUTION REQUEST TO PURCHASE VEITH PROPERTY AT 100-102 PARKER AVENUE, CITY OF POUGHKEEPSIE**

The attached resolution is to request Legislative authorization to purchase the property at 100-102 Parker Avenue in the City of Poughkeepsie, commonly referred to as the "Veith Property." The Veith Property is comprised of two tax parcels; 6162-54-207400 & 212387. This property is currently owned by Auggie's Acquisition, Inc. Veith Electric has operated an electrical contracting business from this property for many years. Veith Electric is in the process of moving its operations elsewhere and the property is currently for sale by the owner. Due to the property's adjacency to the LEC and JTC campus, Dutchess County investigated the feasibility and desirability of purchasing the property.

DPW investigated the potential re-use of the property in the context of the JTC project and it was determined that the property would allow for improved access to the completed JTC project by facilitating commercial delivery trucks to enter the JTC/LEC campus from Parker Ave, in addition to the North Hamilton Street entrance. This will result in improved traffic circulation within the campus, and will provide greater design flexibility as the site plan is developed for the project. By acquiring the Veith Property, the County will save approximately $1M in construction costs on the JTC project. The Veith Property has many buildings and storage space available for use by the Sheriff's Office, so the JTC project will not need to build the total amount of storage facilities as originally planned.

The County hired Clark Patterson & Lee Consulting Engineers (CPL) to investigate the property, and they have concluded their work. They investigated the structural condition of the buildings, and they collected soil samples to determine if subsurface contamination is present. The County also hired Quality Environmental Services (QuEST) to test the buildings for lead and asbestos. All test results were reviewed by DPW and it is recommended that the County should proceed to purchase the property.

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 488,000

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):
The ba

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
This resolution establishes a capital project to acquire 100-102 Parker Avenue, for use by the Sheriff's Office as part of the Justice and Transition Center and Law Enforcement Center project. The cost of this property will be paid through contigency funds and the County will not bond for this project.

Prepared by: Rachel Kashimer, Budget Office Prepared On: 11/3/17

From: White, Jessica
Sent: Tuesday, November 28, 2017 4:03 PM
To: Morris, Carolyn
Cc: 'Don Sagliano'; Baiano, Chris
Subject: December agenda
Attachments: Non Collusion Affidavit.pdf; E-911 Surcharge Backup.pdf; High Street Appraisal.pdf; Parker Avenue Appraisal.pdf

Hi Carolyn,

Below in blue are the answers to open items from your Committee Chair meeting on Monday. Please let me know if you have further questions or if you would like Bill O'Neil and Bob Balkind to present to caucus tonight.

Regards,
Jess

From: Morris, Carolyn
Sent: Tuesday, November 28, 2017 9:34 AM
To: White, Jessica <jwhite@dutchessny.gov>
Cc: Baiano, Chris <cbaiano@dutchessny.gov>; 'Don Sagliano' <DSagliano@arnoff.com>; Grady, William <wgrady@dutchessny.gov>
Subject: FW: December agenda

Good morning Jess:

Please see questions that Legislator Sagliano would like addressed before December 4 Committee meetings. As always, thank you.

Carolyn Morris
Clerk
Dutchess County Legislature
845.486.2100

From: Don Sagliano [mailto:DSagliano@arnoff.com]
Sent: Tuesday, November 28, 2017 8:57 AM
To: Borchert, Dale; Miccio, James J.; Bolner, Donna
Cc: Morris, Carolyn; Pulver, Gregg; Roman, Kenneth; Flesland, Angela
Subject: December agenda

Open items form Committee chair meeting last night

Resolution 232 – Public works

parker Ave Acquisition

- What is the loss on the tax rolls? ($18,460) includes School, City, County & Library
- Can we get a copy of the appraisal? See Attached

Resolution 225 – Public Safety

- Where is the financial analysis of the additional monies that the county will receive by virtue of the prepaid and burner phones surcharge See Attached backup information

Resolution 235 GSA

- The support should reference that the monies for real property are being used to pay for the rent for the additional space needed by the District Attorney(resolution 241) Answered by District Attorney

Resolution 237 Budget and Finance

- Where is the analysis of the future rent payments as consideration to the sales?, why is the additional space needed and for how long?

  This information is included in the presentation which will be given at the Committee meeting. If the caucus would prefer the presentation be given at caucus tonight, Bill O'Neil and Bob Balkind will be available to attend to answer any questions Legislators may have.

- Can we get a copy of the appraisal ? See Attached

- What is the effect on the tax rolls of this property, reverting to taxable?

  The sale of 27 High Street would have an estimated tax impact of $55,000 which includes School, City, County & Library. The impact could be greater based on future development of the property and changes in assessment.

- Was there a certificate of non-collusion included in and signed off the submission of the RFP by the purchasers? See Attached

Thanks so much for the information

Discussion on Resolution 2017232 resulted as follows:

Legislator Tyner stated that this resolution was unnecessary and referred to spending $125 per day on locking up thirty non-violent drug addicts in the jail.

Legislator Pulver called point of order because the foregoing comments did not pertain to this resolution.

Chairman Borchert ruled Legislator Tyner out of order.

Roll call on the foregoing resolution resulted as follows:

AYES:	22	Borchert, Bolner, Black, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Miccio, Pulver, Rieser, Roman, Sagliano, Strawinski, Surman, Thomes, Truitt, Washburn
NAYS:	3	Amparo, Brendli, Tyner
ABSENT:	0	

Resolution adopted.

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert*		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli	absent ✓	
District 15 - Town of Wappinger	Incoronato (VC)		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver (C)		

Present: 9 10 **Resolution:** ✓ **Total :** 9 (Yes) 1 (No)

Absent: 3 2 **Motion:** ____

Vacant: 6 **Abstentions:** 0

2017232 AUTHORIZING THE PURCHASE OF 100-102 PARKER AVENUE, POUGHKEEPSIE, NEW YORK FROM AUGGIE'S ACQUISTIONS, INC. AND AMENDING THE 2017 ADOPTED COUNTY BUDGET TO CREATE A CAPITAL ACCOUNT

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	1	
District 17 - Town and Village of Fishkill	Miccio	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	3	
District 20 - Town of Red Hook	Strawinski	4	
District 14 - Town of Wappinger	Amparo	5	1
District 1 - Town of Poughkeepsie	Kakish	5	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	6	
District 4 - Town of Hyde Park	Black	7	
District 5 - Town of Poughkeepsie	Roman	8	
District 6 - Town of Poughkeepsie	Fiesland	9	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	10	
District 8 - City and Town of Poughkeepsie	Brendli		2
District 9 - City of Poughkeepsie	Rieser	11	
District 10 - City of Poughkeepsie	Jeter-Jackson	12	
District 11 - Towns of Rhinebeck and Clinton	Tyner		3
District 12 - Town of East Fishkill	Metzger	13	
District 15 - Town of Wappinger	Incoronato	14	
District 16 - Town of Fishkill and City of Beacon	Forman	15	
District 18 - City of Beacon and Town of Fishkill	Landisi	16	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	17	
District 21 - Town of East Fishkill	Horton	18	
District 22 - Towns of Beekman and Union Vale	Coviello	19	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	20	
District 24 - Towns of Dover and Union Vale	Surman	21	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	22	

Present: 25 **Resolution:** ✓ **Total :** 22 3

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** ____

2017232 AUTHORIZING THE PURCHASE OF 100-102 PARKER AVENUE, POUGHKEEPSIE, NEW YORK FROM AUGGIE'S ACQUISTIONS, INC. AND AMENDING THE 2017 ADOPTED COUNTY BUDGET TO CREATE A CAPITAL ACCOUNT

Date: December 7, 2017

PUBLIC WORKS & CAPITAL PROJECTS

RESOLUTION NO. 2017233

RE: AUTHORIZING AMENDMENT OF LEASE AGREEMENT WITH THE BEACON CITY SCHOOL DISTRICT BOARD OF EDUCATION

Legislators PULVER and BOLNER offer the following and move its adoption:

WHEREAS, by Resolution No. 208400 of 2008 this Legislature authorized a Lease Agreement between the County and the Beacon City School District Board of Education, which Lease Agreement expires on December 31, 2018, and

WHEREAS, the Commissioner of Public Works has advised that an amendment to said Lease Agreement is necessary in order to allow the County, as Lessee, to maintain a drainage system which the County constructed in the Easement area, and

WHEREAS, the proposed Amendment to the Lease Agreement, which is attached hereto, provides that the Easement shall terminate upon the expiration of the underlying Lease Agreement or any extension thereof, and

WHEREAS, Dutchess County Administrative Code Section 32.01 provides that any contract for the lease of real property in which the County is a party, shall require approval by the Legislature, now therefore, be it

RESOLVED, that this Legislature hereby approves the Amendment to Lease Agreement between the County of Dutchess and Beacon City School District Board of Education, and authorizes the County Executive to execute same in substantially the same form as annexed hereto.

CA-141-17
AMS/kvh/R-0975
11/02/17
Fiscal Impact: See attached statement

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:

Prepared by: Robert H. Balkind, P.E. Prepared On: 10/24/2017

Dut.pdf

AMENDMENT TO LEASE AGREEMENT

THIS AGREEMENT, made this day of , 2017 , by and between the **BOARD OF EDUCATION OF THE BEACON CITY SCHOOL DISTRICT**, with offices at 10 Education Drive, Beacon, New York 12538 (hereinafter referred to as the "LESSOR"), and the **COUNTY OF DUTCHESS**, a municipal corporation, with offices at 22 Market Street, Poughkeepsie, NY 12601 (hereinafter referred to as the "LESSEE").

WITNESSETH:

WHEREAS, the parties hereto made and entered into a Lease Agreement dated January 22, 2009 (County Contract No. 09-0057-12/18-PW), to lease the real property that Dutchess Stadium was constructed upon, and

WHEREAS, the parties desire to amend said Lease Agreement upon the terms and conditions hereinafter set forth, now, therefore, it is mutually agreed by and between the parties hereto that County Contract No. 09-0057-12/18-PW, dated January 22, 2009, is hereby amended upon the following terms and conditions.

1. Paragraph "1," entitled "The Premises," is amended to include the granting of an Easement to 0.151 acre of land more or less as described in Exhibit "A-1", a copy of which is annexed hereto. The purpose of the Easement is to allow the Lessee to maintain a drainage system that the Lessee constructed in the Easement area. The Easement will terminate upon the termination of the underlying Lease Agreement or any extension thereto.

2. Paragraph "10," entitled "Beacon City School District Varsity Baseball Team," is amended as follows:

   The title of paragraph 10 shall read Beacon City School District Events.

   (a) Beacon City School District Senior Varsity Baseball Team:

   The Beacon City School District Senior Varsity Baseball Team shall have access to the Stadium Facilities for the purpose of playing in up to three (3) of its league's Sectional and Statewide playoff games scheduled during the months of May and June, as well as four (4) other games played during those months, in any given year; provided, however, that such games shall not conflict with the schedule of games of the minor league baseball team. The groundskeeper may call the use of the field on a particular day if he declares the field could be impaired for professional playing purposes. The called day will be rescheduled. Failure to provide such access to the Beacon City School District Senior Varsity Baseball Team, shall be deemed a condition of default under this lease agreement. The Lessor shall bear the expense of providing security and shall handle the ticket sales activities.

(b) Beacon City High School Graduation: The Beacon City High School shall be given preference in connection with the scheduling of the graduation ceremony at Dutchess Stadium. Representatives of the School District shall work with representatives of the Keystone Professional Baseball Team a.k.a the Hudson Valley Renegades in the scheduling of each year's graduation ceremony.

3. All other terms and conditions of the underlying Lease Agreement, and any amendment thereto not expressly amended or altered by this agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

APPROVED AS TO FORM:

_____

County Attorney's Office

ACCEPTED : COUNTY OF DUTCHESS

By _____

Marcus J. Molinaro
County Executive

APPROVED AS TO CONTENT:

_____

Department of Public Works

BOARD OF EDUCATION OF THE BEACON CITY SCHOOL DISTRICT

By _____

Print Name _____
Title _____

EASEMENT

THIS INDENTURE, made the day of , 2017

BETWEEN **Board of Education of the Beacon City School District**, with offices at 10 Education Drive, Beacon, New York 12508, party of the first part,

-and-

COUNTY OF DUTCHESS, a municipal corporation with offices at 22 Market Street, Poughkeepsie, New York 12601, party of the second part.

WITNESSETH, that the party of the first part, in consideration of TEN ($10.00) DOLLARS, lawful money of the United States, actual consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever an Easement for the purpose of maintenance of a drainage system. The term of this easement will run concurrently with the Lease Agreement between the parties dated January 22, 2009 and any extensions thereto.

ALL that certain plot, piece or parcel of land, erected, situate, lying and being in the Town of Fishkill, County of Dutchess, State of New York, particularly bounded and described as set forth on Schedule "A" annexed hereto and being a portion of the premises conveyed to the City School District of the City of Beacon by deed dated November 16, 1967 and recorded in the Dutchess County Clerk's Office on December 12, 1967 in Liber 1235 of Deeds at page 0138.

This conveyance is made by the County of Dutchess in accordance with the authority set forth in Resolution No. of the Dutchess County Legislature.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part, forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of

Exhibit A-1

the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

_____

Print Name:_____

Print Title:_____

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On this day of , 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared
personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

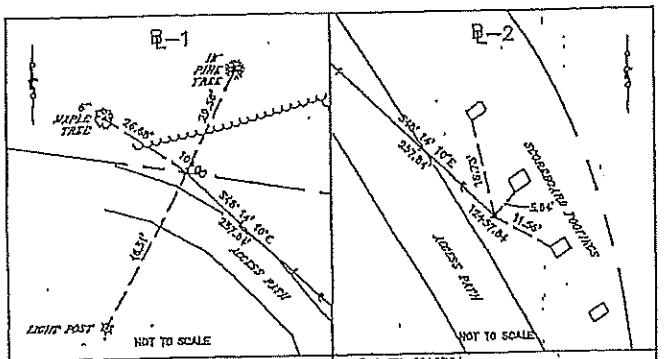
_____
Notary Public

RECORD AND RETURN:
Anne Marie Smith, Sr. Assistant County Attorney
County Attorney's Office
22 Market St.
Poughkeepsie, NY 12601

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 1
PARCEL NO. 1
SHEET 1 OF 2

DUTCHESS STADIUM DRAINAGE



℄-1 STA. 10+00.00
DESC: 8" SPIKE DRIVEN INTO SOIL
COORDINATE SYSTEM: LOCAL SYSTEM
N: 10,000.0000
E: 10,000.0000

℄-2 STA. 124+57.84
DESC: 8" SPIKE DRIVEN INTO SOIL
COORDINATE SYSTEM: LOCAL SYSTEM
N: 9,828.2641
E: 10,192.3204

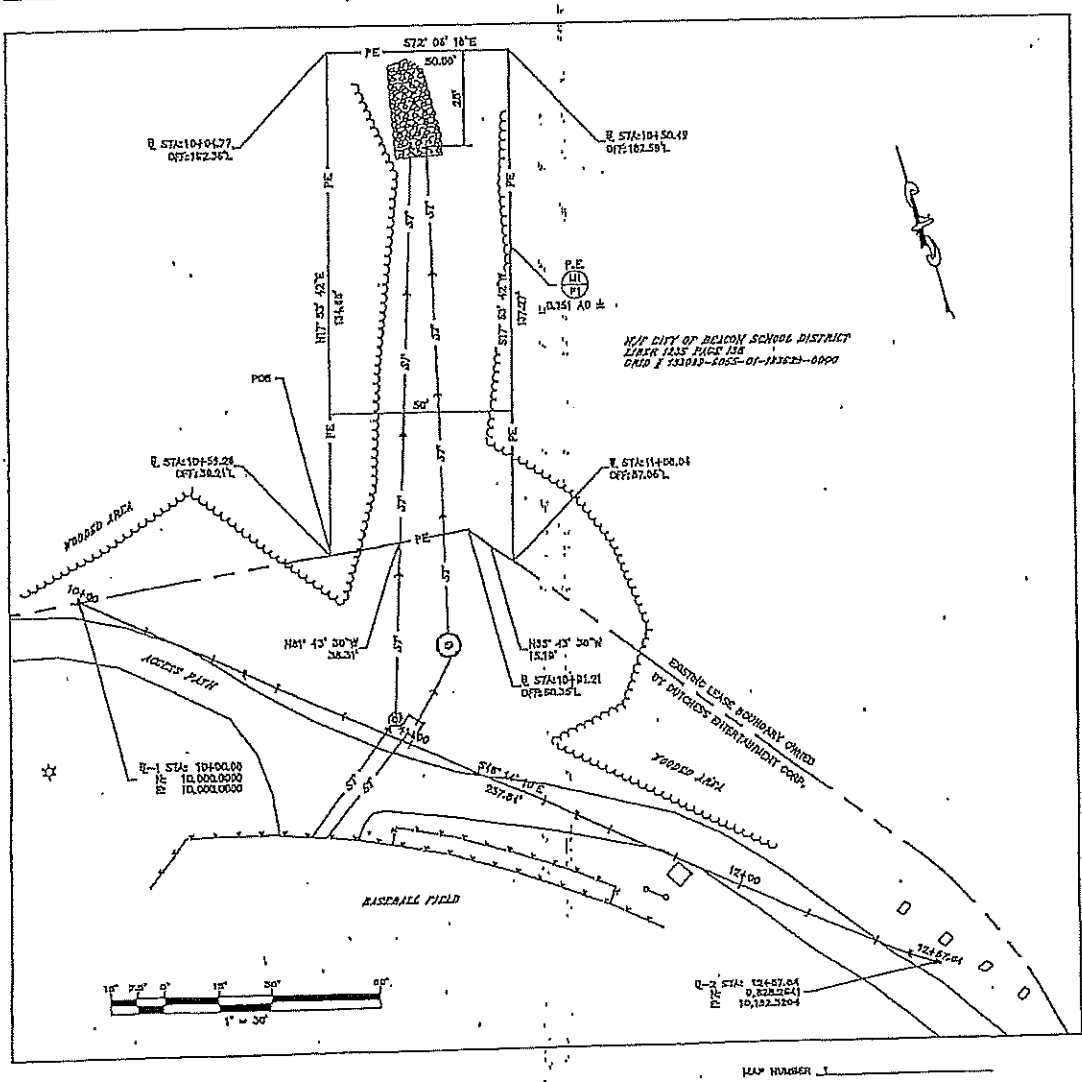
ACQUISITION DESCRIPTION:

Type: P.E.
Portion of Real Property Tax
Parcel ID No. 133089-6055-01-182629-0000

Town of Fishkill
County of Dutchess
State of New York

REPUTED OWNER:

City of Beacon School District
10 Education Drive
Beacon, NY 12508



ORIGINAL OF THIS MAP (SHEETS 1 & 2) ARE ON FILE AT THE OFFICES OF THE DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS

MAP NUMBER 1
REVISED DATE
DATE PREPARED 6-7-2016

PREPARED BY JD CHECKED BY JJD FINAL CHECK BY JJD

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 1
PARCEL NO. 1
SHEET 1 OF 2

DUTCHESS STADIUM DRAINAGE

EXHIBIT A

Metes and Bounds Description

A Permanent Easement to be exercised for the purpose of maintaining a drainage system, in, on and over all that tract or parcel of land situate in the Town of Fishkill, County of Dutchess, State of New York, bounded and described as follows:

Beginning at a point on the most northerly boundary line of a license agreement between the City of Beacon School District and Dutchess Entertainment Corp., said point being 39.21 feet distant Northerly measured at right angles from Station 10+59.26 of the hereinafter described Survey Baseline; thence through the lands of the City of Beacon School District (Reputed Owner) North 17° 53' 42" East a distance of 134.66 feet to a point, said point being 162.36 feet distant Northerly measured at right angles from Station 10+04.77 of said baseline; thence through the lands of the City of Beacon School District (Reputed Owner) South 72° 06' 18" East a distance of 60.00 feet to a point, said point being 182.59 feet distant Northerly measured at right angles from Station 10+50.49 of said baseline; thence through the lands of the City of Beacon School District (Reputed Owner) South 17° 53' 42" West a distance of 137.27 feet to a point, said point being 57.06 feet distant Northerly measured at right angles from Station 11+06.04 of said baseline; thence along the northerly boundary line of a license agreement between the City of Beacon School District and Dutchess Entertainment Corp., North 35° 43' 30" West a distance of 15.19 feet to a point, said point being 60.35 feet distant Northerly measured at right angles from Station 10+91.21 of said baseline; thence along the northerly boundary line of a license agreement between the City of Beacon School District and Dutchess Entertainment Corp., South 81° 43' 30" West a distance of 38.31 feet to the point or place of beginning. Said parcel being 0.151 of an acre more or less.

The above described parcel is a portion of the lands of the City of Beacon School District as described in a deed filed in the Office of the County Clerk for Dutchess County, New York as Liber 1235, Page 138, with the address 1496-1500 Route 9D and Parcel Grid Identification # 133089-6055-01-182629-0000.

The above referenced Survey Baseline was established for the purpose of creating a Permanent Easement and is described as follows: Beginning at Station 10+00.00 thence South 48° 14' 10" East to Station 12+57.84. All bearings referred to a local system.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date Aug 12 2015

Noel H.S. Knille, AIA, ASLA
Commissioner of Public Works

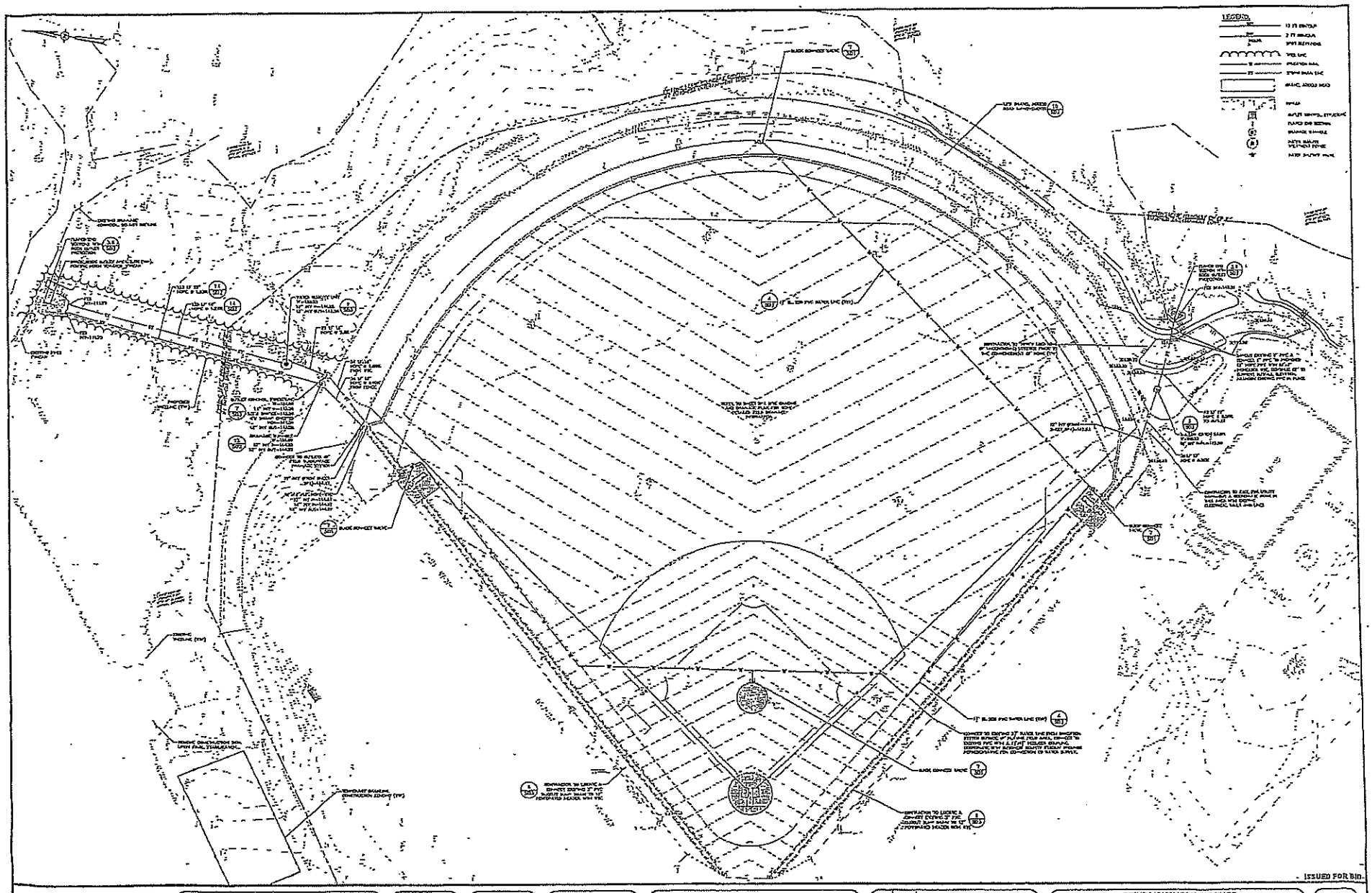
MAP NUMBER 1
REVISED DATE
DATE PREPARED 8-7-2015

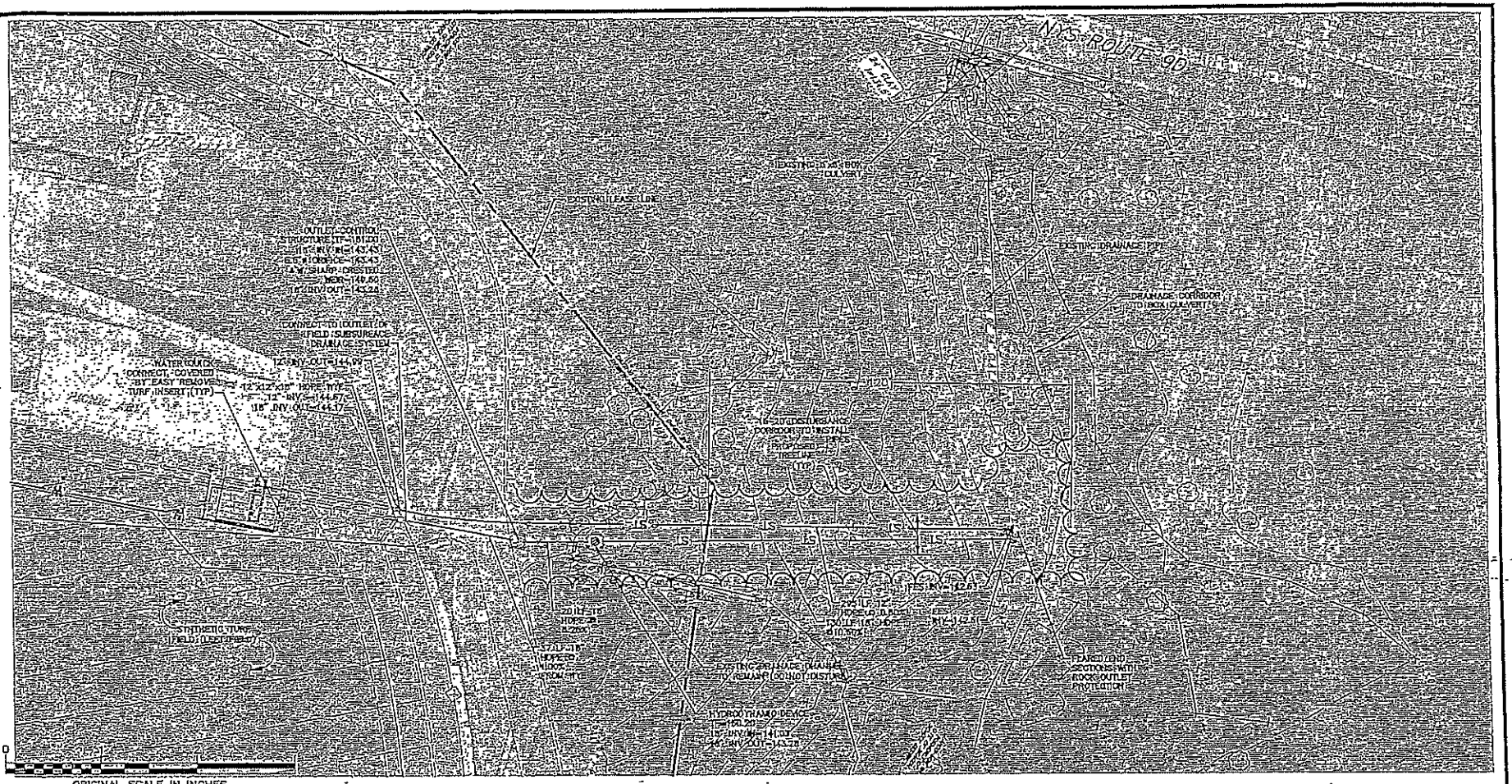
Recommended by:

Date Aug. 12 2015

Robert H. Balkind, P.E.
Deputy Commissioner of Public Works

PREPARED BY LD CHECKED BY HD FINAL CHECK BY HD


LEGEND
ISSUED FOR BID
THE Chazen COMPANIES
CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
UTILITY PLAN



ORIGINAL SCALE IN INCHES

CHAZEN ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3160

Capital District Office
347 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513

DUTCHESS STADIUM FIELD REPLACEMENT

STORMWATER OUTLET FIGURE

designed MAF	checked
date 4/11/13	scale 1"=30'
project no. 31306.00	
sheet no. FIG. SW-1	

Drawing Name: S:\31300-31399\31306_00\dwg\VZ_STORMWATER OUTLET FIG_31306.00.dwg Date Printed: Apr 11, 2013, 7:08pm

Discussion on Resolution 2017233 resulted as follows:

Legislator Brendli disclosed that he was teacher at Beacon City School District and was not involved in the foregoing Agreement and after discussion with Legislative Counsel was still able to vote.

Roll call on the forgoing resolution resulted as follows:

AYES:	24	Amparo, Borchert, Bolner, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Miccio, Pulver, Rieser, Roman, Sagliano, Strawinski, Surman, Thomes, Truitt, Washburn
NAYS:	1	Tyner
ABSENT:	0	

Resolution adopted.

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert*		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 15 - Town of Wappinger	Incoronato (VC)		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver (C)		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____ **Abstentions:** 0

Vacant: 0

2017233 AUTHORIZING AMENDMENT OF LEASE AGREEMENT WITH THE BEACON CITY SCHOOL DISTRICT BOARD OF EDUCATION

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	1	
District 17 - Town and Village of Fishkill	Miccio	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	3	
District 20 - Town of Red Hook	Strawinski	4	
District 14 - Town of Wappinger	Amparo	5	
District 1 - Town of Poughkeepsie	Kakish	6	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	7	
District 4 - Town of Hyde Park	Black	8	
District 5 - Town of Poughkeepsie	Roman	9	
District 6 - Town of Poughkeepsie	Flesland	10	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	11	
District 8 - City and Town of Poughkeepsie	Brendli	12	
District 9 - City of Poughkeepsie	Rieser	13	
District 10 - City of Poughkeepsie	Jeter-Jackson	14	
District 11 - Towns of Rhinebeck and Clinton	Tyner		1
District 12 - Town of East Fishkill	Metzger	15	
District 15 - Town of Wappinger	Incoronato	16	
District 16 - Town of Fishkill and City of Beacon	Forman	17	
District 18 - City of Beacon and Town of Fishkill	Landisi	18	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	19	
District 21 - Town of East Fishkill	Horton	20	
District 22 - Towns of Beekman and Union Vale	Coviello	21	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	22	
District 24 - Towns of Dover and Union Vale	Surman	23	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	24	

Present: 25 **Resolution:** ✓ **Total :** 24 1

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** ____

2017233 AUTHORIZING AMENDMENT OF LEASE AGREEMENT WITH THE BEACON CITY SCHOOL DISTRICT BOARD OF EDUCATION

Date: December 7, 2017

GOVERNMENT SERVICES & ADMINISTRATION

RESOLUTION NO. 2017234

RE: ESTABLISHING DATE OF 2018 ORGANIZATIONAL MEETING

Legislators SAGLIANO and BOLNER offer the following and move its adoption:

RESOLVED, that pursuant to Article I of the Permanent Rules of the Dutchess County Legislature and Section 151 of the County Law, the Dutchess County Legislature shall conduct the Organizational Meeting of the Dutchess County Legislature for 2018 on January 2, 2018 at 6:00 p.m. in the Legislative Chambers in the Dutchess County Office Building, 22 Market Street, Poughkeepsie New York.

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

Carolyn Morris

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

Government Services and Administration Roll Call

District	Name	Yes	No
District 3 - Town of LaGrange	Borchert*		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 1 - Town of Poughkeepsie	Kakish	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (C)		
District 4 - Town of Hyde Park	Black		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman (VC)		

Present: 9 **Resolution:** ✓ **Total :** 9 (Yes) 0 (No)

Absent: 3 **Motion:** ____ **Abstentions:** 0

Vacant: 0

2017234 ESTABLISHING DATE OF 2018 ORGANIZATIONAL MEETING

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017234 ESTABLISHING DATE OF 2018 ORGANIZATIONAL MEETING

Date: December 7, 2017

PUBLIC SAFETY

RESOLUTION NO. 2017235

RE: AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE DISTRICT ATTORNEY (A.1165.05)

Legislators ROMAN, FLESLAND, BOLNER, and SAGLIANO offer the following and move its adoption:

WHEREAS, the District Attorney has requested the appropriation of forfeiture of crime proceeds, and

WHEREAS, pursuant to Article 13-A of the CPLR, said funds must be used to enhance prosecutorial and law enforcement efforts, enforcement training, equipment and operations, and not to supplement ordinary budgetary expenses, and

WHEREAS, the District Attorney has requested that the sum of $102,670 be placed in various District Attorney Asset Forfeiture accounts to be used for the purchase of equipment, office supplies, and various other expenditures, listed on the attached Asset Forfeiture Expenditure sheet, now therefore, be it

RESOLVED, that the Commissioner of Finance is authorized and directed to amend the 2017 Adopted County Budget as follows:

APPROPRIATIONS
Increase

A.1165.05.2600.05	Computer software	$ 15,660
A.1165.05.4160	Office supplies	$ 29,050
A.1165.05.4220	Electric-Light & Power	$ 5,830
A.1165.05.4571.63	Rntl/Lse-Real Prop. Long Term	$ 38,170
A.1165.05.4614	Security Services	$ 4,960
A.1165.05.4631	Training Seminars/Conf.	$ 9,000
		$102,670

REVENUES
Increase

A.9998.95110.01	Forfeiture – State Reserve	$102,670

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/17

CA-149-17
LDF/kvh/G-0135
11/06/17
Fiscal Impact: See attached statement

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 102,670

Total Current Year Revenue and Source $ 102,670

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

Identify Line Items(s):

Related Expenses: Amount $ _____

Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____

Over Five Years: _____

Additional Comments/Explanation:

This resolution is to appropriate Asset Forfeiture Funds (A.9998.95110.01 - Asset Forfeiture State - Reserve) to enable the purchase of equipment, etc. listed on the attached Asset Forfeiture Expenditure sheet.

Prepared by: Heidi Owens

Prepared On: 11-8-2017

Asset Forfeiture Expenditures		
2600.05 - Computer Software 5 YEAR		
Pix4Dmapper - Perpetual License	15,660.00	DC Sheriff
TOTAL:	**15,660.00**	
4160 - Office Supplies		
6 - Standing Workstations	2,370.00	Dutchess County District Attorney
Miscellaneous Office Supplies	5,000.00	Dutchess County District Attorney
Office Furniture for Additional Office Space	20,630.00	Dutchess County District Attorney
IP Telephones	1,050.00	Dutchess County District Attorney
TOTAL:	**29,050.00**	
4220 - Electric-Light & Power		
Additional Office Space	5,830.00	Dutchess County District Attorney
TOTAL:	**5,830.00**	
4571.63 - Rntl/Lse - Real Prop Long Term		
Additional Office Space	38,170.00	Dutchess County District Attorney
TOTAL:	**38,170.00**	
4614 - Security Services		
IA Systems - Building Security	3,220.00	Dutchess County District Attorney
Video Intercom Station	660.00	Dutchess County District Attorney
Securitron Locking System	1,080.00	Dutchess County District Attorney
TOTAL:	**4,960.00**	
4631 - Training Seminars/Conf		
Pix4D on-site training	9,000.00	DC Sheriff
TOTAL:	**9,000.00**	
TOTAL TO BE APPROPRIATED:	**102,670.00**	
TOTALS BY PROGRAM		
Dutchess County District Attorney	78,010.00	
DC Sheriff	24,660.00	
TOTAL TO BE APPROPRIATED:	**102,670.00**	

From: White, Jessica
Sent: Tuesday, November 28, 2017 4:03 PM
To: Morris, Carolyn
Cc: 'Don Sagliano'; Baiano, Chris
Subject: December agenda
Attachments: Non Collusion Affidavit.pdf; E-911 Surcharge Backup.pdf; High Street Appraisal.pdf; Parker Avenue Appraisal.pdf

Hi Carolyn,

Below in blue are the answers to open items from your Committee Chair meeting on Monday. Please let me know if you have further questions or if you would like Bill O'Neil and Bob Balkind to present to caucus tonight.

Regards,
Jess

From: Morris, Carolyn
Sent: Tuesday, November 28, 2017 9:34 AM
To: White, Jessica <jwhite@dutchessny.gov>
Cc: Baiano, Chris <cbaiano@dutchessny.gov>; 'Don Sagliano' <DSagliano@arnoff.com>; Grady, William <wgrady@dutchessny.gov>
Subject: FW: December agenda

Good morning Jess:

Please see questions that Legislator Sagliano would like addressed before December 4 Committee meetings. As always, thank you.

Carolyn Morris
Clerk
Dutchess County Legislature
845.486.2100

From: Don Sagliano [mailto:DSagliano@arnoff.com]
Sent: Tuesday, November 28, 2017 8:57 AM
To: Borchert, Dale; Miccio, James J.; Bolner, Donna
Cc: Morris, Carolyn; Pulver, Gregg; Roman, Kenneth; Flesland, Angela
Subject: December agenda

Open items form Committee chair meeting last night

Resolution 232 – Public works

parker Ave Acquisition

- What is the loss on the tax rolls? ($18,460) includes School, City, County & Library
- Can we get a copy of the appraisal? See Attached

Resolution 225 – Public Safety

- Where is the financial analysis of the additional monies that the county will receive by virtue of the prepaid and burner phones surcharge See Attached backup information

Resolution 235 GSA

- The support should reference that the monies for real property are being used to pay for the rent for the additional space needed by the District Attorney(resolution 241) Answered by District Attorney

Resolution 237 Budget and Finance

- Where is the analysis of the future rent payments as consideration to the sales?, why is the additional space needed and for how long?

  This information is included in the presentation which will be given at the Committee meeting. If the caucus would prefer the presentation be given at caucus tonight, Bill O'Neil and Bob Balkind will be available to attend to answer any questions Legislators may have.

- Can we get a copy of the appraisal ? See Attached

- What is the effect on the tax rolls of this property, reverting to taxable?

  The sale of 27 High Street would have an estimated tax impact of $55,000 which includes School, City, County & Library. The impact could be greater based on future development of the property and changes in assessment.

- Was there a certificate of non-collusion included in and signed off the submission of the RFP by the purchasers? See Attached

Thanks so much for the information

Public Safety Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert*		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 1 - Town of Poughkeepsie	Kakish	absent	
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman (C)		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt (VC)		
District 8 - City and Town of Poughkeepsie	Brendli		
District 21 - Town of East Fishkill	Horton		

Present: 9 **Resolution:** ✓ **Total :** 9 Yes 0 No

Absent: 3 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017235 AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE DISTRICT ATTORNEY (A.1165.05)

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017235 AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE DISTRICT ATTORNEY (A.1165.05)

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL
AMENDED IN COMMITTEE 11/28/17

RESOLUTION NO. 2017236

RE: ADOPTION OF THE TENTATIVE BUDGET FOR DUTCHESS COUNTY FOR THE YEAR 2018 SUBJECT TO AMENDMENTS HEREIN CONTAINED

Legislator FLESLAND, BORCHERT, MICCIO, BOLNER, and SAGLIANO offers the following and move its adoption:

WHEREAS, the Tentative Budget of Dutchess County, as submitted by the County Executive, was referred to the Budget, Finance, & Personnel Committee for its review, and

WHEREAS, the committee, meeting on November 14, 15, 16, and 28, has studied and reviewed said Tentative Budget, now, therefore, be it

RESOLVED, that the revisions made by the Budget, Finance, & Personnel Committee and that the corrections made by the Budget Director be reflected in the Tentative Budget of Dutchess County for the year 2018, and, be it further

RESOLVED, that the Tentative Budget for the year 2018, as submitted, is hereby adopted as the budget for the County of Dutchess for the year 2018 subject to the amendments and corrections as attached, and, be it further

RESOLVED, that the Budget Director be and she hereby is directed, authorized, and empowered to compute and insert a Real Property Tax Levy as the result of the proposed amendments to the budget, and, be it further

RESOLVED, that the Budget Director be and she hereby is directed, authorized, and empowered to compute and insert an estimated revenue and fringe benefit adjustment reflecting the changes brought about by the amendments made to the Tentative Budget by the County Legislature, and, be it further

RESOLVED, that the Budget Director and Clerk be empowered to rectify any clerical errors.

APPROVED

M Molinaro

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

Carolyn Morris

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

2018 BUDGET AMENDMENTS

PAGE #	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	B&F 11-28-17 AMENDED TOTAL	B&F 11-28-17 DIFFERENCE	FINAL 12-7-17 AMENDMENTS	FINAL 12-7-17 DIFFERENCE	COMMENTS / INTENT
	2018- Amendments to Budget Appropriations									**480,139,857**
	APPROPRIATIONS AMENDMENTS:				**FROM**	**TO**	**IMPACT**	**TO**	**IMPACT**	
	Legislative Amendments:									
551	DBCH- Veterans	A.6510	4401.105	Professional Srvcs Consultants	35,000	100,000	65,000		65,000	Veterans Supportive Housing. (AF)
490	DBCH- Planning & Ed	A.4010.27	4401.106	Professional Srvcs Program	0	34,000	34,000		34,000	Community CPR training (AF)
251	DPW- Buildings	A.1620	4160	Office Supplies	6,000	7,000	1,000		1,000	Pilot Hand Sanitizers on every floor in COB (AF)
778	Health Insurance	A.9060	8400.80	Health Insurance, Opt, Med	196,000	96,000	(100,000)		(100,000)	Decrease in unallocated insurance (AF)
674	DCFS- Admin	A.6010	4430.498	Interdept Cont Veterans Srvcs	512,418	577,418	65,000		65,000	DCFS reimbursement for additional supportive housing to maximize revenue from the state. (AF)
682	DCFS- Serv for Recip	A.6070	4400.4559	Family Services	1,415,893			1,515,893	100,000	Family Services capital match for boiler replacement. (BJJ)
363	Emergency Response	A.3410	4401.106	Professional Services- Program	48,000			73,000	25,000	Funds to secure an emergency shelter space at the Civic Center. (BJJ)
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	96,000			46,000	(50,000)	Reduce health insurance as changes and vacancy will occur. (BJJ)
672	DCFS	A.6010	8400	Hospital, Med & Surg Ins	5,622,186			5,572,186	(50,000)	Reduce health insurance as changes and vacancy will occur. (BJJ)
436	Jail	A.3150	8400	Hospital, Med & Surg Ins	4,419,753			4,394,753	(25,000)	Reduce health insurance as changes and vacancy will occur. (BJJ)
363	Emergency Response	A.3410	4401.106	Professional Services- Program	73,000			88,000	15,000	Increase Deputy Coordinator Stipends. (GP)
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	46,000			31,000	(15,000)	Reduce health insurance as changes and vacancy will occur. (GP)
									0	
									0	
									0	
	Total Legislative Amendments:						**65,000**		**65,000**	
	TOTAL CHANGE TO APPROPRIATIONS:						**65,000**		**65,000**	
	CUMMULATIVE CHANGE:						**480,204,857**		**480,204,857**	FINAL BALANCE APPROPRIATIONS
	2018- Amendments to Budget Revenues									**480,139,857**
	REVENUE AMENDMENTS:				**FROM**	**TO**	**IMPACT**	**TO**	**IMPACT**	
	Legislative Amendments:									
552	DBCH- Veterans	A.6510	12890.24	Veterans Srvc Fees- DCFS	512,418	577,418	65,000		65,000	Related to DCFS Payment for Supportive Housing
									0	
									0	
							65,000		**65,000**	
	TOTAL CHANGE TO REVENUES:						**65,000**		**65,000**	
	CUMMULATIVE CHANGE REVENUES:						**480,204,857**		**480,204,857**	FINAL BALANCE REVENUES
	NET PROPERTY TAX LEVY IMPACT:				**106,378,663**	**106,378,663**	**0**	**106,378,663**	**0**	NET PROPERTY TAX LEVY IMPACT

MARCUS J. MOLINARO
COUNTY EXECUTIVE

JESSICA A. WHITE
BUDGET DIRECTOR

COUNTY OF DUTCHESS
BUDGET OFFICE

Memo

TO: Angela Flesland, Chairwoman, Budget, Finance & Personnel Committee

FROM: Jessica White, Budget Director

DATE: November 21, 2017

RE: 2018 Budget Information

I am responding to Legislators' outstanding questions from the 2018 budget review meetings.

Question: ***Page 422, A.3110.25.1050 Sheriff Overtime, please provide a list of transfers into the Sheriff overtime line for 2017.***

Response:

Date	From	To	Description	Amount
05/04/2017	Jail Temp Help A.3150.1010.1030	Sheriff OT A.3110.25.1050	Court Transports 1st Quarter	$181,871
07/21/2017	Jail Temp Help A.3150.1010.1030	Sheriff OT A.3110.25.1050	Court Transports 2nd Quarter	$203,955
09/15/2017	Jail Temp Help A.3150.1010.1030	Sheriff OT A.3110.25.1050	Court Transports Partial 3rd Quarter	$96,036
09/28/2017	Sec. Other Gov't OT A.3110.26.1050	Sheriff OT A.3110.25.1050	Court Transports Partial 3rd Quarter & Year End Overtime	$230,850
			Total	**$712,712**

The Sheriff's office has been staffing court transports on behalf of the Jail in an effort to alleviate mandated overtime for Jail staff. On a quarterly basis, funds have been transferred from the Jail's temporary help appropriation line into the Sheriff's budget to cover the expense associated with these court transports. The temporary help funds were exhausted following the transfer on 9/15/2017, and as a result, the Sheriff's office identified other areas within their budget from which un-used appropriations could be transferred to cover the cost of the court transports as reflected in the transfer on 9/28/2017.

22 Market Street, Poughkeepsie, New York 12601 • (845) 486-2010 • Fax: (845) 486-2021
countybudget@dutchessny.gov
www.dutchessny.gov

Question: ***What would be the cost to restore Sunday visitation hours at the Dutchess County Jail?***

Response:
In compliance with updated NYS Commission on Correction standards and in an attempt to alleviate mandated overtime for Jail staff, visitation hours at the Dutchess County Jail were modified earlier this year to eliminate visiting hours on Sundays. Due to the complexities of staffing at the Jail, including employee use of benefit time and compensatory time, there is currently insufficient staff to facilitate weekend visitations. In order to restore visiting hours on Sundays, an estimated eight new positions would be required, at a total cost of approximately $656,000. Filling these new positions would require considerable time and effort in order to follow vetting and training procedures. Additionally, to the extent total staffing at the Jail is reduced by absences related to 207-c and/or recruitment and retention difficulties, restoration of Sunday visiting hours may result in increased mandatory overtime for existing jail staff.

Question: ***How many public defenders have received training regarding veteran's specific issues?***

Response:
In total, 15 public defenders and two social workers in the Public Defender's office have attended training on specific legal issues that impact veterans. These trainings have included the New York State Defenders Association (NYDA) Mitigation Training, the Dutchess County Bar Association's Representing Veterans in Criminal Court Seminar, the New York State Association of Criminal Defense Lawyers' Hudson Valley Criminal Defense Seminar, and the NYDA Veterans Defense Program training. The 2018 budget includes sufficient funding to continue these efforts and allow the Public Defender's office to send staff to trainings focused on veteran issues as part of the commitment to providing excellent legal representation to veterans.

Question: ***What would be the cost to add hand hygiene stations to all county buildings?***

Response:
The Department of Behavioral and Community Health has advised that from a medical standpoint, the County should continue to aggressively promote hand washing as the optimal hand hygiene method. Hand sanitizer stations could be installed in high traffic public areas, and DBCH would propose a pilot program be initiated in 2018 to include stations on each floor of the County Office Building at an estimated cost of $1,000.

Question: ***Has PFOA or PFOS firefighting spray foam been used at the County airport, and if so provide records related to its use.***

Response:
The firefighting spray foam used at the airport to suppress fuel fires is the industry standard material for aircraft firefighting to control potential fires resulting from large quantities of unburnt fuel in the event of an aircraft crash. Below are recorded uses of the foam:

- December 1, 1995 in response to a significant fuel spill on the Richmor ramp. The Aircraft Rescue and Firefighting (ARFF) truck responded and used approximately 40 buckets of foam concentrate (approximately 200 gallons)

- June 2004, an Exxon/Mobil tanker truck rollover on Jackson road, the ARFF truck responded and the County was reimbursed for the use of 80 buckets of concentrate (approximately 400 gallons)

- Per FAA regulations, airport staff perform a foam test twice a year. During these tests, typically 1 or 2 buckets of foam (approximately 5-10 gallons) is discharged for a few seconds to get a reading of the percentage of the mix coming out of each nozzle.

The firefighting foam currently used at the airport does not contain PFOA or PFOS.

Question: ***Page 219, what is the reason for the decrease in the estimated number of worksite inspections from 19 to 12?***

Response:
Worksite inspections refer to workstation evaluations of ergonomics and are provided upon request from employees through the year. The division of risk management does not refuse any requests for these evaluations and the total number of inspections is a projection based on previous years.

Question: ***Please provide an update regarding the safety assessments of high-crash locations in the County as referenced on page 745 of the 2017 Executive Budget.***

Response:
The Dutchess County Transportation Council (DCTC) completed a Safety Assessment (SA) of the intersection of Main St with Worrall Ave/Innis Ave in the City of Poughkeepsie this past August. It can be found at the below address:

http://www.dutchessny.gov/CountyGov/Departments/TransportationCouncil/Main-Worrall-Safety-Assessment-Report.pdf

Question: ***Can "zombie properties" that the County acquires through the in rem foreclosure process be gifted to non-profit entities such as Grace Smith House?***

Response:
The *in rem* process where the County takes ownership of property, relates to only those parcels which have delinquent taxes, not necessarily those that may be in pre-foreclosure or bank-owned. Once parcels are acquired by the County through the *in rem* process, these properties are sold at public auction in order to allow the County to recoup delinquent taxes through an unbiased public process. It is critical that this recoupment occur since the *in rem* process requires the County to make the towns, villages and school districts whole for past due taxes on impacted properties. Gifting a County-owned building with no consideration is impermissible under the New York State Constitution, and would leave the County without having recovered

any delinquent tax debt. The County's Land Disposition Policy allows the County to sell a property to a municipality outside of the auction process if the municipality demonstrates that the property will be used for an advantageous public purpose.

It is also important to note, that the City of Poughkeepsie and the City of Beacon have their own delinquent tax foreclosure process, and the County does not take ownership of tax delinquent parcels within these municipalities.

Newly adopted State regulations are intended to impact "zombie" (pre-foreclosure) properties through the State maintenance of a database of parcels declared as "vacant and abandoned" and subsequent requirements that banks/servicers maintain these properties or face penalties.

Question: ***Please provide a monthly menu and New York State Office for the Aging nutritional guidelines relating to the Home Delivered Meals program through the Office for the Aging.***

Response:
See attachment #1 and attachment #2.

Question: ***Page 644, what is the Care at Home program, and why is it decreasing from 3 to an estimated 2 served in 2018?***

Response:
The Care at Home program provides case management services to physically disabled children with the goal of allowing children who require skilled nursing care and other related services to remain in the home setting through the provision these community-based services to qualified individuals. The Office for the Aging currently provides case management services to three cases, but has transitioned this service to community providers through referrals. These agencies, that the County refers clients to, specialize in serving children who are physically and chronically disabled and require nursing facility or hospital level care. Families in need of these services are provided case management support at no cost through this Medicaid Waiver Program. The three cases that are currently managed through Office for the Aging will age out of the program in the next two years. One child will age out of the program in 2018, which is the reason for the decline from 3 served in 2017 to 2 served in 2018.

Question: ***What non-profit organizations does the County contract with to provide home care services? How much do these companies pay their home care workers per hour?***

Response:
The County contracts with the following providers for home care services:

- A&T Health Care
- Accent Care
- Anytime Home Care
- Home Health Care and Companions
- Mid-Hudson Regional Licensed Homecare
- North East Community Center
- Premier Home Health Care

- Unlimited Care
- Willcare

These Licensed Home Care Services Agencies generally pay aides a rate of $10-$12 per hour.

Question: ***What would be the cost associated with having all senior friendship centers open five days a week? Please also provide attendance records for all friendship centers.***

Response:
The estimated cost to expand the hours of operation of all congregate sites to 5 days per week would be approximately $125,000 for 2018. Please see Attachment #3, which shows attendance records by site.

Question: ***What would be the cost to add two additional Child Protective Services Workers?***

Response:
Salary and fringe for two new Case Manager II – CPS positions would be approximately $180,000, this expense would be eligible for 68% reimbursement.

Question: ***How much would it cost to determine the number of people who have jobs and also received Medicaid or food stamps?***

Response:
Having received a request for the information in the past, the department attempted to pull the information and has also requested an aggregate report from the state, with no success. In order to obtain this information, the department would have to open every file to verify the place of employment for the recipients of temporary assistance. This would first require obtaining each client's consent. This is more than just a funding issue, but rather one of confidentiality.

Question: ***When did Project MORE begin operating the Transitional House?***

Response:
Project MORE has operated the Transitional House since 2007.

Question: ***Please provide copies of documentation related to NYS DOH review of PFOS related well testing on and around the emergency response campus.***

Response:
See Attachment #4, which includes letters regarding the results of the well testing on and around the emergency response campus. Two of the wells tested had no detectable levels of PFOS and PFOA, the other two wells had a reading of two or less than two parts per trillion and less than 8 parts per trillion, respectively. Per the attached letters, the level requiring further action in the form of a health advisory is 70 parts per trillion.

Question: ***Page 472, why has the total number of clients served by ITAP remained level for 2018? Please provide response in writing.***

Response:
The criminal justice system at large develops referrals for ITAP as part of the sentencing arrangement. Most individuals who are in ITAP were in the Dutchess County Jail, received a forensic evaluation and a subsequent treatment recommendation which was discussed with the Assistant District Attorney and Public Defender on the case, and resulted in a referral to ITAP. The referral process has been intensely reviewed in 2017, and the vast majority of the 60 referrals to the forensic team since October of this year have been turned around in 24 to 48 hours. This response time reflects a significant reduction in the time it takes to prepare a recommendation for the court.

The ITAP program length has been reduced to a six-month timeframe to allow more people to be moved through the process. This change has allowed the system to process individuals with improved efficiency and move clients more quickly into the transitional house. The number of projected clients served by the program in 2018 is conservative and DBCH anticipates exceeding that projection. There is no limit or cap to the number served by ITAP in a given year. The turnaround of people moving from the jail, being evaluated, moving to the transition house and getting into ITAP is now happening faster than ever before. All partners within the criminal justice system will continue to work to reduce the amount of time it takes to get a referral for a forensic evaluation to increase the number of people who are accepting treatment as part of their probation.

Question: ***Please provide copies of materials developed by Dutchess County Soil and water related to pesticides.***

Response:
The contract is underway for the development of these materials by Dutchess County Soil and Water Conservation. When the materials are completed on or about May of next year, they will be provided to the Legislature.

Question: ***Would there be any additional expenses associated with increasing CPR training provided in 2018?***

Response:
The county will pursue additional CPR training in 2018 at no additional cost.

cc: All Legislators
Carolyn Morris, Clerk of the Legislature

OCTOBER – 2017

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
2 TURKEY ALA KING RICE CARROTS WHEAT BREAD APPLESAUCE	3 CHICKEN BREAST & GRAVY SWEET POTATOES GREEN BEANS STONEWHEAT BREAD ORANGES	4 STUFFED SHELLS ITALIAN MIXED VEGETABLES ITALIAN BREAD POUND CAKE	5 MEATLOAF & GRAVY MASHED POTATO BRUSSEL SPROUTS RYE BREAD BROWNIE	6 SAUTEED FISH CAKE REMOULADE SAUCE BROWN RICE ZUCCHINI & TOMATO WHEAT BREAD FRESH FRUIT)
9 **CLOSED** ***HOLIDAY*** **COLUMBUS DAY** 	10 SWEDISH MEATBALLS NOODLES & GRAVY SPINACH ITALIAN BREAD PEACHES	11 BAKED CHICKEN RED POTATO WINTER BLEND VEGETABLES WHOLE WHEAT BREAD FRUITED JELLO	12 CHILI WITH CHEESE RICE COLESLAW CORN BREAD VANILLA PUDDING	13 BREADED POLLOCK ROASTED NEW POTATOES GREEN BEANS ROLL PEARS)
16 SALISBURY STEAK GRAVY, BAKED POTATO BUTTERNUT SQUASH WHEAT BREAD FRUIT COCKTAIL	17 LEMON BAKED FISH TARTAR SAUCE BROWN RICE BROCCOLI WHOLEWHEAT ROLL APPLE CRISP	18 MACARONI, BEEF, & TOMATO CASSEROLE CAULIFLOWER ITALIAN BREAD LEMON PUDDING	19 CHICKEN & GRAVY STUFFING PEAS & ONIONS RYE BREAD PEARS	20 HAMBURGERS BUN STEAK FRIES BROCCOLI SMART BALANCE FRESH FRUIT PARFAIT
23 BAKED HAM SWEET POTATOES BABY LIMA BEANS WHEAT BREAD PINEAPPLE	24 ROAST PORK & GRAVY NEW POTATOES MIXED VEGETABLES STONEWHEAT BREAD FRESH FRUIT	25 CHICKEN CACCIATORE PASTA ZUCCHINI WHEAT ROLL CHOCOLATE PUDDING	26 SLOPPY JOE ON BUN STEAK FRIES COLLARD GREENS **BIRTHDAY CAKE**	27 BEEF & VEGETABLE STIR FRY RICE WHEAT ROLL SMART BALANCE FRESH FRUIT
30 MEATBALLS PASTA & SAUCE ITALIAN GREEN BEANS ITALIAN BREAD PEACHES	31 SALISBURY STEAK & GRAVY MASHED POTATO MIXED VEGETABLES WHEAT BREAD AMBROSIA		**Dutchess County Office for the Aging Marcus J. Molinaro County Executive Todd Tancredi Director**	Dutchess County Office for the Aging 27 High Street Poughkeepsie NY 12601 (845) 486-2555 (866) 486-2555 (toll free)

Attachment #1

NUTRITION

We need to provide 1/3 of the nutrients for one meal and 2/3rd of the RDA if they are getting 2 meals listed below for Male and Female above 51 years:

Micronutrients:

Nutrient (units)	Source of goal	Child 1–3	Female 4–8	Male 4–8	Female 9–13	Male 9–13	Female 14–18	Male 14–18	Female 19–30	Male 19–30	Female 31–50	Male 31–50	Female 51+	Male 51+
Vitamin A (mcg RAE)	RDA	300	400	400	600	600	700	900	700	900	700	900	700	900
Vitamin D[h] (mcg)	RDA	15	15	15	15	15	15	15	15	15	15	15	15	15
Vitamin E (mg AT)	RDA	6	7	7	11	11	15	15	15	15	15	15	15	15
Vitamin C (mg)	RDA	15	25	25	45	45	65	75	75	90	75	90	75	90
Thiamin (mg)	RDA	0.5	0.6	0.6	0.9	0.9	1.0	1.2	1.1	1.2	1.1	1.2	1.1	1.2
Riboflavin (mg)	RDA	0.5	0.6	0.6	0.9	0.9	1.0	1.3	1.1	1.3	1.1	1.3	1.1	1.3
Niacin (mg)	RDA	6	8	8	12	12	14	16	14	16	14	16	14	16
Folate (mcg)	RDA	150	200	200	300	300	400	400	400	400	400	400	400	400
Vitamin B_6 (mg)	RDA	0.5	0.6	0.6	1.0	1.0	1.2	1.3	1.3	1.3	1.3	1.3	1.5	1.7
Vitamin B_{12} (mcg)	RDA	0.9	1.2	1.2	1.8	1.8	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Choline (mg)	AI	200	250	250	375	375	400	550	425	550	425	550	425	550
Vitamin K (mcg)	AI	30	55	55	60	60	75	75	90	120	90	120	90	120

Macronutrient

RDA is shown below for males and females aged 19-70 years.[8]

Substance	Amount (males)	Amount (females)	Top Sources in Common Measures[9]
Carbohydrates	130 g/day	130 g/day	milk, grains, fruits, vegetables
Protein[ii]	56 g/day	46 g/day	meats, fish, legumes (pulses and lentils), nuts, milk, cheeses, eggs
Fiber	38 g/day	25 g/day	barley, bulgur, rolled oats, legumes, nuts, beans, apples
Fat	20–35% of calories		oils, butter, lard, nuts, seeds, fatty meat cuts, egg yolk, cheeses

OFA Congregate Site Attendance 2017

	January	February	March	April	May	June	July	August	September	October	YTD Total
Admiral Halsey											
Meals Served	300	260	320	320	360	340	320	380	300	340	3240
Social Visits											0
Total Attendance	300	260	320	320	360	340	320	380	300	340	**3240**
Beacon											
Meals Served	217	208	279	279	329	266	228	360	254	314	2734
Social Visits	144	124	148	134	148	151	154	145	112	110	1370
Total Attendance	361	332	427	413	477	417	382	505	366	424	**4104**
East Fishkill											
Meals Served	162	153	300	225	235	246	185	243	246	178	2173
Social Visits	31	80	108	95	164	157	111	105	69	119	1039
Total Attendance	193	233	408	320	399	403	296	348	315	297	**3212**
Interfaith											
Meals Served	75	65	85	83	96	85	80	80	66	81	796
Social Visits											0
Total Attendance	75	65	85	83	96	85	80	80	66	81	**796**
Maplewood											
Meals Served	779	670	890	923	1024	944	841	1107	837	785	8800
Social Visits											0
Total Attendance	779	670	890	923	1024	944	841	1107	837	785	**8800**
Millerton											
Meals Served	152	136	163	171	194	171	168	206	165	176	1702
Social Visits											0
Total Attendance	152	136	163	171	194	171	168	206	165	176	**1702**
Pawling											
Meals Served	77	62	108	95	108	110	87	110	66	78	901
Social Visits	39	59	40	56	90	63	51	81	22	30	531
Total Attendance	116	121	148	151	198	173	138	191	88	108	**1432**

Attachment #3

Poughkeepsie											
Meals Served	175	121	160	157	199	168	152	169	167	191	1,659
Social Visits	14	21	20	27	36	31	29	27	27	35	267
Total Attendance	189	142	180	184	235	199	181	196	194	226	**1,926**
Rhinebeck											
Meals Served	222	173	258	256	288	260	207	285	235	275	2,459
Social Visits	5	23	24	22	17	24	17	15	6	12	165
Total Attendance	227	196	282	278	305	284	224	300	241	287	**2,624**
S. Amenia											
Meals Served	95	90	113	102	131	113	97	129	103	122	1,095
Social Visits	21	21	25	22	15	17	21	20	22	24	208
Total Attendance	116	111	138	124	146	130	118	149	125	146	**1,303**
St. Simeon/St. Anna											
Meals Served	375	325	430	400	410	395	355	430	345	385	3,850
Social Visits											-
Total Attendance	375	325	430	400	410	395	355	430	345	385	**3,850**
Tri-Town											
Meals Served	395	379	392	352	413	484	342	485	425	431	4,098
Social Visits	98	83	117	136	164	175	127	108	113	192	1,313
Total Attendance	493	462	509	488	577	659	469	593	538	623	**5,411**
YTD Totals											
Total Meals Served	3,024	2,642	3,498	3,363	3,787	3,582	3,062	3,984	3,209	3,356	**33,507**
Social Visits	352	411	482	492	634	618	510	501	371	522	**4,893**
Total Attendance	3,376	3,053	3,980	3,855	4,421	4,200	3,572	4,485	3,580	3,878	**38,400**

Attachment #3

NEW YORK STATE OF OPPORTUNITY. | Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

June 26, 2017

Kelly Moustakas
87 E Dorsey Lane
Poughkeepsie, NY 12601

Dear Ms. Moustakas,

The Dutchess County Department of Health and New York State Department of Health (DOH) recently tested your private well for perfluorinated compounds (PFCs) including perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). This testing is part of New York State Water Quality Rapid Response Team 's efforts to identify and test drinking water systems near facilities suspected to be frequent users of PFOA and PFOS, including fire departments and training sites, airports and military installations, and manufacturing and chemical bulk storage facilities.

PFOA and PFOS were not detected in your system. The U.S. Environmental Protection Agency (EPA) health advisory level is 70 parts per trillion for PFOA and PFOS combined. No actions are necessary to reduce exposure to PFOA and PFOS in the drinking water supply. Complete testing results are enclosed. Note that the standard battery of testing for PFOA and PFOS, as per U.S. EPA Method 537, includes four additional PFCs, which were also not detected in your system. Additional information is available at the U.S. EPA's website: https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos.

Please note that our testing was specific to PFCs and did not include other parameters that private well owners should evaluate periodically. Guidance on testing can be found on the DOH website at https://www.health.ny.gov/environmental/water/drinking/regulations/fact_sheets/ under "Recommended Residential Water Quality Testing" and "Testing, Operation, and Maintenance of Residential Wells."

If you have any questions, please contact Dutchess County Department of Health at 845-486-3463, or the New York State Department of Health Bureau of Water Supply Protection at 518-402-7650; email: bpwsp@health.ny.gov.

Sincerely,

Lloyd R Wilson, Ph. D.
Director's Office
Bureau of Water Supply Protection

cc: Christine Westerman, NYSDOH
Dutchess County Department of Health
Maureen Schuck, NYSDOH

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023935-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Moustakas

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 10:58
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: KELLY MOUSTAKAS
87 E. DORSEY LANE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023935-01

Sample Type: Finished Water

Received Temperature (°C): **11.7**

Received State: **Cooling**

Lab Tracking Id: MOUSTAKAS

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**<1.77 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**<1.91 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluorononanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023936-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Moustakas Dup

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 10:58
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: KELLY MOUSTAKAS
87 E. DORSEY LANE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023936-01

Sample Type: Finished Water

Received Temperature (°C): **11.4**

Received State: **Cooling**

Lab Tracking Id: MOUSTAKASDUP

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**<1.77 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**<1.91 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluoronoanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

NEW YORK STATE OF OPPORTUNITY. | Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

June 26, 2017

Dean Pacchiana
PO Box 60
Hyde Park, NY 12538

Dear Mr. Pacchiana:

The Dutchess County Department of Health and New York State Department of Health (DOH) recently performed confirmatory sampling at your regulated drinking water system for perfluorinated compounds (PFCs) including perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). This testing is part of New York State Water Quality Rapid Response Team's efforts to identify and test regulated drinking water systems near facilities suspected to be frequent users of PFOA and PFOS, including fire departments and training sites, airports and military installations, and manufacturing and chemical bulk storage facilities.

The confirmatory sampling showed PFOS was detected in your system at levels well below the U.S. Environmental Protection Agency (EPA) health advisory level of 70 parts per trillion for PFOA and PFOS combined—your water is acceptable for all uses. No actions are necessary to reduce exposure to PFOA and PFOS in the drinking water supply. Complete testing results are enclosed. Note that the standard battery of testing for PFOA and PFOS, as per U.S. EPA Method 537, includes four additional PFCs, which may have been detected at very low concentrations. DOH recommends that you make these testing results available to all water consumers as you would other testing results.

If you have any questions, please contact Dutchess County Department of Health at 845-486-3464, or the New York State Department of Health Bureau of Water Supply Protection at 518-402-7650; email: bpwsp@health.ny.gov.

Additional information is available at the U.S. EPA's website: https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos.

Sincerely,

Lloyd R Wilson, Ph. D.
Director's Office
Bureau of Water Supply Protection

cc: Christine Westerman, NYSDOH
Dutchess County Department of Health
Maureen Schuck, NYSDOH

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023947-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Field

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 10:41
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG CTR.
Sampling Location Details: HYDE PARK LITTLE LEAGUE FIELD - SINK IN CLUBHOUSE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023947-01

Sample Type: Finished Water

Received Temperature (°C):	**12.5**
Received State:	**Cooling**

Lab Tracking Id: FIELD

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**1.91 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**2.10 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluorononanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023948-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Submitter's Reference Number: Field Dup

Grab/Collection Date: 05/03/2017 10:41
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG CTR.
Sampling Location Details: HYDE PARK LITTLE LEAGUE FIELD - SINK IN CLUBHOUSE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023948-01

Sample Type: Finished Water

Received Temperature (°C): **11.4**

Received State: **Cooling**

Lab Tracking Id: FIELD DUP

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**1.87 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**<1.91 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluorononanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Attachment #4

NEW YORK STATE OF OPPORTUNITY. | Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

June 26, 2017

Jennifer Shea
101 E. Dorsey Lane
Poughkeepsie, NY 12601

Dear Ms. Shea,

The Dutchess County Department of Health and New York State Department of Health (DOH) recently tested your private well for perfluorinated compounds (PFCs) including perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). This testing is part of New York State Water Quality Rapid Response Team 's efforts to identify and test drinking water systems near facilities suspected to be frequent users of PFOA and PFOS, including fire departments and training sites, airports and military installations, and manufacturing and chemical bulk storage facilities.

PFOA and PFOS were detected in your system at levels well below the U.S. Environmental Protection Agency (EPA) health advisory level of 70 parts per trillion for PFOA and PFOS combined—your water is acceptable for all uses. No actions are necessary to reduce exposure to PFOA and PFOS in the drinking water supply. Complete testing results are enclosed. Note that the standard battery of testing for PFOA and PFOS, as per U.S. EPA Method 537, includes four additional PFCs, which may have been detected at very low concentrations. Additional information is available at the U.S. EPA's website: https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos.

Please note that our testing was specific to PFCs and did not include other parameters that private well owners should evaluate periodically. Guidance on testing can be found on the DOH website at https://www.health.ny.gov/environmental/water/drinking/regulations/fact_sheets/ under "Recommended Residential Water Quality Testing" and "Testing, Operation, and Maintenance of Residential Wells."

If you have any questions, please contact Dutchess County Department of Health at 845-486-3464, or the New York State Department of Health Bureau of Water Supply Protection at 518-402-7650; email: bpwsp@health.ny.gov.

Sincerely,

Lloyd R Wilson, Ph. D.
Director's Office
Bureau of Water Supply Protection

cc: Christine Westerman, NYSDOH
Dutchess County Department of Health
Maureen Schuck, NYSDOH

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023937-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Shea

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 12:15
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: JENNIFER SHEA
101 E. DORSEY LANE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023937-01

Sample Type: Finished Water

Received Temperature (°C): **10.3**

Received State: **Cooling**

Lab Tracking Id: SHEA

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**1.97 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**4.45 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**7.68 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluorononanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023938-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Shea Dup

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 12:15
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: JENNIFER SHEA
101 E. DORSEY LANE
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023938-01

Sample Type: Finished Water

Received Temperature (°C): **9.9**

Lab Tracking Id: SHEADUP

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**2.39 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**4.46 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**7.37 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluoronoanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

NEW YORK STATE OF OPPORTUNITY. | Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

June 26, 2017

Dana Smith
Department of Emergency Response
392 Creek Road
Poughkeepsie, NY 12601

Dear Mr. Smith,

The Dutchess County Department of Health and New York State Department of Health (DOH) recently tested your private well for perfluorinated compounds (PFCs) including perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). This testing is part of New York State Water Quality Rapid Response Team 's efforts to identify and test drinking water systems near facilities suspected to be frequent users of PFOA and PFOS, including fire departments and training sites, airports and military installations, and manufacturing and chemical bulk storage facilities.

PFOA and PFOS were not detected in your system. The U.S. Environmental Protection Agency (EPA) health advisory level is 70 parts per trillion for PFOA and PFOS combined. No actions are necessary to reduce exposure to PFOA and PFOS in the drinking water supply. Complete testing results are enclosed. Note that the standard battery of testing for PFOA and PFOS, as per U.S. EPA Method 537, includes four additional PFCs, which were also not detected in your system. Additional information is available at the U.S. EPA's website: https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos.

Please note that our testing was specific to PFCs and did not include other parameters that private well owners should evaluate periodically. Guidance on testing can be found on the DOH website at https://www.health.ny.gov/environmental/water/drinking/regulations/fact_sheets/ under "Recommended Residential Water Quality Testing" and "Testing, Operation, and Maintenance of Residential Wells."

If you have any questions, please contact Dutchess County Department of Health at 845-486-3463, or the New York State Department of Health Bureau of Water Supply Protection at 518-402-7650; email: bpwsp@health.ny.gov.

Sincerely,

Lloyd R Wilson, Ph. D.
Director's Office
Bureau of Water Supply Protection

cc: Christine Westerman, NYSDOH
Dutchess County Department of Health
Maureen Schuck, NYSDOH

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023941-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Center

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 11:45
Date received: 05/04/2017 09:00

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: EMERGENCY RESPONSE CTR.
POUGHKEEPSIE NY 12601

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023941-01

Sample Type: Finished Water

Received Temperature (°C): **11.8**

Received State: **Cooling**

Lab Tracking Id: CENTER

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**<1.77 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**<1.91 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluoronoanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

NYSELAP: Accredited by the New York State Environmental Laboratory Approval Program

END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Attachment #4

New York State Department of Health
Wadsworth Center

Biggs Laboratory
PO Box 509
Albany, NY 12201
CLIA# 33D0654341

David Axelrod Institute
120 New Scotland Avenue
Albany, NY 12208
CLIA# 33D2005937

Griffin Laboratory
5668 State Farm Road
Slingerlands, NY 12159
CLIA# 33D2005935

Report No: **EHS1700023942-SR-1**

Report Date: **05/26/2017**

Report retrieved via NYSDOH Health Commerce System by czd01 on 05/30/2017

REQUESTED BY: DIRECTOR-CEHBWSP

DIRECTOR'S OFFICE
BUREAU OF WATER SUPPLY PROTECTION
ROOM 1110
CORNING TOWER - EMPIRE STATE PLAZA
ALBANY NY 12237

Submitter's Reference Number: Center Dup

Location/Project/Facility Name: DUTCHESS CO. FIRE TRNG. CTR.
Sampling Location Details: EMERGENCY RESPONSE CTR.
POUGHKEEPSIE NY 12601

Public Water Systems (BWSP)

County: DUTCHESS
City (or) Town: POUGHKEEPSIE
Submitted by: J. NEALON
Collected by:

Grab/Collection Date: 05/03/2017 11:45
Date received: 05/04/2017 09:00

FINAL LABORATORY REPORT

Biggs Laboratory
NYS ELAP ID: 10763

Laboratory of Organic Analytical Chemistry
Lab Director: Dr. K. Kannan
Contact: Dr. David Spink 518-486-2530

Sample Id: EHS1700023942-01

Sample Type: Finished Water

Received Temperature (°C): **11.7**

Received State: **Cooling**

Lab Tracking Id: CENTERDUP

Perfluoroalkyl Substances (PFASs) in Drinking Water by Ultra Performance Liquid Chromatography (UPLC) Tandem Mass Spectrometry (MS/MS): ISO 25101

Start Date: 5/5/2017 Analysis Date: 5/5/2017

Perfluorobutanesulfonic acid (PFBS):	**<1.77 ng/L**	
Perfluorohexanesulfonic acid (PFHxS):	**<1.89 ng/L**	
Perfluoroheptanoic acid (PFHpA):	**<2.00 ng/L**	
Perfluorooctanoic acid (PFOA):	**<2.00 ng/L**	NYSELAP
Perfluorooctanesulfonic acid (PFOS):	**<1.91 ng/L**	NYSELAP
Perfluorononanoic acid (PFNA):	**<2.00 ng/L**	

The purpose of our sampling is to analyze for PFOA and/or PFOS, as per ISO 25101:2009 (E) method. This test includes four additional Perfluorinated Chemicals (PFCs): perfluorobutanesulfonic acid (PFBS), perfluorohexanesulfonic acid (PFHxS), perfluoroheptanoic acid (PFHpA), perfluorononanoic acid (PFNA) that have been validated by the laboratory. These other PFCs may have been detected at very low concentrations-EPA has not established health advisories for these chemicals. All six PFCs are effectively removed from drinking water by granular activated carbon filtration systems.

NOTES:

[1] Sample temperature upon receipt did not meet method specifications of 10 °C.

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END OF REPORT

The Laboratory Director authorizes the release of this report. The results in this report relate only to the sample submitted to the laboratory.

Morris, Carolyn

From: smarsa55@gmail.com
Sent: Friday, November 24, 2017 6:02 AM
To: County Legislators
Subject: Joel's 10 budget proposals

To the Legislators: Please vote to include Joel Tyner's budget proposals.

Susan Marsa
Rhinebeck , NY

Sent from my iPhone

Morris, Carolyn

From: joseph lowenbraun [jlowenbraun@gmail.com]
Sent: Monday, November 27, 2017 1:34 PM
To: County Legislators; william mccabe; Maria Quackenbush
Subject: People's budget

Hello Legislators,

I've had the opportunity to read Legislator Tyner's People's budget and urge members of both caucuses to consider some if not all proposals. There are many fine ideas and I would like, as your constituent, to see them included.

Here is what concerns me the most: The county, because of its sales tax formula has built up an obscenely large fund surplus and less unless you plan to spend generously in the municipalities you've taken the money from, you should re-calculate the formula and allow those communities to use those repatriated funds as they see fit.

What I'd like to see happen is a signifigant investment in clean, renewable energy county wide. A growing number of communities from small to large cities and counties have either already done it or are committing to do it bay a certain date. Once again, when your children and grand children come asking where were you and what did you do about climate change, what will you tell them?

I'd like to see criminal justice reform so the many non-violent offenders now clogging our jail are no longer incarcerated merely because they can't pay bail. Along with this, I'd like you to scrap building a new jail. Even the former comptroller was against it(before he was for it.) To me a new jail represents a huge waste of my tax dollars.

I know this is not directly a budget item, but it reflects directly on it: put campaign finance reform on the agenda and allow it to pass or fail on its own merits. Every community in the surrounding area has done so including those with Republican majorities. You are the lone holdout. Many of these budget issues are decided by who gives money to whom. If the fossil fuel industry is making large campaign donations and you keep us dependent on fossil fuel, even the impression of collusion is an impropriety. If certain developers are giving you large campaign donations and they subsequently land a million dollar contract to build an un-necessary addition to the jail, even the impression of pay to play gives the impression of corruption. True that it may be legal and we can look at both our state and federal government as examples, but that does not make it right.

Here on our local level we are a little closer together. We live and work in the same community. We see and speak to one another and we need to do right by one other. I urge you to incorporate these ideas in the upcoming budget as they are good ideas worthy of our consideration.

Respectfully,
Joe Lowenbraun
Poughkeepsie

Morris, Carolyn

From: marcia slatkin [marcia.slatkin9@gmail.com]
Sent: Monday, November 27, 2017 2:34 PM
To: County Legislators; County Legislators
Subject: Vote "NO" on this budget

Dear legislators,

I'm told that we have a $59 million county budget balance. This is a good opportunity to help Dutchess citizens live comfortably. We can also see that the money is not wasted in frivolous give-aways. But the Molinaro budget does not accomplish these goals.

Restore a five day week to county senior centers. Give a grant to enforce the extant anti "pay to play" county contracts. We need our Consumer Affairs office funded. The

newspapers are full of news on discrimination against women -- in all areas of life. Pay equity is basic. How about some money to enforce pay equity laws here.
And get rid of that illegal bus takeover in Poughkeepsie, that uses routes deliberately intended to keep poor people unable to use the buses. That was... underhanded. We couldn't believe that the county had down that. Also, when Mr. Molinaro allocates money to Chase and Wells Fargo as his preferred banks, we are inadvertently paying for oil pipe lines that rupture and ruin our environment. Why not create a

Public bank -- the Dutchess Public Bank.
Has a nice ring.

I could go further, but you get the idea. I want you to vote no on this budget because it does not serve the our needs -- the citizens of
the county you are charged to care for, to protect, to enhance. Come on, guys. No
more extra extras for them that's already got a lot. We've been there done that for long enough. Now make something good happen!

Yours truly, Marcia Slatkin
Box 484 Rhinebeck 12572

Discussion on Resolution 2017236 resulted as follows:

Legislator Jeter-Jackson, duly seconded by Legislator Strawinski, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
682	DCFS- Serv for Recip	A.6070	4400.4559	Family Services	1,415,893	1,515,893	100,000	Family Services capital match for boiler replacement.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Jeter-Jackson, duly seconded by Legislator Brendli, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
363	Emergency Response	A.3410	4401.106	Professional Services- Program	48,000	73,000	25,000	Funds to secure an emergency shelter space at the Civic Center.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Jeter-Jackson, duly seconded by Legislator Black, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	96,000	46,000	(50,000)	Reduce health insurance as changes and vacancy will occur.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Jeter-Jackson, duly seconded by Legislator Black, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
672	DCFS	A.6010	8400	Hospital, Med & Surg Ins	5,622,186	5,572,186	(50,000)	Reduce health insurance as changes and vacancy will occur.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Jeter-Jackson, duly seconded by Legislator Black, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
436	Jail	A.3150	8400	Hospital, Med & Surg Ins	4,419,753	4,394,753	(25,000)	Reduce health insurance as changes and vacancy will occur.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Pulver, duly seconded by Legislator Bolner, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
363	Emergency Response	A.3410	4401.106	Professional Services- Program	73,000	88,000	15,000	Increase Deputy Coordinator Stipends.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

Legislator Pulver, duly seconded by Legislator Bolner, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	46,000	31,000	(15,000)	Reduce health insurance as changes and vacancy will occur.

Roll call on foregoing amendment resulted as follows:

AYES: 25 Borchert, Miccio, Bolner, Strawinski, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Tyner, Washburn

NAYS: 0

ABSENT: 0

Amendment Adopted.

At this time, Chairman Borchert entertained a motion from the floor, which was seconded and carried, for a Democratic Caucus.

At this time, Chairman Borchert entertained a motion from the floor, which was seconded and carried, to resume the regular order of business.

Legislator Tyner, duly seconded by Legislator Amparo, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
751	Planning & Dev	A8020	4401.105	Prof Services	1,000	5,925	+5,925	EMC

Roll call on foregoing amendment resulted as follows:

AYES: 9 Strawinski, Amparo, Black, Jeter-Jackson, Tyner, Coviello, Forman Rieser, Brendli

NAYS: 16 Borchert, Miccio, Bolner, Flesland, Horton, Incoronato, Kakish, Landisi, Metzger, Pulver, Roman, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
557	DBCH	A.6610	1010	Restore Cons. Affairs/Weights & Measures	227,131	377,131	+150,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
649	Aging	A.6772.50	1010	Restore 5-Day Week: Senior Centers	1,525,725	1,650,725	+125,000	

The motion failed due to lack of a second.

Legislator Tyner, duly seconded by Legislator Strawinski, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
672	DCFS	A.6010	1010	Add 2 CPS Workers: Lower Caseloads	19,715,621	19,773,221	+57,600	

Roll call on foregoing amendment resulted as follows:

AYES: 8 Strawinski, Amparo, Black, Roman, Brendli, Rieser, Jeter-Jackson, Tyner

NAYS: 17 Borchert, Miccio, Bolner, Flesland, Coviello, Forman, Horton, Incoronato, Kakish, Landisi, Metzger, Pulver, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
755	Planning & Dev	A.8020.81	4401.106	Expand HHW Events: New Zero Waste Expert	90,000	180,000	+90,000	

The motion failed due to lack of a second.

Legislator Tyner, duly seconded by Legislator Amparo, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
681	DCFS	A.6010	4400.4425	Hudson River Housing: Homeless Veterans Housing 1st	851,150	1,081,150	+230,000	

Roll call on foregoing amendment resulted as follows:

AYES: 7 Strawinski, Amparo, Black, Brendli, Rieser, Jeter-Jackson, Tyner

NAYS: 18 Borchert, Miccio, Bolner, Flesland, Coviello, Forman, Horton, Incoronato, Kakish, Landisi, Metzger, Pulver, Roman, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner, duly seconded by Legislator Black, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
107	Finance	A.1310	4401.105	Prof. Svs – Consult	40,500	41,500	+1,000	

Roll call on foregoing amendment resulted as follows:

AYES: 4 Amparo, Black, Brendli, Tyner

NAYS: 21 Borchert, Miccio, Bolner, Strawinski, Flesland, Coviello, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Rieser, Roman, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
495	DBCH	A.4010.29	4431	New XRF Analyzer to Test Toxic Toys	16,000	56,000	+40,000	

The motion failed due to lack of a second.

Legislator Tyner, duly seconded by Legislator Strawinski, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
374	CJC	A.3010	4401.105	Prof Serv.'s: Vera Institute Analysis of Dutchess County	61,200	111,200	+50,000	

Roll call on foregoing amendment resulted as follows:

AYES: 6 Strawinski, Amparo, Black, Brendli, Rieser, Tyner

NAYS: 19 Borchert, Miccio, Bolner, Flesland, Coviello, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Pulver, Roman, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner, duly seconded by Legislator Amparo, moved to amend the foregoing resolution as follows:

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
385	P/CC	A.3140	4401.105	Prof. Serv.'s: Bail Loan Fund for Some Nonviol. Misd.'s	32,400	42,400	+10,000	

Roll call on foregoing amendment resulted as follows:

AYES: 7 Strawinski, Amparo, Black, Brendli, Rieser, Jeter-Jackson, Tyner

NAYS: 18 Borchert, Miccio, Bolner, Flesland, Coviello, Forman, Horton, Incoronato, Kakish, Landisi, Metzger, Pulver, Roman, Sagliano, Surman, Thomes, Truitt, Washburn

ABSENT: 0

Amendment defeated.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
751	Pl. Dev.	A.8020	4400.4483	Local Devel. Corp. reform/pay equity	451,500	521,500	+70,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
751	Pl. Dev.	A.8020	4401.105	PSC Democracy Collaborative/ILSR	392,050	397,050	+5,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
81	BOE	A.1450	4401.105	Prof. Serv.'s: Training on Hand-Counting Paper Ballots	360	1,360	+1,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
166	Co. Leg.	A.1010	4401.105	Prof. Serv.'s: Training on State/Fed Law; Redistricting	50,000	50,500	+500	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

PAGE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
91	Comp	A.1315	4401.105	Prof. Serv.'s: Report: County Contracts/Conflicts of Interest	6,500	11,500	+5,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

GE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
36	Jail	A.3150	1050	Cut Overtime: No Jailing Nonviolent Addicts	5,273,800	4,273,800	-1,000,000	

The motion failed due to lack of a second.

Legislator Tyner moved to amend the foregoing resolution.

GE	DEPARTMENT	DEPT CODE	APPROP LINE	LINE DESCRIPTION	2018 BUDGET	FINAL 12/7/17 AMENDMENT	FINAL 12/7/17 DIFFERENCE	COMMENTS/INTENT
51	DPW-B	A.1620	4220	Power Purchase Agreement for Solar	634,066	434,066	-200,000	

The motion failed due to lack of a second.

Roll call on the foregoing resolution resulted as follows:

AYES: 24 Borchert, Bolner, Amparo, Black, Brendli, Coviello, Flesland, Forman, Horton, Incoronato, Jeter-Jackson, Kakish, Landisi, Metzger, Miccio, Pulver, Rieser, Roman, Sagliano, Strawinski, Surman, Thomes, Truitt, Washburn

NAYS: 1 Tyner

ABSENT: 0

Resolution adopted.

Budget Amendment Form

From Legislator: FLESLAND /JMiccio/All in favor

Page #490	Department DBCH	Dept. Code A.4010.27	Approp Line 4401.106	Line Description PROFESSIONAL SERVICES – PROGRAMS	From Recommend $0	To Amendment $34,000	Impact Difference +34,000

Notes: CPR
(If any)

2017236
11/28/17

Budget Amendment Form

From Legislator: FLESLAND / DB / All in favor

Page #778	Department Employee Health Dental and OBT Insurance	Dept. Code A.9060	Approp Line 8400.80	Line Description Hospital Med&Surg Ins non PB	From Recommend $196,000	To Amendment $96,000	Impact Difference -100,000

Notes:

(If any)

2017236
11/28/17

Budget Amendment Form

From Legislator: FLESLAND/ D Bolner/ All in favor

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
251	DPW Buildings	A.1620	4160	Office Supplies	$6,000	$7,000	+1,000

Notes: Pilot program for hand sanitizers in COB

(If any)
11/28/17
2017236

Budget Amendment Form

From Legislator: FLESLAND/mc / All in favor

Page #551	Department DBCH VETERANS SVS AGENCY	Dept. Code A.6510	Approp Line 4401.105	Line Description PROFESSIONAL SERVICES – CONSULTANTS	From Recommend $35,000	To Amendment $100,000	Impact Difference +65,000

Notes:

(If any)

2017236
11/28/17

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*		
District 14 - Town of Wappinger	Amparo*		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 12 **Resolution:** ____ **Total :** _____ _____

Absent: 0 **Motion:** ✓ **Yes** **No**

Vacant: 0 **Abstentions:** _____

JT/MS

(1) AF Ruled out of order

JT objects

11/28/17

2017236

Budget Amendment Form

From Legislator: TYNER /ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.436	Jail	A.3150	1050	Cut Overtime: No Jailing Nonviolent Addicts	$5,273,800	$4,273,800	- $1,000,000

1

Date: November 28, 2017

Resolution No. 2017236

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		1
District 17 - Town and Village of Fishkill	Miccio*		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		3
District 20 - Town of Red Hook	Strawinski*	1	
District 14 - Town of Wappinger	Amparo*	2	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		4
District 6 - Town of Poughkeepsie	Flesland (C)		5
District 10 - City of Poughkeepsie	Jeter-Jackson	3	
District 11 - Towns of Rhinebeck and Clinton	Tyner	4	
District 12 - Town of East Fishkill	Metzger		6
District 15 - Town of Wappinger	Incoronato		7
District 22 - Towns of Beekman and Union Vale	Coviello		8

Present: 12 **Resolution:** ✓ **Total :** 4 (Yes) 8 (No)

Absent: 0 **Motion:** ___

Vacant: 0 **Abstentions:** 0

(2) JT/ms

11·28·17
2017236

Budget Amendment Form

From Legislator: TYNER /ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.251	DPW-B	A.1620	4220	Power Purchase Agreement for Solar	$634,066	$434,066	- $200,000

(2)

Date: November 28, 2017

Resolution No. 2017236

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*		
District 14 - Town of Wappinger	Amparo*		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 12
Absent: 0
Vacant: 0

Resolution: ____
Motion: ✓

Total : _____ _____
Yes No

Abstentions: _____

3 AF - out of order

11.28.17
2017236

Budget Amendment Form

From Legislator: TYNER /ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.153	Exec	A.1230	1010	Move Some of County Exec Staff to Other Dept.'s	$947,198	$697,198	- $250,000

3

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.279	A.F.B.	A.9998	95990.0.01	Approp.'d Fund Balance General	$8,500,000	~~$500,000~~ 7,500,000	- ~~$8,000,000~~ - $1,000,000

failed no second

(4)

Date: November 28, 2017

Resolution No. 2017236

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		1
District 17 - Town and Village of Fishkill	Miccio*		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		3
District 20 - Town of Red Hook	Strawinski*	1	
District 14 - Town of Wappinger	Amparo*		10
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		4
District 6 - Town of Poughkeepsie	Flesland (C)		5
District 10 - City of Poughkeepsie	Jeter-Jackson		6
District 11 - Towns of Rhinebeck and Clinton	Tyner	2	
District 12 - Town of East Fishkill	Metzger		7
District 15 - Town of Wappinger	Incoronato		8
District 22 - Towns of Beekman and Union Vale	Coviello		9

Present: 12 **Resolution:** ___ **Total :** 2 (Yes) 10 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

5

Budget Amendment Form

From Legislator: TYNER/ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.649	Aging	A.6772.50		Restore 5-Day Week: Senior Centers	$1,525,725	$1,650,725	+ $125,000

5

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4401.105	PSC Democracy Collaborative/ILSR	$392,050	$442,050	+ $50,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.672	DCFS	A.6010	1010	Add 2 CPS Workers: Lower Caseloads	$19,715,621	$19,773,221	+ $57,600

No second

Date: November 28, 2017

Resolution No. 2017236

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		1
District 17 - Town and Village of Fishkill	Miccio*		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		3
District 20 - Town of Red Hook	Strawinski*		4
District 14 - Town of Wappinger	Amparo*		5
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		6
District 6 - Town of Poughkeepsie	Flesland (C)		7
District 10 - City of Poughkeepsie	Jeter-Jackson		8
District 11 - Towns of Rhinebeck and Clinton	Tyner	1	
District 12 - Town of East Fishkill	Metzger		9
District 15 - Town of Wappinger	Incoronato		10
District 22 - Towns of Beekman and Union Vale	Coviello	2	

Present: 12
Absent: 0
Vacant: 0

Resolution: ✓
Motion:

Total : 2 Yes, 10 No
Abstentions: 0

JT / J.J

11.28.17
2017236

Budget Amendment Form

From Legislator: TYNER /JJ

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.226	HR	A.1430	4653	Human Rights Comm. Poster Contest	$20,000	$25,000	+ $5000

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.651	Aging	A.6772.50	4424	Living Wage for Home Care Workers	$670,000	$870,000	+ $200,000

7

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.488	DBCH	A.4010.27	1050	Overtime: Report on Employed on Medicaid	$1500	$6500	+ $5000

(8) no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4400.4483	Local Devel. Corp. reform/pay equity	$451,500	$521,500	+ $70,000

no fund

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4401.105	PSC Democracy Collaborative/ILSR	$392,050	$442,050	+ $50,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.495	DBCH	A.4010.29	4431	New XRF Analyzer to Test Toxic Toys	$16,000	$56,000	+ $40,000

no send

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.692	DCFS	A.6109	4400.4456	More WIB Summer Jobs: At-Risk Youth	$460,000	$1,460,000	+ $1,000,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.681	DCFS	A.6070	4400.4425	Hudson River Housing: Homeless Veterans/Housing 1st	$851,150	$1,456,150	+ $605,000

X no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.438	Jail	A.3150	4401.105	Prof. Serv.'s-- GED Program Inside County Jail	$408,000	~~$418,000~~ 458,000	+ $50,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.385	P/CC	A.3140	4401.105	Prof. Serv.'s: Bail Loan Fund for Some Nonviol. Misd.'s	$32,400	$52,400	+ $20,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.374	CJC	A.3010	4401.105	Prof. Serv.'s: Vera Institute Analysis of Dutchess County	$61,200	$111,200	+ $50,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.91	Comp.	A.1315	4401.105	Prof. Serv.'s: Report: County Contracts/Conflicts of Interest	$6500	$11,500	+ $5000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
107	FINANCE	A.1310	4401.105	Prof Svs-Consult	$40,500	$41,500	$1,000

To work with public banking institute to evaluate cost and feasibility of creating a public bank for Dutchess County

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.166	Co. Leg.	A.1010	4401.105	Prof. Serv.'s: Training on State/Fed Law; Redistricting	$50,000	$50,500	+ $500

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4400.4483	Local Devel. Corp. reform/pay equity	$451,500	$521,500	+ $70,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.81	BOE	A.1450	4401.105	Prof. Serv.'s: Training on Hand-Counting Paper Ballots	$360	$1,360	+ $1,000

no second

Date: November 28, 2017

Resolution No. 2017236

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *	1	
District 17 - Town and Village of Fishkill	Miccio*	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*	3	
District 20 - Town of Red Hook	Strawinski*	4	
District 14 - Town of Wappinger	Amparo*		1
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)	5	
District 6 - Town of Poughkeepsie	Flesland (C)	6	
District 10 - City of Poughkeepsie	Jeter-Jackson	7	
District 11 - Towns of Rhinebeck and Clinton	Tyner		2
District 12 - Town of East Fishkill	Metzger	8	
District 15 - Town of Wappinger	Incoronato	9	
District 22 - Towns of Beekman and Union Vale	Coviello	10	

Present: 12 **Resolution:** ✓ **Total :** 10 2

Absent: 0 **Motion:** \ Yes No

Vacant: 0 **Abstentions:** 0

2017236 ADOPTION OF THE TENTATIVE BUDGET FOR DUTCHESS COUNTY FOR THE YEAR 2018 SUBJECT TO AMENDMENTS HEREIN CONTAINED

Date: November 28, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** 1 **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#1

2017236

12·7·17

Budget Amendment Form

From Legislator: JETER-JACKSON /ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
682	DCFS- Serv for Recip	A.6070	4400.4559	Family Services	1,415,893	1,515,893	100,000

Notes:

Family Services capital match for boiler replacement

1

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ___ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#2

2017236

12.7.17

Budget Amendment Form

From Legislator: JETER-JACKSON /CB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
363	Emergency Response	A.3410	4401.106	Professional Services-Program	48,000	73,000	25,000

Notes:

Funds to secure an emergency shelter space at the Civic Center

2

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ___ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#3

2017236

12·7·17

Budget Amendment Form

From Legislator: JETER-JACKSON / HB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	96,000	46,000	(50,000)

Notes:

Reduce health insurance as changes and vacancy will occur

3

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ___ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#4

2017236

12·7·17

Budget Amendment Form

From Legislator: JETER-JACKSON /HB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
672	DCFS	A.6010	8400	Hospital, Med & Surg Ins	5,622,186	5,572,186	(50,000)

Notes:

Reduce health insurance as changes and vacancy will occur

4

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#5

2017236

12·7·2017

Budget Amendment Form

From Legislator: JETER-JACKSON / HB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
436	Jail	A.3150	8400	Hospital, Med & Surg Ins	4,419,753	4,394,753	(25,000)

Notes:

Reduce health insurance as changes and vacancy will occur

5

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ___ **Total :** 25 0

Absent: 0 **Motion:** ✓ Yes No

Vacant: 0 **Abstentions:** 0

#6

2017236

12.7.2017

Budget Amendment Form

From Legislator: PULVER / DBolner

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
363	Emergency Response	A.3410	4401.106	Professional Services-Program	73,000	88,000	15,000

Notes:

Increase Deputy Coordinator Stipends.

6

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

#7

2017236

12·7·17

Budget Amendment Form

From Legislator: PULVER /DB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
778	Fringe Benefits	A.9060	8400.80	Hospital, Med & Surg Ins	46,000	31,000	(15,000)

Notes:

Reduce health insurance as changes and vacancy will occur.

7

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski	1	
District 14 - Town of Wappinger	Amparo	2	
District 1 - Town of Poughkeepsie	Kakish		4
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		5
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman		6
District 6 - Town of Poughkeepsie	Flesland		7
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		8
District 8 - City and Town of Poughkeepsie	Brendli	4	
District 9 - City of Poughkeepsie	Rieser	5	
District 10 - City of Poughkeepsie	Jeter-Jackson	6	
District 11 - Towns of Rhinebeck and Clinton	Tyner	7	
District 12 - Town of East Fishkill	Metzger		9
District 15 - Town of Wappinger	Incoronato		10
District 16 - Town of Fishkill and City of Beacon	Forman	8	1
District 18 - City of Beacon and Town of Fishkill	Landisi		11
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		12
District 21 - Town of East Fishkill	Horton		13
District 22 - Towns of Beekman and Union Vale	Coviello	9	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		14
District 24 - Towns of Dover and Union Vale	Surman		15
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		16

Present: 25 **Resolution:** ___ **Total :** 9 (Yes) 16 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

37

2017236

12·7·17

Budget Amendment Form

From Legislator: TYNER /FA

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p. 751	Planning & Dev	A.8020	4401.105	Prof. Services	$100	$5,925	+ $5,825

EMC website / Social media outreach $500
Operations support from DCCCE for State of the Environment Report and Fossil Fuel Reduction Report $3000
Supplies –educational materials for participation at various community events. $500
Community Recognition Program $500
NYS Assoc. of Conservation Commissions membership $75
NYS Assoc. of Conservation Commissions Annual Conference (registration, lodging, meals for 2 people) $750
Other conferences, training / workshops $500
TOTAL $5825

Date: November 28, 2017 37 Resolution No. 2017236

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.557	DBCH	A.6610	1010	Restore Cons. Affairs/Weights/Measures	$227,131	$377,131	+ $150,000

No second

Date: November 28, 2017

Resolution No. 2017236

14

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.649	Aging	A.6772.50		Restore 5-Day Week: Senior Centers	$1,525,725	$1,650,725	+ $125,000

No second

Date: November 28, 2017

Resolution No. 2017236

15

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski	1	
District 14 - Town of Wappinger	Amparo	2	
District 1 - Town of Poughkeepsie	Kakish		4
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		5
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman	8	
District 6 - Town of Poughkeepsie	Flesland		6
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		7
District 8 - City and Town of Poughkeepsie	Brendli	4	
District 9 - City of Poughkeepsie	Rieser	5	
District 10 - City of Poughkeepsie	Jeter-Jackson	6	
District 11 - Towns of Rhinebeck and Clinton	Tyner	7	
District 12 - Town of East Fishkill	Metzger		8
District 15 - Town of Wappinger	Incoronato		9
District 16 - Town of Fishkill and City of Beacon	Forman		10
District 18 - City of Beacon and Town of Fishkill	Landisi		11
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		12
District 21 - Town of East Fishkill	Horton		13
District 22 - Towns of Beekman and Union Vale	Coviello		14
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		15
District 24 - Towns of Dover and Union Vale	Surman		16
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		17

Present: 25 **Resolution:** ✓ **Total :** 8 (Yes) 17 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

JT/ms

#16

2017236

12·7·17

Budget Amendment Form

From Legislator: TYNER /ms

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.672	DCFS	A.6010	1010	Add 2 CPS Workers: Lower Caseloads	$19,715,621	$19,773,221	+ $57,600

Date: November 28, 2017

Resolution No. 2017236

16

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.755	Pl.Dev.	A.8020.81	4401.106	Expand HHW Events: New Zero Waste Expert	$90,000	$180,000	+ $90,000

No second

Date: November 28, 2017

Resolution No. 2017236

24

5

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski	1	
District 14 - Town of Wappinger	Amparo	2	
District 1 - Town of Poughkeepsie	Kakish		4
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		5
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman		6
District 6 - Town of Poughkeepsie	Flesland		7
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		8
District 8 - City and Town of Poughkeepsie	Brendli	4	
District 9 - City of Poughkeepsie	Rieser	5	
District 10 - City of Poughkeepsie	Jeter-Jackson	6	
District 11 - Towns of Rhinebeck and Clinton	Tyner	7	
District 12 - Town of East Fishkill	Metzger		9
District 15 - Town of Wappinger	Incoronato		10
District 16 - Town of Fishkill and City of Beacon	Forman		11
District 18 - City of Beacon and Town of Fishkill	Landisi		12
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		13
District 21 - Town of East Fishkill	Horton		14
District 22 - Towns of Beekman and Union Vale	Coviello		15
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		16
District 24 - Towns of Dover and Union Vale	Surman		17
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		18

Present: 25 **Resolution:** ✓ **Total :** 7 Yes 18 No

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

JT / FA

#29

2017236

12·7·17

Budget Amendment Form

From Legislator: TYNER /FA

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.681	DCFS	A.6070	4400.4425	Hudson River Housing: Homeless Veterans/Housing 1st	$851,150	~~$1,456,150~~	+ ~~$605,000~~ +230,000

Date: November 28, 2017

Resolution No. 2017236

29

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski		4
District 14 - Town of Wappinger	Amparo	1	
District 1 - Town of Poughkeepsie	Kakish		5
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		6
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman		7
District 6 - Town of Poughkeepsie	Flesland		8
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		9
District 8 - City and Town of Poughkeepsie	Brendli	22	
District 9 - City of Poughkeepsie	Rieser		10
District 10 - City of Poughkeepsie	Jeter-Jackson		11
District 11 - Towns of Rhinebeck and Clinton	Tyner	2	
District 12 - Town of East Fishkill	Metzger		12
District 15 - Town of Wappinger	Incoronato		13
District 16 - Town of Fishkill and City of Beacon	Forman		14
District 18 - City of Beacon and Town of Fishkill	Landisi		15
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		16
District 21 - Town of East Fishkill	Horton		17
District 22 - Towns of Beekman and Union Vale	Coviello		18
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		19
District 24 - Towns of Dover and Union Vale	Surman		20
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		21

Present: 25 **Resolution:** ✓ **Total :** 24 (W) 21 (O)

Absent: 0 **Motion:** ✓ Yes No

Vacant: 0 **Abstentions:** 0

38

2017236

12·7·17

Budget Amendment Form

From Legislator: TYNER /HB

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
107	FINANCE	A.1310	4401.105	Prof Svs-Consult	$40,500	$41,500	$1,000

To work with public banking institute to evaluate cost and feasibility of creating a public bank for Dutchess County

Date: November 28, 2017

Resolution No. 2017236

38

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.495	DBCH	A.4010.29	4431	New XRF Analyzer to Test Toxic Toys	$16,000	$56,000	+ $40,000

no second

Date: November 28, 2017

Resolution No. 2017236

27

8

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski	1	
District 14 - Town of Wappinger	Amparo	2	
District 1 - Town of Poughkeepsie	Kakish		4
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		5
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman		6
District 6 - Town of Poughkeepsie	Flesland		7
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		8
District 8 - City and Town of Poughkeepsie	Brendli	4	
District 9 - City of Poughkeepsie	Rieser	5	
District 10 - City of Poughkeepsie	Jeter-Jackson		9
District 11 - Towns of Rhinebeck and Clinton	Tyner	6	
District 12 - Town of East Fishkill	Metzger		10
District 15 - Town of Wappinger	Incoronato		11
District 16 - Town of Fishkill and City of Beacon	Forman		12
District 18 - City of Beacon and Town of Fishkill	Landisi		13
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		14
District 21 - Town of East Fishkill	Horton		15
District 22 - Towns of Beekman and Union Vale	Coviello		16
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		17
District 24 - Towns of Dover and Union Vale	Surman		18
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		19

Present: 25 **Resolution:** ✓ **Total :** 6 (Yes) 19 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

JT/MS

#33

2017236

12·7·17

Budget Amendment Form

From Legislator: TYNER /MS

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.374	CJC	A.3010	4401.105	Prof. Serv.'s: Vera Institute Analysis of Dutchess County	$61,200	$111,200	+ $50,000

Date: November 28, 2017

Resolution No. 2017236

33

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		1
District 17 - Town and Village of Fishkill	Miccio		2
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		3
District 20 - Town of Red Hook	Strawinski	1	
District 14 - Town of Wappinger	Amparo	2	
District 1 - Town of Poughkeepsie	Kakish		4
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		5
District 4 - Town of Hyde Park	Black	3	
District 5 - Town of Poughkeepsie	Roman		6
District 6 - Town of Poughkeepsie	Flesland		7
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		8
District 8 - City and Town of Poughkeepsie	Brendli	4	
District 9 - City of Poughkeepsie	Rieser	5	
District 10 - City of Poughkeepsie	Jeter-Jackson	6	
District 11 - Towns of Rhinebeck and Clinton	Tyner	7	
District 12 - Town of East Fishkill	Metzger		9
District 15 - Town of Wappinger	Incoronato		10
District 16 - Town of Fishkill and City of Beacon	Forman		11
District 18 - City of Beacon and Town of Fishkill	Landisi		12
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		13
District 21 - Town of East Fishkill	Horton		14
District 22 - Towns of Beekman and Union Vale	Coviello		15
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		16
District 24 - Towns of Dover and Union Vale	Surman		17
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		18

Present: 25 **Resolution:** ✓ **Total :** 7 (Yes) 18 (No)

Absent: 0 **Motion:** ✓

Vacant: 0 **Abstentions:** 0

JT/FA

32

2017236

12.7.17

Budget Amendment Form

From Legislator: TYNER /FA

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.385	P/CC	A.3140	4401.105	Prof. Serv.'s: Bail Loan Fund for Some Nonviol. Misd.'s	$32,400	~~$52,400~~ $42,400	+ ~~$20,000~~ 10,000

no change

Date: November 28, 2017

Resolution No. 2017236

32

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4400.4483	Local Devel. Corp. reform/pay equity	$451,500	$521,500	+ $70,000

no second

Date: November 28, 2017

Resolution No. 2017236

23

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.751	Pl.Dev.	A.8020	4401.105	PSC Democracy Collaborative/ILSR	$392,050	~~$442,050~~	+ ~~$50,000~~ 5,000

no second

Date: November 28, 2017

Resolution No. 2017236

24

2

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.81	BOE	A.1450	4401.105	Prof. Serv.'s: Training on Hand-Counting Paper Ballots	$360	$1,360	+ $1,000

no second

Date: November 28, 2017

Resolution No. 2017236

36

13

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.166	Co. Leg.	A.1010	4401.105	Prof. Serv.'s: Training on State/Fed Law; Redistricting	$50,000	$50,500	+ $500

no second

Date: November 28, 2017

Resolution No. 2017236

35

14

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.91	Comp.	A.1315	4401.105	Prof. Serv.'s: Report: County Contracts/Conflicts of Interest	$6500	$11,500	+ $5000

no sum

Date: November 28, 2017

Resolution No. 2017236

34

15

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.436	Jail	A.3150	1050	Cut Overtime: No Jailing Nonviolent Addicts	$5,273,800	$4,273,800	- $1,000,000

no second

Date: November 28, 2017

Resolution No. 2017236

9

Budget Amendment Form

From Legislator: TYNER

Page #	Department	Dept. Code	Approp Line	Line Description	From Recommend	To Amendment	Impact Difference
p.251	DPW-B	A.1620	4220	Power Purchase Agreement for Solar	$634,066	$434,066	- $200,000

no second

Date: November 28, 2017

Resolution No. 2017236

10

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	1	
District 17 - Town and Village of Fishkill	Miccio	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	3	
District 20 - Town of Red Hook	Strawinski	4	
District 14 - Town of Wappinger	Amparo	5	
District 1 - Town of Poughkeepsie	Kakish	6	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	7	
District 4 - Town of Hyde Park	Black	8	
District 5 - Town of Poughkeepsie	Roman	9	
District 6 - Town of Poughkeepsie	Flesland	10	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	11	
District 8 - City and Town of Poughkeepsie	Brendli	12	
District 9 - City of Poughkeepsie	Rieser	13	
District 10 - City of Poughkeepsie	Jeter-Jackson	14	
District 11 - Towns of Rhinebeck and Clinton	Tyner		1
District 12 - Town of East Fishkill	Metzger	15	
District 15 - Town of Wappinger	Incoronato	16	
District 16 - Town of Fishkill and City of Beacon	Forman	17	
District 18 - City of Beacon and Town of Fishkill	Landisi	18	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	19	
District 21 - Town of East Fishkill	Horton	20	
District 22 - Towns of Beekman and Union Vale	Coviello	21	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	22	
District 24 - Towns of Dover and Union Vale	Surman	23	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	24	

Present: 25 **Resolution:** ✓ **Total :** 24 1

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017236 ADOPTION OF THE TENTATIVE BUDGET FOR DUTCHESS COUNTY FOR THE YEAR 2018 SUBJECT TO AMENDMENTS HEREIN CONTAINED

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017237

RE: AUTHORIZING THE SALE OF COUNTY OWNED PROPERTY AT 27 HIGH STREET, CITY OF POUGHKEEPSIE, AND EXECUTION OF RELATED RENTAL LEASES FOR THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND OCIS, DIVISION OF CENTRAL SERVICES AS CONSIDERATION FOR THE SAME

Legislators BORCHERT, MICCIO, BOLNER, FLESLAND and SAGLIANO offer the following and move its adoption:

WHEREAS, the County of Dutchess (hereinafter referred to as the "County") owns two parcels of real property located at 27 High Street in the City of Poughkeepsie, New York, one parcel designated as Tax Map Number 6162-62-192294, consisting of approximately 1.10 acres with a 35,856 square foot building erected thereon, and the other, Tax Map Number 6162-62-180291, consisting of approximately 0.11 acres with a parking lot thereon (together hereinafter referred to as the "Property"), and

WHEREAS, the Property is currently occupied by the County Departments of the Office of Central and Information Services, Division of Central Services (hereinafter "Central Services"), Planning and Development, and Office for the Aging, and

WHEREAS, due to organizational changes and varying needs of the County Departments currently occupying the Property, it has been determined that ownership and maintenance of the Property is no longer suitable, nor beneficial to the County and, therefore, no longer required for public use, and

WHEREAS, the County issued a Request for Bid entitled "Purchase Offers for 27 High Street, Poughkeepsie, NY", identified as bid number RFB-DCP-44-13 ("RFB") in 2013 which resulted in an offer which was determined to be inadequate and was therefore rejected by the County, and

WHEREAS, the County issued a second Request for Bid entitled "Purchase Offers for 27 High Street, Poughkeepsie, New York," identified as bid number RFB-DCP-34-16 on or about July 15, 2016, and once again the sole bidder in response to the RFB was from Page Park, with its bid dated August 5, 2016, and

WHEREAS, the County had the Property appraised by R.P. Hubbell and Associates, Inc., and its appraisal was issued on October 6, 2016, providing that the Property was in fair to average condition at the time of the inspection, taking into account deferred maintenance that would likely be required in order for the building to meet and comply with adequate standards, and

WHEREAS, the appraisal of the Property provides that the "as is" value of the Property is $1,325,000 and

WHEREAS, the County and Page Park have negotiated a proposed Contract of Sale for the Property for the full appraisal amount of $1,325,000.00, a copy of which is attached hereto,

and which is contingent upon, among other things, this Legislature's approval of the sale of the Property and its authorization for the County Executive to execute the Contract of Sale, and

WHEREAS, the proposed Contract of Sale provides for the purchase of the Property by Page Park, in its "as is" condition, contingent upon the several factors and conditions as outlined therein, for a present day value of $1,325,000 payable in the form of deferred payment non-cash-consideration as secured by two proposed lease agreements, and

WHEREAS, Page Park is the owner of several commercial rental properties in Dutchess County, two of which the County has determined are desirable locations for two of the County Departments currently occupying 27 High Street, and

WHEREAS, the Contract of Sale is specifically contingent upon the execution of the lease agreements; one providing for the Department of Planning and Development's future office space at 85 Civic Center Plaza, Poughkeepsie, and the second providing for Central Services' future office space at 378 Violet Avenue, Poughkeepsie, and

WHEREAS, as a result of this transaction, the Property will no longer be exempt from property taxes and will become fully taxable on the City of Poughkeepsie tax roll, and

WHEREAS, it is in the best interest of the County to sell the Property to Page Park for $1,325,000 as detailed in the proposed Contract of Sale, and

WHEREAS, the Contract of Sale is contingent upon Legislative approval for the sale of this real property by the County, now therefore, be it

RESOLVED, that the Legislature hereby approves and confirms the sale of the aforementioned Property by the County to Page Park, and be it further

RESOLVED, that in order to effectuate the sale of the aforementioned Property, the County Executive is hereby authorized and empowered to execute the Contract of Sale in substantially the same form and substance as that attached hereto and made a part hereof, subject to the contingencies set forth therein and the finalization and execution of the lease agreements referred to in the Contract of Sale, and be it further

RESOLVED, that the transfer of title to 27 High Street from the County of Dutchess to Page Park shall not occur until all contingencies referred to herein have been met.

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

CA-161-17 AMSkvh/R-0962-C 11/17/17
Fiscal Impact: See attached statement

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

MEMORANDUM

To: **W.F.X. O'Neil**
Deputy County Executive

From: **Robert Balkind, P.E., Commissioner**
Department of Public Works

Date: **November 3, 2017**

Re: **RESOLUTION REQUEST FOR AUTHORIZATION FOR THE SALE OF COUNTY PROPERTY LOCATED AT 27 HIGH STREET, CITY OF POUGHKEEPSIE**

The attached resolution is to request Legislative authorization to sell the County's property (land and buildings) at 27 High Street in the City of Poughkeepsie, and execute the necessary leases for relocated County departments that will move out of 27 High Street. This property is comprised of two tax parcels; 6162-62-192294 & 180291.

The property currently houses the Dutchess County Department of Planning & Development, Dutchess County Office for the Aging, and Dutchess County's Central Services Division (including central purchasing, mail room, print shop and store room.) The Dutchess County Water and Wastewater Authority (DCWWA) also currently resides at 27 High Street. Due to reorganization and changing department needs, the property at 27 High Street no longer serves the needs of the County. DCWWA is purchasing a building and will move their operations to that new location once it is refitted for their needs. The Department of Planning & Development will co-locate with other County agencies within a leased facility in the City of Poughkeepsie. The Office for the Aging will move into a new or refurbished location built to meet their specific needs within the City or Town of Poughkeepsie, and Central Services will move into a leased facility in Hyde Park that is better suited to meet their space and office needs. Through a Request for Proposal issued July 15, 2017 the County received one proposal to purchase the property. The proposal from Page Park Associates, LLC dated August 5, 2017 was reviewed and determined to be a reasonable offer for the property based on the appraised value.

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
This resolution authorizes the sale of 27 High Street in exchange for a total value of $1,325,000 of rental discounts over a 5-year period for leased space for the departments currently occupying the building. Sale of this building results in the elimination of annual operating and maintenance costs of the facility as well as avoidance of necessary capital improvements.

Prepared by: Rachel Kashimer, Budget Office Prepared On: 11/03/17

CONTRACT OF SALE

This Contract is made as of the ____ day of November, 2017, by and between The County of Dutchess, a municipal corporation having its principal address of 22 Market Street, Poughkeepsie, New York 12601 ("Seller") and Page Park Associates, LLC, a limited liability company, with its offices located at 85 Civic Center Plaza, Suite 201, Post Office Box 792, Poughkeepsie, New York 12602 (the "Purchaser").

WITNESSETH:

WHEREAS, Seller is the owner of certain parcels of land together known as 27 High Street, City of Poughkeepsie, County of Dutchess, State of New York, Tax Reference Numbers 6162-62-192294 & 180291, as more particularly set forth in the legal description of the Property set forth in Exhibit "A" attached hereto and made a part hereof, together with all easements and rights of way, if any, or any other real property interests benefitting, affecting or appurtenant to such parcels, and all interest of Seller in and to any land lying in the bed of any highway, street, road or avenue opened or proposed, in front of or abutting or adjoining said real property (hereinafter together referred to collectively as the "Property"); and

WHEREAS, Seller desires to sell, and Purchaser desires to purchase, the Property upon the terms and conditions hereinafter set forth.

NOW THERFORE, in consideration of the foregoing, the mutual covenants and agreements contained herein, and for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

1. **SALE**: Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller, the Property subject to the terms set forth below.

2. **PURCHASE PRICE**. The Purchase Price shall be the aggregate sum of ONE MILLION THREE HUNDRED TWENTY-FIVE THOUSAND and 00/100 ($1,325,000.00) DOLLARS (the "Purchase Price") which shall be payable by Purchaser to Seller in the form of deferred payment non-cash-consideration for leasehold interests in two unrelated premises, as follows:

Purchaser, shall provide Seller with future occupancy of discounted commercial rental space for two of Seller's county departments, both of which currently occupy the Property which is the subject of this sale. Such non-cash-consideration shall be secured by the final negotiation and execution of two lease agreements, described in more detail below, one for each of the affected county departments, which provide for discounted rent having a present day fair rental value equaling the sum of $1,325,000.00 in the aggregate (herein referred to as the "Property Value in Rent Discount").

(A) DEPARTMENT OF PLANNING & DEVELOPMENT:

One lease shall be for the Department of Planning and Development's future additional office space at the Poughkeepsie Journal Building consisting of 6,871 square feet (+/-), located at 85 Civic Center Plaza, Poughkeepsie, New York, 12602 (the "Additional Space"). The lease terms shall be incorporated in and become a part of the County's existing lease with Purchaser for its Department of Behavioral & Community Health by way of amendment to that lease, which amendment shall specify that the rent discount shall be spread over the term of the lease and credited against the rent that would otherwise be due and payable for the Additional Space during the initial term.

(B) DEPARTMENT OF CENTRAL AND INFORMATION SERVICES', DIVISION OF CENTRAL SERVICES:

The second lease shall be for the Office of Central and Information Services', Division of Central Services (hereinafter "Central Services") office space at the building owned by Taconic Realty Associates, LLC located at 378 Violet Avenue, Poughkeepsie, New York 12601, with an anticipated occupancy of 12,733 square feet (+/-). The lease shall provide for the allocated rent discount in the form of credits against the rent that would otherwise be due and payable during the lease term.

While the parties herein agree that the total consideration set forth in the two leases described above in paragraphs "2(A)" and "2(B)" (the "Lease Agreements") shall represent the Property Value in Rent Discount to be afforded Seller, and that same is valuable consideration for purposes of this transaction with a present day cash value of $1,325,000, the proposed leases shall nonetheless be vetted by both the Seller's Budget Office and Office of Finance prior to the execution of the leases to assure that the spaces and services provided are equal in value to the non-cash consideration amount of $1,325,000.00.

3. **CONTINGENCIES**.

Performance of this Contract of Sale by the parties is contingent upon the following conditions:

(a) The adoption of a resolution by the Dutchess County Legislature approving the County's sale of this Property, as well as providing authorization for the execution of the Contract of Sale by the County Executive.

(b) The approval by Seller's Budget Office and the Office of Finance of the monetary value of the Lease Agreements, in accordance with paragraph 2 above.

(c) The finalization and execution of the two Lease Agreements detailed in Paragraph "2" above.

(d) The approval of relevant governmental agencies including, but not limited to, the City of Poughkeepsie Planning Board and its Zoning Board of Appeals, authorizing Purchaser to convert either all or part of the Property to multi-family residential use. Seller agrees to use its best efforts to support the appropriate submission and or application by Purchaser to any such agency.

(e) Due Diligence Period:

Purchaser acknowledges and agrees that the Property is being offered for sale in its "AS IS" condition. Notwithstanding same, Purchaser shall be allowed a period of ninety (90) days from the date of execution of this Contract to conduct necessary environmental testing and review on the Property. Purchaser may at its own expense complete such Environmental Assessments. In the event a Phase II Environmental Assessment is required and subsequent investigations reveal any contamination that exceeds applicable safety levels set by any government agency, then, and in that event, Seller shall have the option of remediating same or terminating this Contract without further expense or liability to the Purchaser. Purchaser agrees to indemnify and hold harmless Seller from any damage, costs or actions arising out of the performance of the aforesaid tests and/or inspections including, without limitation, reasonable attorney's fees. Upon the conclusion of any examination, testing, assessment or inspection, Purchaser is obligated to restore the Property to its condition as it existed prior to Purchaser's investigation. Further, Purchaser shall otherwise have the right to conduct a "walk through" inspection of the Property

during the due diligence period set forth herein and within forty eight (48) hours before the date of Closing to ensure that the Property is in the same condition as of the date of contract, subject to reasonable use, wear and tear. In the event that Purchaser requires an extension or extensions of the Due Diligence period set forth herein such extension or extensions shall not be unreasonably withheld. Any request for extensions of the Due Diligence period must be made in writing delivered to counsel for the Seller within the herein prescribed time period.

4. **PERSONAL PROPERTY**. This sale includes all fixtures and articles of personal property attached to or used in connection with the Property.

5. **PERMITTED EXCEPTIONS**. The Premises are sold and shall be conveyed subject to:

A. Laws and governmental regulations, zoning ordinances, building regulations and restrictions of record that affect the use and maintenance of the Property, provided they are not now violated by the existing structures on and use of the Property.

B. Consents for the erection of any structures on, under or above any streets on which the Property abuts.

C. Encroachments of stoops, areas, cellar steps, trim and cornices, if any, upon any street or highway.

D. Any state of facts that an accurate survey or personal inspection might reveal, provided that the same shall not reveal circumstances that would substantially reduce the usable land area, reveal encroachments, or otherwise render title unmarketable.

E. Any assessment which is or may become payable after the date of closing. Seller represents that there are no such assessments known at the time of this Contract.

6. **CONDITION OF PROPERTY**. Notwithstanding the provisions of paragraph 3 hereof, regarding Purchaser's ability to conduct Phase I and/or II Environmental Assessments, Purchaser acknowledges and represents that Purchaser, upon completion of its due diligence, shall have become fully aware of the physical condition of the Property, is not relying upon any statements or representations from Seller regarding the physical condition of the Property, and takes the Property "AS IS", subject to reasonable use, wear and tear between now and Closing.

7. **SURVEY DESCRIPTION**. In the event that Purchaser desires to have the Seller incorporate a new metes and bounds description prepared by Purchaser's surveyor into the deed of conveyance, Purchaser shall provide the Seller with a survey certified to the Seller. Absent said certified survey the Seller does not warrant the accuracy of said metes and bounds description. The provisions of this paragraph shall survive the closing of title.

8. **DEED, BILL OF SALE**. At the time of closing, Seller will tender to Purchaser a Deed with covenant against Grantor's Acts conveying marketable title in fee simple to the Premises, free and clear from all liens and encumbrances except as stated in this Contract and a bill of sale transferring good and marketable title to all items of personal property, if any, being purchased by Purchaser, free from all liens and encumbrances. The deed shall be prepared, signed and acknowledged by Seller and transfer tax stamps in the correct amount shall be affixed to the deed, all at Purchaser's expense as the County is exempt from such tax. The deed shall contain the required language of Section 13 of the Lien Law.

9. **INSURABLE TITLE**. Seller shall give and Purchaser shall accept such title as any title insurance company licensed by the State of New York shall be willing to approve and insure in accordance with its standard form of title policy approved by the New York State Insurance Department, subject only to matters provided for in this Contract. (a)

Nothing herein shall be construed to require Seller to clear any defects in title other than monetary liens securing the payment of money, i.e. mortgage liens, judgment liens, etc. If Seller is unable to convey such insurable title, Seller's sole obligation shall be a refund of the deposit, if applicable. Upon such refund and payment, this Contract shall be considered canceled, and neither Seller nor Purchaser shall have any further rights against the other.

(b) Purchaser's attorney shall supply a copy of its title report to Seller's attorney with notice of any objections to title. Seller shall be entitled to reasonable adjournment of the Closing if necessary to remove any objection to title.

10. **SELLER DOCUMENTATION**. Upon Purchaser's execution hereof, Seller shall provide Purchaser with documentation in Seller's possession, if any, related to the property, including but not limited to: environmental, property inspection, subdivision maps, leases, approvals, etc. and survey of the property.

11. **CLOSING**. Closing shall take place at the office of the Dutchess County Attorney, 22 Market Street, Poughkeepsie, New York 12601 on or about November 1, 2018.

12. **ADJUSTMENTS**. Due to the consideration paid by the Purchaser to the Seller in the nature of the Property Value In Rent Discount all adjustments at the closing of title shall not be treated as credits to either party but shall result in a cash transaction between the Seller and Purchaser. Real property taxes shall be apportioned in accordance with local custom and practice.

13. **DEFAULTS AND REMEDIES**. In case the Purchaser shall fail to make any payment of the purchase price promptly or shall fail promptly to perform any covenant or agreement required by this Contract, the Seller may elect to declare a forfeiture and cancellation of this Contract. Upon that election being made, all rights of the Purchaser shall cease and Seller

shall be entitled to any remedy available at law or equity. It is further expressly agreed that if the Seller shall breach this Contract and shall refuse to complete the sale of the land and Property to the Purchaser, then the Purchaser shall be entitled to any remedy available at law or equity.

14. **BROKER**. The parties represent that they have not dealt with any broker in connection with this sale.

15. **GENERAL PROVISIONS**.

A. The provisions of this Contract and the interpretation of them shall be governed by New York Law. If any portion of this Contract is held invalid, the parties agree that such invalidity shall not affect the validity of the remaining portions of this Contract, and the parties further agree to substitute for the invalid provision a valid provision that most closely approximates the economic effect and intent of the invalid provision. Any action or proceeding commenced related to the provisions of this Contract shall be commenced in the courts of the State of New York and venued in Dutchess County.

B. This Contract constitutes the entire agreement between the parties and Seller is not liable for or bound by express or implied warranties or guarantees unless expressly set forth herein.

C. No modification of this Contract shall be effective unless in a writing signed by the parties.

D. This Contract shall be binding on and shall inure to the benefit of the heirs, successors, assigns and personal representatives of the parties.

E. No term or provision hereof shall be deemed waived and no breach excused, unless such waiver or excuse shall be in writing and signed by the party claimed to have waived or excused. Any consent by any party to, or waiver of, a breach by the other, shall not be

deemed a consent to or waiver of any different or subsequent breach. The failure of either party to enforce any of its rights or remedies hereunder on any one occasion shall not be deemed a waiver of the right to enforce any other right to remedy for the same or a different occasion.

16. **RISK OF LOSS**. Risk of loss of damage to the Property by fire or other casualty until transfer of title shall be assumed by Seller. If damage to the Property by fire or such other casualty occurs prior to transfer, Seller shall have thirty (30) days to repair the Property. In the event Seller requires an extension or extensions of this thirty (30) day period, such extension or extensions shall not be unreasonably withheld. Any request for extension must be made in writing and delivered to counsel for Purchaser within the thirty (30) day period. Upon the expiration of the thirty (30) day period, if the Property has not been repaired, at the option of either party, this Contract may be canceled.

17. **AGREEMENT NOT BINDING ON SELLER UNTIL SIGNED**. This Contract, when signed by the Purchaser, constitutes an offer to purchase on the part of the Purchaser, only, and the Purchaser fully understands that this agreement shall not become a binding obligation on the Seller until it has been signed by the Seller. The Purchaser and the Seller have agreed that the Seller will sign the contract once it has been authorized by the Legislature to do so. The Purchaser and Seller have further agreed that either party can terminate this transaction without penalty or liability of any kind prior to Seller's formal execution of the Contract.

18. **ATTORNEYS AND NOTICE**. Seller designates James M. Fedorchak, the County Attorney of Dutchess Country, as its attorney with respect to this transaction. Purchaser designates Gerard Comatos as its attorney with respect to this transaction.

19. **ASSIGNMENT TO AN AFFILIATE**. Purchaser may assign this Contract to and take title in the name of a newly formed limited liability which is an affiliate of the Purchaser and/or owned and controlled by (a) the members of Purchaser or (b) limited liability companies which are owned and controlled by the members of Purchaser.

20. **LEASE WITH VERIZON**. Purchaser acknowledges that Seller is negotiating with an entity doing business as Verizon Wireless ("Verizon") to enter into a lease whereby Verizon proposes to utilize portions of the building on the Property. Seller shall not enter into any lease with Verizon without the express, prior written consent of Purchaser. Seller shall permit Purchaser to enter into lease negotiations with Verizon.

IN WITNESS WHEREOF, the parties have executed this Contract on the date first above written.

COUNTY OF DUTCHESS

By: _____
Marcus J. Molinaro, County Executive

PAGE PARK ASSOCIATES, LLC

By: _____
Name: _____
Title: Managing Member

TACONIC REALTY ASSOCIATES, LLC,
as owner of 378 Violet Avenue

By: _____
Name: _____
Title: Managing Member

Background
2017237

EXHIBIT "A" TO THE
CONTRACT OF SALE
LEGAL DESCRIPTION

All that lot or parcel of land, with the buildings and improvements thereon, in the City of Poughkeepsie, County of Dutchess and State of New York, bounded and described as follows:

Beginning at a cross cut at the intersection of the north side of High Street, with the west line of Elm Place, and running thence along the north side of High Street; N 67◦ - 36' – 41" W 268.31 feet to a spike set at the intersection of the north side of High Street, with the east line of Croydon Court, and running thence along the east line of Croydon Court; N 24◦ - 27' – 09" E 122.26 feet to a spike set; thence N 28◦ - 27' – 39" E 104.54 to an iron pin set at the intersection of the east line of Croydon Court, with the south line of Zimmer Avenue, and running thence along the south line of Zimmer Avenue; S 61◦ - 52' – 21" E 194.50 feet to a spike set at the intersection of south side of Zimmer Avenue with the west line of Elm Place, and running thence along the west line of Elm Place; S 12◦ - 26' – 21" E 86.60 feet to a cross cut; thence S 02◦ - 02' 09" W 28.38 feet to a cross cut; thence S 22◦ - 23' – 19" W 109.00 feet to the point of beginning; containing 1.234 or an acre more or less.

Together with any right, title or interest of the party of the first part, if any, in and to the land lying in the beds of High Street, Croydon Court, Zimmer Avenue and Elm Place adjacent to the above-described premises.

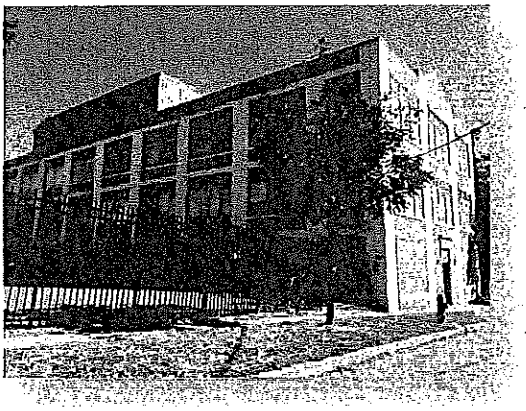
Description obtained from Deed dated December 14, 1987, Liber 1780 at page 345

Background
2017237

R.P. HUBBELL AND COMPANY, INC.
Real Estate Appraisers and Market Analysts

APPRAISAL REPORT

PROPERTY
Office Building
27 High Street
City of Poughkeepsie, Dutchess County, New York 12601



EFFECTIVE DATE OF THE APPRAISAL
"As Is" – October 6, 2016

SUBMITTED TO
Dutchess County Department of Law
Attention: James M. Fedorchak, County Attorney
22 Market Street
Poughkeepsie, NY 12601

PREPARED BY
R.P. Hubbell and Company, Inc.
3 Neptune Road, S-400
Poughkeepsie, NY 12601

R.P. HUBBELL AND COMPANY, INC.
Real Estate Appraisers and Market Analysts

July 4, 2017

Dutchess County Department of Law
Attention: James M. Fedorchak, County Attorney
22 Market Street
Poughkeepsie, NY 12601

Re: 27 High Street, City of Poughkeepsie, Dutchess County, New York 12601

Dear Mr. Fedorchak:

In accordance with your request, we have completed an appraisal of the above-referenced property. The purpose of the appraisal is to estimate the market value of the fee simple estate of the subject hereinafter described property "as is" as of the date of inspection, October 6, 2016. The report to follow sets forth the most pertinent data gathered, the techniques of valuation, the reasoning leading to the opinion of value is subject to the enclosed limiting conditions and has been made in conformance to the Uniform Standards of Professional Appraisal Practice 2016-2017, Code of Professional Ethics, Standards of Professional Conduct of the Appraisal Institute and the minimum reporting and definition requirements of 12CFR, Part 323, FDIC Final Rule of Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 as currently amended.

The subject property is a 35,856 square foot four-story office building on two parcels consisting of 1.21 acres. At the time of inspection, the subject was fully occupied by the County of Dutchess and used for various county agency offices. The improvements appeared to be in overall fair to average condition at the time if inspection. The condition takes into account deferred maintenance that is most likely required in order

for the building to meet adequate standards. No definitive engineer's estimates were provided although some of the items with rough estimates were provided.

We hereby certify that to the best of our knowledge and belief the data, facts and opinions set forth herein are accurate, subject to the statement of assumptions and limiting conditions set forth and any extraordinary assumptions. The engagement letter is included in the addenda.

Considering the data and conclusions contained herein, it is our opinion that the "as is" value indication of the subject property as of the effective date of valuation, October 6, 2016, is:

ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS
$1,325,000

R.P. HUBBELL and COMPANY, INC.

Signature:

R. Peters Hubbell, Jr., MAI
State Certified General Real Estate Appraiser No. 46...3185

Signature:

Aaron Schmidt
Staff Appraiser

SUMMARY OF SALIENT FACTS

TYPE OF PROPERTY:	Office Building
LOCATION:	27 High Street, City of Poughkeepsie, Dutchess County, New York 12601
OWNER OF RECORD:	Dutchess County
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate
TAX MAP REFERENCE:	6162-62-192294 & 180291
ACREAGE:	Parcel 192294 – 1.10 acres (Improvements) Parcel 180291 – 0.11 acres (Parking Lot) Total – 1.21 acres
ACREAGE SOURCE:	Assessor's Records
ZONING:	I-1, Light Industrial District
IMPROVEMENTS:	The subject is improved with a 35,856 square four-story office building in fair to average condition.
UTILITIES:	Municipal Water & Sewer; Natural Gas & Electric
FLOOD ZONE:	The property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, per community panel #36027C0358E dated May 2, 2012. The property does border, but does not appear to be located in, Zone AE.
DEED RESTRICTIONS & EASEMENTS:	None of note impacting value.
ENCROACHMENTS:	None

EXTRAORDINARY ASSUMPTIONS:	None
HYPOTHETICAL CONDITIONS:	None
HIGHEST & BEST USE:	The highest and best use of the subject property is for continued use as an office building.
DATE OF INSPECTION:	October 6, 2016
DATE OF VALUATION:	October 6, 2016
DATE OF REPORT:	March 9, 2017
MARKET VALUE:	**$1,325,000**

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal report, the letter of transmittal, and the certification are made expressly subject to the following assumptions and limiting conditions, and any special limiting conditions contained in the report, which are incorporated herein by reference.

1. The legal description furnished is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the Title, which is assumed to be good and marketable. All existing liens and encumbrances, if any, have been disregarded and the property appraised as though free and clear, under responsible ownership and competent management.

2. The sketches in this report, if any, are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.

3. We assume to be reliable the information which was furnished by others, but we assume no responsibility for its accuracy.

4. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose other than the intended use by the appraiser or the applicant without the previous written consent of the appraiser or the applicant, and then only with proper qualification.

5. We are not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made thereto.

6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building(s) must not be used in conjunction with any other appraisal and are invalid if so used.

7. No investigation has been made to determine if there are subsurface deposits of gas or minerals.

8. This appraiser inspected the building(s) involved in this appraisal report. The degree of damage, if any, by termites, dry rot, wet rot, or other infestations was not reported.

9. All furnishings and equipment, except those specifically indicated and typically considered as a part of real estate have been disregarded by this appraiser. Only the real estate and necessary FF&E has been considered.

10. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparable sales completely, and it was necessary to rely on information furnished by others as to said data. Therefore, the value conclusions are subject to the correctness and verification of said data.

11. The appraiser has inspected, as far as possible, by observation the land and the improvements thereon. However, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made herein as to these matters, and unless specifically considered in the report, the value estimate is subject to any such conditions that could cause a loss in value. Condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements, unless otherwise stated.

12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to valuation and conclusions and the identity of the appraiser or the firm with which he is connected.

13. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field, if desired.

14. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific survey or analysis of this property has been conducted to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost to cure the property's potential physical characteristics, no comment can be made on compliance to ADA. A brief summary of the physical description is included in this report and in no way suggests or implies ADA compliance by the current owner.

Given that compliance can change with each owner's financial ability to cure non-accessibility, any value estimate does not consider possible noncompliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

15. Many appraisals involve an inspection of the land and an exterior and interior inspection of the existing improvements by an appraiser on a walk-through basis. This type of inspection is not the equivalent of an inspection by a qualified engineer. We recommend the client have a qualified building inspection done prior to the disbursement of any loan funds. An appraiser's inspection should, at the minimum, be thorough enough to adequately describe the real estate in the appraisal report; develop an opinion of highest and best use, when such an opinion is necessary and appropriate; and make meaningful comparisons in the appraisal of the property.[1] Therefore, no responsibility is assumed for such conditions as structural, mechanical, etc. that an inspection the equivalent of an engineer's would be required to discover. The client is urged to get an engineer inspection prior to the disbursement of any loan funds. Unless otherwise stated, the property is assumed to be building code compliant.

16. The property is considered and assumed to be under responsible ownership and competent management.

[1] Portions taken from USPAP 2010/11 e-edition Advisory Opinion AO-2.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*

R. Peters Hubbell, Jr., MAI and Aaron Schmidt have made an inspection of the property that is the subject of this report.

We have not performed any services, in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

We certify that, to the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the code of professional ethics and standards of professional appraisal practice of the Appraisal Institute.

We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, R. Peters Hubbell, Jr., MAI has completed the requirements of the continuing education program of the Appraisal Institute.

Signature:

R. Peters Hubbell, Jr., MAI
State Certified General Real Estate Appraiser No. 46...3185

Signature:

Aaron Schmidt
Staff Appraiser

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT:	Dutchess County Department of Law 22 Market Street Poughkeepsie, NY 12601
APPRAISERS:	R. Peters Hubbell, Jr., MAI Aaron Schmidt R.P. Hubbell & Company, Inc. 3 Neptune Road, S-400 Poughkeepsie, New York 12601
SUBJECT:	Office Building 27 High Street City of Poughkeepsie, Dutchess County, New York 12601

THE PURPOSE OF THE APPRAISAL is to provide an opinion of the "as is" market value of the subject as of the effective date of valuation.

THE INTENDED USER OF THE REPORT is Dutchess County.

THE INTENDED USE OF THE REPORT is to assist the client, Dutchess County with a potential sale of the subject.

DEFINITION OF MARKET VALUE: *Market value* is defined by the federal financial institutions and regulatory agencies as follows:

> *Market value* is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the

consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. The buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[2]

PROPERTY RIGHTS OR INTEREST APPRAISED: Fee Simple Estate

DEFINITION OF FEE SIMPLE ESTATE: Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat.[3]

DEFINITION OF EXTRAORDINARY ASSUMPTION: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in the analysis.[4]

DEFINITION OF HYPOTHETICAL CONDITION: That what is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.[5]

Please refer to the summary of salient facts for any employed extraordinary assumptions or hypothetical conditions.

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[2] Rules and Regulations, *Federal Register*, Vol. 55, No. 165, Page 34696.
[3] *The Dictionary of Real Estate Appraisal*, 5th ed., (Chicago: Appraisal Institute, 2010), p. 78.
[4] *Ibid*, p. 73.
[5] *The Dictionary of Real Estate Appraisal*, 5th ed., (Chicago: Appraisal Institute, 2010), p. 97.

SCOPE OF THE APPRAISAL: As part of this appraisal, we have made a number of independent investigations and analyses. The investigations undertaken and data sources used are listed as follows:

- Area & Neighborhood Analysis – Demographic, employment, and housing data was gathered from the New York State Department of Labor, CoStar, LoopNet.com, Site to Do Business, and New York State Association of Realtors.
- Site / Improvement Description & Analysis – Tax maps prepared by the Real Property Tax Office of Dutchess County, flood maps from the Federal Emergency Management Agency, and zoning maps prepared by the City of Poughkeepsie were examined. An inspection of the subject was performed on October 6, 2016 with a property representative, Chris Barclay.
- Market Data Program – Obtained market data by researching sales and leases in the market area which were considered comparable to the subject property.
- Highest & Best Use – In estimating highest and best use for the subject property, an analysis was made of the data compiled above, in order to estimate the economic feasibility of the subject.
- Approaches to Value – Utilized the Sales and Income Approaches to arrive at an opinion of market value. The Cost Approach not is relied upon since market participants do not typically utilize this approach and depreciation estimates are sometimes difficult to ascertain.

EXPOSURE TIME: Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.[6]

Based on conversations with brokers and assuming proper pricing, similar properties sold in the subject market area in 9 to 12 months over the last year. Marketing times have remained stable over the last year. As stated in the current edition of USPAP, "The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone." Thus, the estimate of exposure time assumes:

1. An open, competitive market for the subject property type.
2. Proper marketing of the subject with an experienced and competent commercial

[6] Uniform Standards of Professional Appraisal Practice, 20016-2017 ed., (Appraisal Foundation, 2016), p.U-87.

broker.

3. A list price of no more than 110% of the appraised value.
4. Availability of mortgage money at competitive, market interest rates.

Analysis of improved property sales in the area indicates that **exposure** time would have been 9 to 12 months. Looking forward, marketing times will likely remain stable as the demand for commercial real estate remains strong.

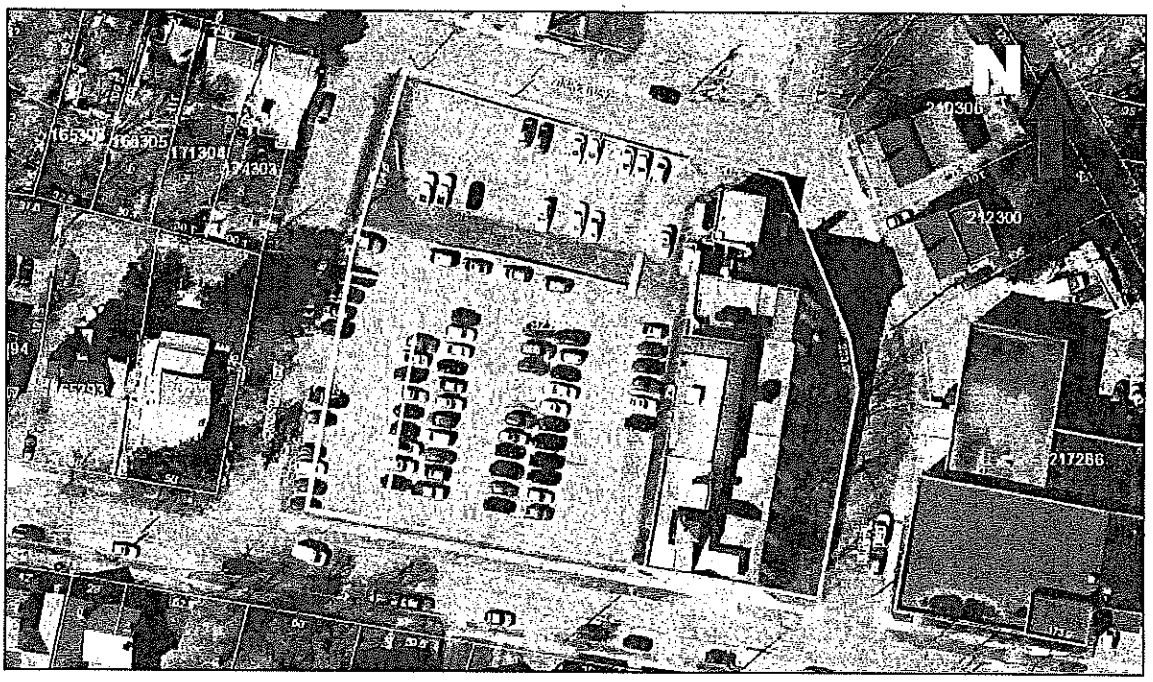
SUBJECT HISTORY

The subject was built in 1930 according to public records. According to information provided the owner, renovations of the first floor were performed in 2014 to include painting and various cosmetic work, new carpet, and electrical wiring.

The owner of record is Dutchess County. There is no recorded sale history for the subject. The county (owner) has a public offer out for a broker's proposal to list the property (not yet released). No listing price has been determined as of the date of this report.

A tax map and aerial photo are provided as follows:

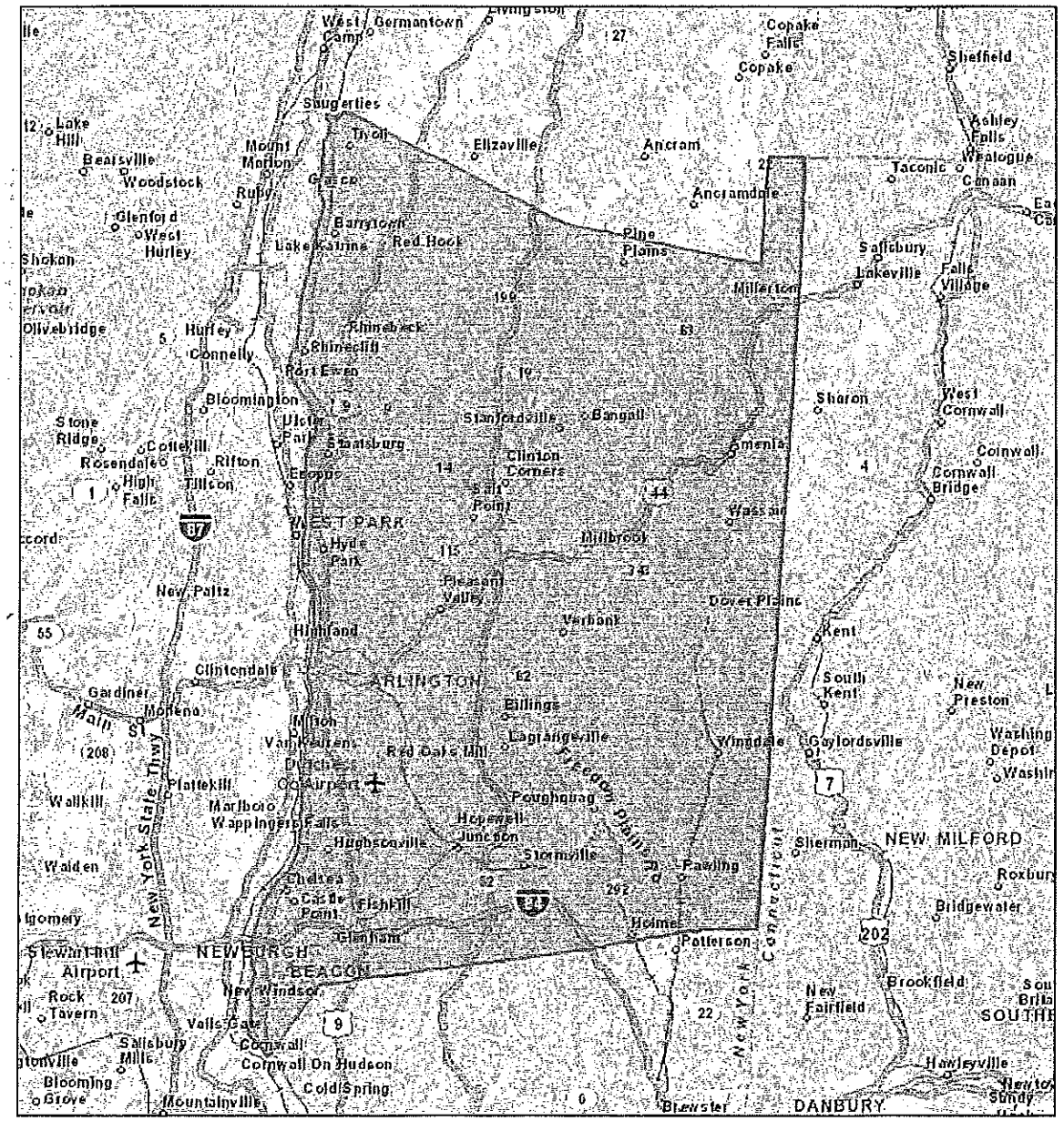
TAX MAP



AERIAL PHOTO

AREA & REGIONAL ANALYSIS

Dutchess County is one of seven counties in the Mid-Hudson Valley Region of New York State. A region termed New York's *natural growth areas* due to the proximity of New York City and its attractive landscape. Dutchess County is located in the center of this Mid-Hudson Region which also includes Columbia, Ulster, Orange, Putnam, Rockland, and Westchester.



Transportation & Access

Three major highways traverse Dutchess County and provide easy accessibility into the Metro New York and New Jersey areas:

- ***Interstate 84*** is a major east/west artery running from Scranton, Pennsylvania through New York and into New England.
- ***NYS Route 9*** intersects Interstate 84 at Fishkill then running into Putnam and Westchester Counties to the south and north to the Capital District in Albany, New York.
- ***Taconic State Parkway*** bisects the county in a north and south direction. It is a scenic route used by many tourists leading into the New England area. In a southerly direction, the TSP leads directly into New York City.

Stewart International Airport is located in the Towns of Newburgh and New Windsor, near the I-87 and I-84 intersection. It is one of the largest airports in the United States with over 10,000 acres of land, 12,000 foot runway, and an instrument landing system capable of handling any type of aircraft.

The Metropolitan Transportation Authority (MTA) provides two terminuses for commuter rail lines known as Metro North – one in Poughkeepsie in the western portion of Dutchess County and one in Wassaic in the eastern Dutchess County, reaching Manhattan by rail in approximately two hours.

Demographic Summary

The population in the county grew significantly from 2000 to 2010 at roughly 6.19% and has remained stagnant from 2010 to 2015, with only a slight increase of 0.30%. A faster growth rate is projected for the next five years at 0.18% annually or 0.88%. Dutchess has traditionally been considered a part of the metropolitan New York region. Over the first decade of this century, the County became a bedroom community for out-of-county employees due to lower housing costs than those found in Queens, Bronx and Westchester Counties, Long Island and Fairfield County, Connecticut. Prior to the current recession, net-domestic migration had turned negative due to the increasing unemployment rates throughout New York State. 2009 saw positive net domestic migration for the first time since 2004. Through 2010 and 2011, net domestic migration returned to negative growth.

2000 - 2020 Demographics			
		Dutchess County	New York
Population			
	2000 Population	280,150	18,976,457
	2010 Population	297,488	19,378,102
	2015 population	298,385	19,704,032
	2020 population	301,009	20,119,871
Growth Rate			
	2000 - 2010	6.19%	2.12%
	2010 - 2015	0.30%	1.68%
	2015 - 2020	0.88%	2.11%
Households			
	2000 Households	99,536	7,056,860
	2010 Households	107,965	7,317,755
	2015 Households	109,208	7,476,368
	2020 Households	110,550	7,650,474
Growth Rate			
	2000 - 2010	8.47%	3.70%
	2010 - 2015	1.15%	2.17%
	2015 - 2020	1.23%	2.33%
Median Income			
	2000 Median Income	$53,524	$43,582
	2010 Median Income	$69,642	$58,128
	2015 Median Income	$75,093	$58,048
	2020 Median Income	$83,885	$66,766
Growth Rate			
	2000 - 2010	30.11%	33.38%
	2010 - 2015	7.83%	-0.14%
	2015 - 2020	11.71%	15.02%
2015 Per Capita Income		$35,175	$32,422
Median Age		41.2	38.7
Avg Household Size		2.55	2.56

Data from ESRI & US Census

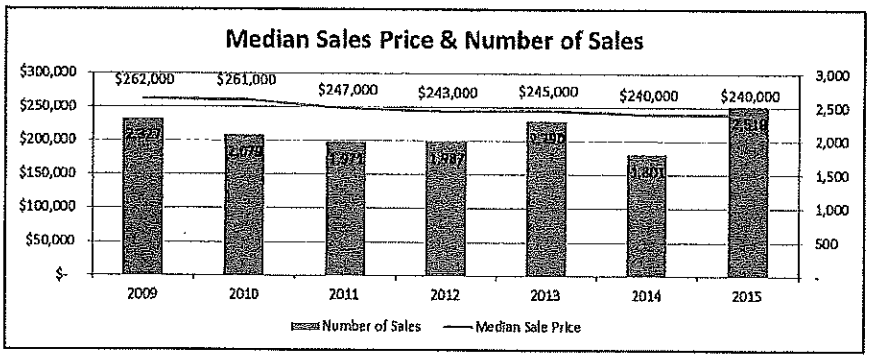
Households are expected to increase by 0.24% annually, similar to the rate of growth for the last five years of 0.22%. Median income levels declined from $58,128 in 2010 to $58,048 in 2015. The median income is projected to increase by 2020 by 15.02% to $66,766. Per capita income stood at $32,422 in 2015 with a median age of 38.7 and average household size of 2.56.

Labor Force and Employment

Employment in the county was up by 900 jobs in June of 2015 from the prior month and down from June of 2014 by 300 jobs. The total labor force in the county was 143,200 as of June 2015. The most recent unemployment rate is 4.0% as of December 2015. This is slightly up from the prior month of 4.60% and down from 12 months prior at 5.30%.

Housing

The Dutchess County housing market has been up and down since the recession with the number of sales increasing from 1,801 in 2014 to 2,518 in 2015. The median sale price has remained somewhat stable although down from $245,000 in 2013 to $240,000 for 2015.



Conclusion

The Mid-Hudson region is currently experiencing expansion with numerous new commercial and residential projects either beginning or in the planning stages although some sectors such as office continues to lag behind other sectors. Dutchess County is ideally located near Westchester and Putnam Counties with a good transportation support and highway system. An anticipated continued growth is reasonable for the near future.

Neighborhood Description

The subject is located on High Street in the City of Poughkeepsie. The majority of other uses in the immediate neighborhood are multi-family residential with office and some light industrial uses. The county municipal buildings are located approximately one-half of a mile southwest of the subject. The county jail and sheriff's office is located one-quarter mile to the north. State Route 44/55, located near the subject, is a westbound and eastbound artery that runs north and south of Main Street. This is the main thoroughfare for commuters getting across the city.

MARKET ANALYSIS

Sales Data

The subject's market area for sales of comparable office buildings is primarily Dutchess County. There were limited sales of comparable office buildings similar in size to the subject located in Dutchess County. The search was expanded to included comparable market areas in Orange County. Recent sales of properties similar to the subject range from $46 to $106 per square foot unit with an average of $70 per square foot and a median of $71 per square foot. Sizes range from approximately 13,000 square feet to 51,000 square feet. Two active listings were found similar to the subject located in the City of Poughkeepsie for $40 and $61 per square foot. The listing at 216 Main Street was recently reduced from $795,000 to $695,000 and does not have on-site parking. The property at 235 Main Street has spent excessive days on market and has a higher than typical vacancy. The following table summarizes the data gathered.

Location	Sale Date	Sale Price	SF	$ / SF
75 Washington Street, Poughkeepsie	12/29/2015	$900,000	19490	$46
278 Mill Street, Poughkeepsie	11/18/2011	$1,175,000	24960	$47
843 Union Avenue, New Windsor	11/24/2015	$1,325,000	19520	$68
29 - 31 Marshall Road, Wappingers Falls	12/20/2012	$3,800,000	50972	$75
503 Haight Avenue, Poughkeepsie	10/31/2014	$1,075,000	13312	$81
254 Route 17K, Newburgh	6/18/2013	$1,950,000	18384	$106
316 Main Street, Poughkeepsie	Active	$695,000	17281	$40
235 Main Street, Poughkeepsie	Active	$1,960,000	31928	$61

Average	*$70*
Median	*$71*

Market Vacancy

Vacancies in the subject market area typically range from 5% to 17% based on area and neighborhood observations as well as market data with stabilization for well managed buildings at a 10% vacancy or less.

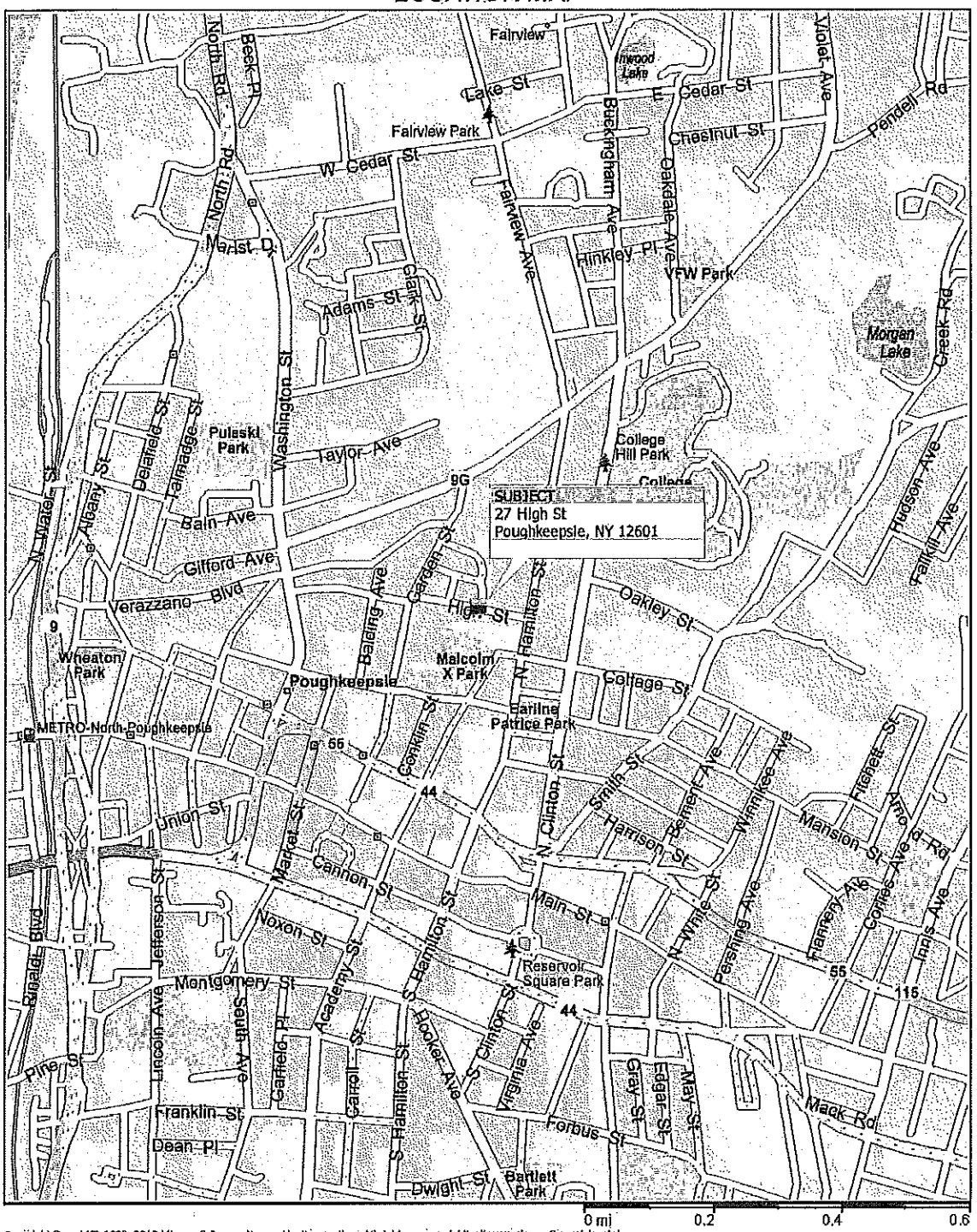
Lease Data

Current leases of office space similar to the subject range in price from $10.00 to $22.60 per square foot, with an average of $15.61 and a median of $14.69 per square foot. There was a lack of significant data of comparable office leases that bracket the subject in size located within the City of Poughkeepsie. In an effort to find adequate data, the search was expanded to include other comparable market areas in the Hudson Valley region. The subject's location is inferior to the majority of the data presented. In this market, rents are typically on a modified gross basis with the tenants paying for utilities. The table to follow summarizes the rents as well as active listings in the subject market area.

SUMMARY OF COMPARABLE LEASES

Market Location	Square Footage	Lease Start Date	Term	Annual Rent	Indicated Rent / SF	Escalations	Lease Type	Tenant Paid Expenses	Comments
Wappinger	2092	1/1/2015	2 Years	$20,920	$10.00	10% Increase for Year 2, Flat in Year 3, & 3% Increases in Years 4 & 5	Modified Gross	Utilities & Pro-Rata (8%) of Base Year Taxes	Second floor office space.
Wappinger	2200	7/1/2011	2 Years	$30,000	$13.64	None – Fixed Rent	Modified Gross	Utilities, A/C Repairs (not CAMs), & Taxes	Tenants pay a pro-rata share of tax increases. Lower level, not facing Route 9.
LaGrange	18280	10/1/2013	5 Years	$249,339	$13.64	None – Fixed Rent	Modified Gross	Utilities, A/C Repairs (not CAMs), & Taxes	Tenants pay a pro-rata share of tax increases. Lower level, not facing Route 9.
Poughkeepsie	20400	9/1/2011	5 Years	$299,676	$14.69	None – Fixed Rent	Modified Gross	Utilities	Two Story office, single tenant.
Wappinger	1117	6/1/2012	2 Years	$19,200	$17.19	None – Fixed Rent	Modified Gross	Utilities, A/C Repairs (not CAMs), & Taxes	Tenants pay a pro-rata share of tax increases.
Poughkeepsie	11500	8/1/2010	5 Years	$201,250	$17.50	2% Annually	Modified Gross	Utilities	Two Story office, single tenant.
Poughkeepsie	8328	11/1/2013	5 Years	$188,188	$22.60	None – Fixed Rent	Modified Gross	Utilities	Newly renovated building.
Poughkeepsie	34829	Active	N/A	$348,290	$10.00	N/A	NNN	Taxes, Insurance, & CAMs	Located in the central business district, has been vacant for over a year.
Poughkeepsie	18529	Active	N/A	$324,258	$18.00	N/A	Modified Gross	Utilities	Located in the central business district, Large Multi-tenant building.

LOCATION MAP

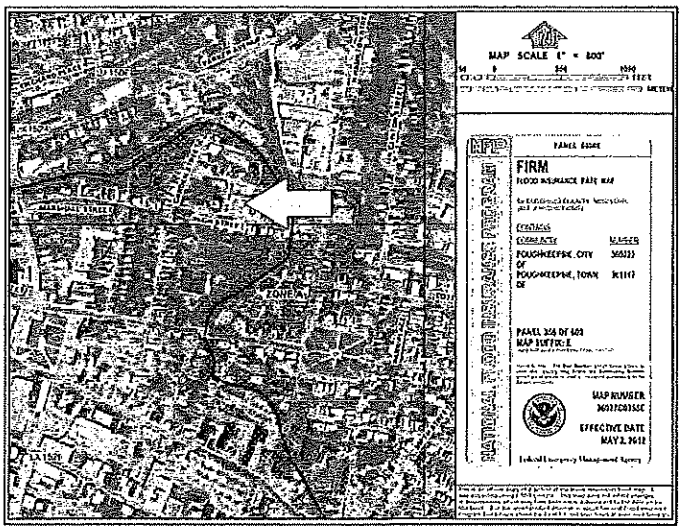


PROPERTY DESCRIPTION

Site Description

Site Area:	192294 – 1.10 acres or 47,916 square feet 180291 – 0.11 acres or 4,792 square feet Total – 1.21 acres or 52,708 square feet
Configuration:	Irregular – Parcel 192294 contains the improvements and parcel 180291 is a contributory (supporting) parking lot.
Frontage:	Approximately 227 feet along the west side of Croyden Court, Approximately 426 feet along the south and east sides of Zimmer Avenue, & Approximately 268 feet along the north side of High Street
Access:	Good
Topography:	Mostly Level & Sloping Down
Utilities:	Municipal Water & Sewer; Natural Gas & Electric
Flood Zone:	The property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, per community panel #36027C0358E dated May 2, 2012. The property does border, but does not appear to be located in, Zone AE.

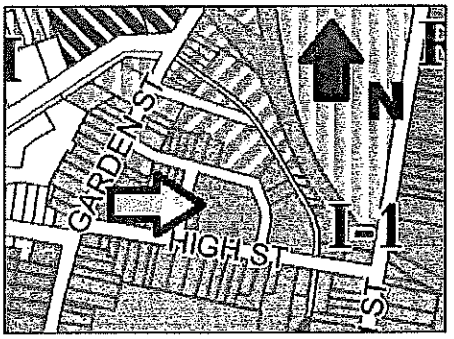
FLOOD MAP



Easements and/or Encroachments:	None of note affecting value.
Site Improvements:	Paved Parking Area, Sidewalks, Curbing, Drainage, & Exterior Lighting
Zoning:	I-1, Light Industrial District – The subject lot size is conforming. However, the improvement is a pre-existing structure built prior to the current zoning regulations. The subject use is pre-existing non-conforming grandfathered use. A variance would likely be granted for reconstruction of a similar structure.

ZONING TABLE & ZONING MAP

I-1; Light Industrial District City of Poughkeepsie Dutchess County, New York	
Minimum Lot Area - Single Family Dwelling (Square Feet)	N/A
Minimum Lot Frontage	50'
Minimum Yard (Front / Side / Both Sides / Rear)	20'/ 10' / 20' / 25'
Building Height (Stories / Feet)	N/A
Maximum Lot Coverage	60%
Floor Area Ratio	1.0
Permitted Uses	
Warehouses, trucking terminals, plumbing & electrical contractors, cold storage plants, motor vehicle sales, automotive repair, auto washes, restaurants & fast food, animal hospitals & boarding of animals, dry cleaning, retail sale of garden materials & nursery operations, hotels, conference facilities, municipal parks, public utility installations, printing plants, commercial recreation, light manufacturing, research & development laboratories, radio & television studios or antennas, public garage, and mini-warehouses.	
Special Permitted Uses	
Membership clubs, higher learning institutions, off-street parking, mini-marts, convenience stores, and mixed-use buildings.	



Taxes & Assessment

PARCEL	TAX ID	ACREAGE	DESCRIPTION	ASSESSMENT	EQUALIZATION	IMPLIED VALUE	TOTAL TAX RATE	TOTAL TAXES
1	6162-62-192294	1.10	Office Building	$75,000	100%	$75,000	37.91	$2,843.25
2	6162-62-180291	0.11	Parking Lot	$2,850,000	100%	$2,850,000	37.91	$108,043.50
	TOTALS	1.21		$2,925,000		$2,925,000		

2015 – 2016 RATES	
COUNTY	3.68
TOWN	13.02
LIBRARY	2.13
SCHOOL	19.08
TOTALS	37.91

TOTAL AD VALOREM	$110,886.75
TOTAL UNIT TAXES	NONE
TOTAL TAXES	$110,886.75
TAXES / SQ FT	$3.09

The subject is over assessed based on the market value conclusion. It is important to note that the subject is a tax exempt property owned by the county. Upon a transfer of the subject to a private owner, an assessment reduction would be likely. The subject is most similar to the first two tax comps presented below. Market taxes of $2.50 per square foot will be applied in the income approach.

Address	Use	Assessed Value	Tax Rate	Total Taxes	GBA (SF)	Taxes / SF
82 Washington Street, Poughkeepsie	Office Building	$1,356,400	37.91	$51,421	20,932	$2.46
278 Mill Street, Poughkeepsie	Office Building	$1,741,600	37.91	$66,024	24,960	$2.65
7 Fox Street, Poughkeepsie	Office Building	$1,800,000	37.91	$68,238	20,480	$3.33
4 Jefferson Plaza, Poughkeepsie	Office Building	$2,723,600	37.91	$103,252	25,500	$4.05

Description of the Improvements

The subject consists of a four-story 35,856 square foot office building. The ground floor is partially below ground has an open floor plan (similar to warehouse space) with a garage bay door at the rear. The first, second, and third floors all have offices lining the outside of the building, with conference rooms, breakrooms, or cubicles in the center of the floors. There are at least 2 bathrooms on each floor and one on the ground floor. At the rear of the site on Zimmer Avenue is a 1,300 square foot two-story out-building that house the air conditioning system for the main building. This square footage is not included in the GBA. The improvements were in overall average condition at the time of inspection.

Improvement Details

Foundation: Concrete Block & Masonry

Frame: Brick & Block

Exterior Skin: Masonry & Brick

Windows: Pane

Roof Structure: Flat

Roof Cover:	Assumed Rubber Membrane
Insulation:	Assumed to be Fiberglass
Interior Partitions:	Gypsum Board
Floor Structure:	Concrete & Wood
Finished Floor Cover:	Tile & Carpet
Doors:	Exterior – Glass & Metal Interior – Wood Solid Core
Finished Ceiling:	Acoustic Drop Ceiling
HVAC:	Forced Air & A/C System in Out-Building Powered by 1,600 amps. Unit
Electric:	400 amps. Main
Lighting:	Fluorescent & Incandescent
Plumbing:	Adequate
Sprinkler System:	Yes
Security System:	Yes
Deferred Maintenance:	A list of deferred maintenance items with rough outline of costs to cure were provided by a potential buyer. These costs do not represent engineer's or contractor's estimates and therefore are not applied. The condition of fair to average captures these items. A detailed account of these items is shown on a table on the following page.
Condition & Quality:	Fair to Average Condition & Average Quality; Overall Property Rating of Fair to Average

Size: GBA – 35,856, *Owner*
NRA – 35,856, *Owner*

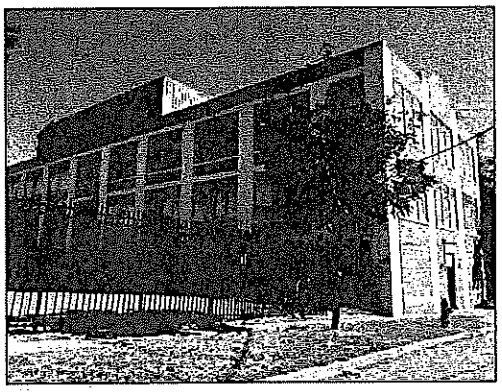
Deferred Maintenance Table

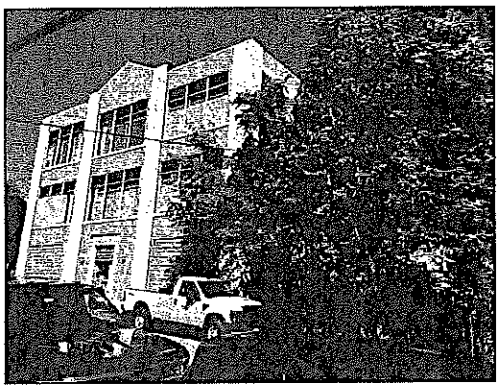
HIGH STREET CAPITAL IMPROVEMENTS - COSTS TO CURE		
HVAC	$150,000	HVAC is original to the building and still uses a cooling tower. It requires a full time mechanic to keep it operational and has serious deficiencies
Backflow Preventer	$15,000	There is no backlflow preventer which is required before any building permits are issued
Elevator	$225,000	Elevator not to code and in serious disrepair
New Roof	$115,000	Roof is in serious disrepair and needs to be removed and replaced
All ADA compliant Restrooms	$45,000	Toilet Rooms are not to ADA compliance
Exterior Windows	$80,000	Original to building and have minimal insulation value and no visibility through glass
Structural/Wall/ Water Damage	$45,000	Due to numerous roof leaks, the water penetrates the interior walls in numerous locations during every rain event
Total Cost to Cure	**$675,000**	

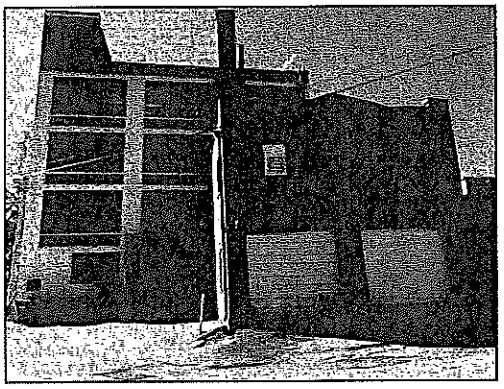
Subject Rent Roll & Leases
The subject is owner occupied with no leases in place.

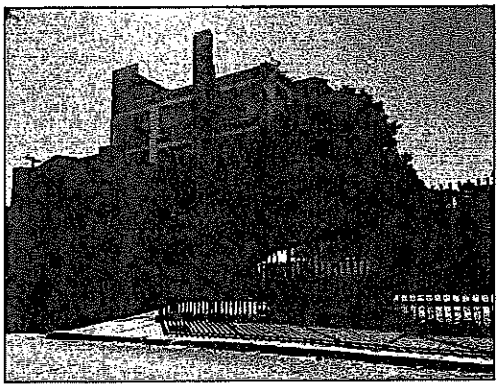
PHOTOGRAPHS OF THE SUBJECT

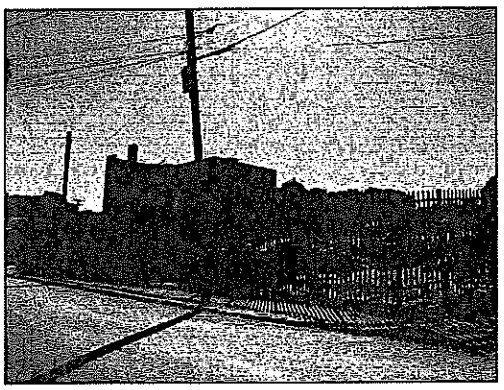
Exterior



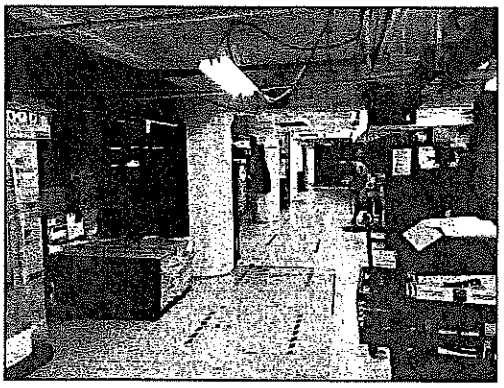


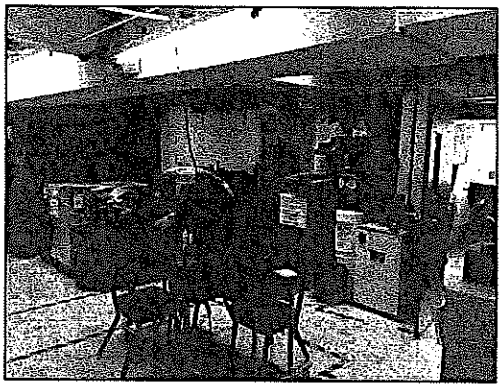




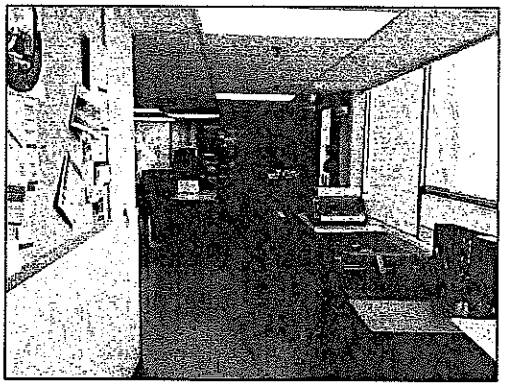


Lower Level

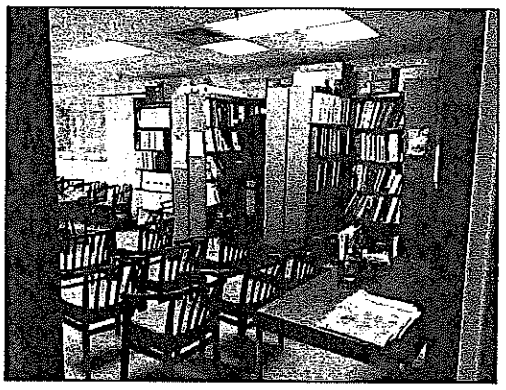




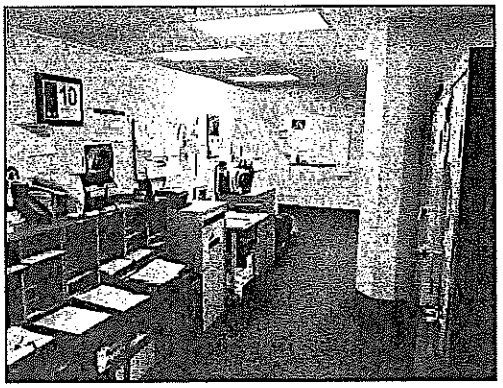
1st Floor



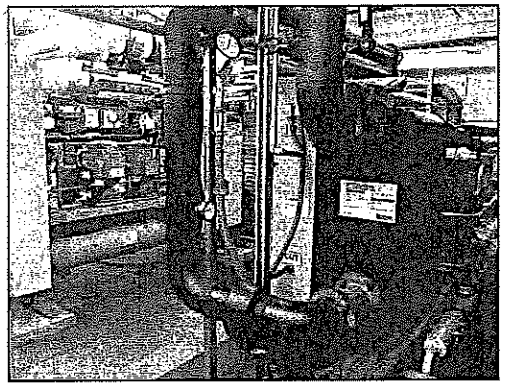
2nd Floor



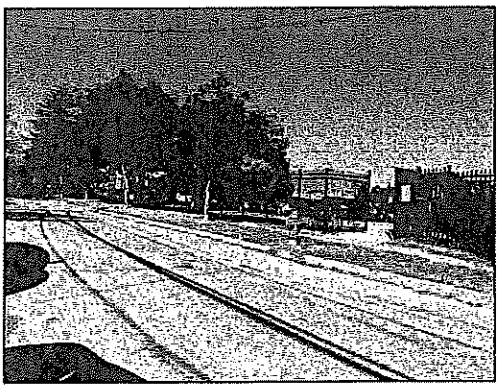
3rd Floor



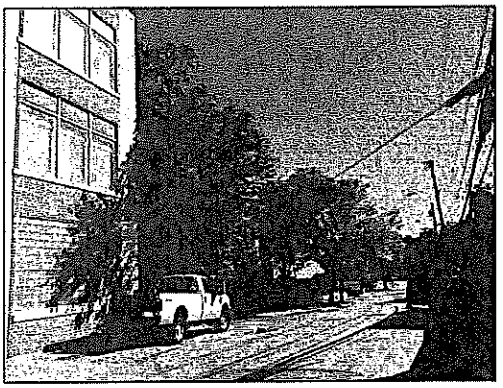
Out-Building



Street Scene



View Facing West on High Street



View Facing East on High Street

HIGHEST & BEST USE

This principle of real estate valuation is defined as, "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

Certain criteria must be met in the economic analysis to distinguish highest and best use. These are:

1. Legally Permissible: Is it permissible, therefore possible?
2. Physically Possible: Is the site, or can it be, physically adapted?
3. Financially Feasible: Does it appear to make economic or financial sense for the proposed use to be undertaken on the site at this time?
4. Maximally Productive: Of the financially feasible uses, what use produces the highest economic return to be undertaken on this site at this time?

The highest and best use of the land or a site, vacant and available for use, may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the site. The following tests are applied to the property, both as vacant and as improved, and must be met in estimating the highest and best use: the use must be legal and probable, not speculative or conjectural and demand for the use must exist and must yield the highest net return in terms of dollars to the land among the competing alternatives. The highest and best use is the best estimate of the appraiser, based on his opinion, as to the most profitable use among those competing alternatives, after analyzing the competitive forces within the market where the property is located, at the date of valuation.

Highest & Best Use as Vacant

Legal

This test analyzes the allowable uses under the current municipal code as well as other legal restrictions such as deed restrictions and easements. The subject has no known legal restrictions that would adversely affect value. The subject lots total 1.21 acres, or 52,708 square feet. The subject is zoned I-1, Light Industrial District. The legally permissible uses of the subject include various commercial uses. Office is not a permitted use. However, it is likely that a variance would be granted for office use. There is no minimum lot size. Based on the surrounding development, all legal uses are possible.

Physical

This test examines the physical characteristics of the site. The subject site is mostly level and sloping down and has access to municipal water and sewer as well as natural gas. The site borders, but is not located in a flood zone. Based on the surrounding development, the subject lot meets the physical requirements for development.

Financially Feasible & Maximally Productive

This test analyzes the uses that are both physically possible and legally permissible uses, eliminating those uses that do not meet the criteria to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. Uses that are expected to produce a positive return are now regarded as being financially feasible within some price limits. From those financially feasible uses, the most fiscally productive use is then estimated. The subject is located inside the City of Poughkeepsie with significant corner influence and good access. The Arterial is approximately 0.5 miles to the south of the subject which provides access to the Mid-Hudson Bridge and Ulster County. These linkages offer good access for commuters in the greater Mid-Hudson Valley region. Other uses in the immediate neighborhood are mostly residential, both single and multi-family, with some light industrial uses. The subject lot size allows for development of adequate on-site parking. Given the area, observations of the neighborhood, and the previous analysis, the highest and best use is for office given a use variance.

Highest & Best Use as Improved

Ideal versus Existing

The subject is currently improved with an office building.

Legally Permissible

The subject's current use is a pre-existing non-conforming use.

Physically Possible

The subject site is mostly level and sloping down and has access to municipal water and sewer as well as natural gas.

Financially Feasible

The current improvements add value to the site. Further support of a continued

positive return into the future for the subject is expected based on the current market conditions described in our Market Analysis section where there continues to be a demand for properties similar to the subject.

Maximally Productive

This final test determines what course of action should be taken with regard to the existing improvements. The options are:

1) Maintain
2) Modify (remodel or renovate)
3) Convert
4) Demolish

At the time of inspection, the subject appears to be well suited for the current use and was in overall fair to average condition. The highest and best use is to maintain the improvements for continued use as an office building.

THE APPRAISAL PROCESS

There are three approaches to value estimation potentially available to the appraiser in every appraisal assignment, namely: the Sales Comparison Approach, the Cost Approach, and the Income Approach.

The **Sales Comparison Approach** has as its premise the principle of substitution, which holds that an informed purchaser will pay no more for a property than the cost of acquiring a satisfactory substitute property, with the same utility as the subject property on the current market. The sales adjustment process, which is at the heart of the sales comparison analysis, is based on identification and measurement of the effect that the presence, absence or amount of some characteristics have on the sales price of competitive (comparable) properties and hence on the value of the subject property.

The **Income Approach** has as its premise that value is the present worth of anticipated or forecast future benefits. Present worth is obtained by discounting (i.e., the form of capitalization applied to calculate the present worth of a future income stream). This approach is generally applicable only to investment real estate expected or capable of producing money income.

The **Cost Approach** has as its premise that the informed rational purchaser will pay not more for a property than the cost of reproducing a substitute property with the same utility as the subject property. To the site value (estimated by the Sales Comparison Approach) is added the present worth of the improvements (reproduction cost less accrued depreciation) thereby developing the value of the entire property.

As mentioned in the Scope of the Appraisal, the Sales and Income Approaches will be utilized to value the subject property.

SALES COMPARISON APPROACH

A search of comparable improved sales located throughout Dutchess County. There were limited sales of comparable office buildings similar in size to the subject located in Dutchess County. The search was expanded to included comparable market areas in Orange County. Four sales were located and are compared and adjusted in relation to the subject in the adjustment grid for salient characteristics. All sales were verified with a principle to the transaction where noted. When necessary, public records such as the multiple listing service and county records, are used and considered reliable.

Analysis Summary

The grids and summary of the comparable sales are included at the end of the valuation section of the report to assist the reader in understanding the adjustment process. The subject is analyzed on a price square foot basis. Below are descriptions of the elements of comparison used in the adjustment process.

Dollar Adjustments

Buyer Expenditures

No adjustments are necessary.

Property Rights

Sale 2 and 4 transferred leased fee. All rents are assumed to be at market with no adjustments necessary.

Financing

No adjustments are necessary.

Conditions of Sale

According to the broker, Sale 4 transferred at approximately 10% below market and an upward adjustment is applied.

Percentage Adjustments

A positive adjustment indicates the sale is inferior to the subject and a negative adjustment indicates the subject is superior to the subject.

Market Conditions

Changing market conditions can obviously affect sale prices. Market conditions can change due to a number of factors, such as tax law revisions, supply and demand imbalances, economic recession, or economic boom. Each comparable sale should be analyzed to determine if the market conditions at the time of sale

were different than those that prevail as of the effective date of the appraisal. If the comparable property sold when higher prices were prevalent, then a negative adjustment should be made to account for the difference and the opposite if prices were lower. All sales have occurred since 2012 at similar market conditions for large office buildings with no adjustments necessary.

Location

The location adjustment takes into consideration the neighborhood and its environment, including such things as the relative closeness to facilities, price ranges of neighboring properties, the socio-economic position of the neighborhood, traffic counts, and general amenities of the neighborhood in relationship to other similar and competitive areas. The subject is located in a mostly residential and industrial area with less appeal to office tenants than other office nodes. All Sales are superior in location with negative adjustments applied.

Land to Building Ratio

This adjustment examines the ratio of land area to overall building size. A larger number indicates a greater land area in relation to the building footprint and therefore greater potential for expansion and parking. Sales 1, 2, and 4 have superior land to building ratios in comparison to the subject and negative adjustments are applied.

Zoning

This adjustment is based on the overall differences in zoning and the density of allowed development between the sales and the subject. The subject is located in an industrial district with slightly restrictive zoning that does not allow for general retail or office. All Sales are located in varying commercial districts allowing for more types of permitted uses. Negative adjustments are applied to all Sales for their superiority.

Services

The value of a parcel can be affected by the utilities it offers or lack thereof. The subject has access to municipal water and sewer as well as natural gas. All Sales have access to similar services with no adjustments warranted.

Use

This adjustment takes into consideration the differences in uses when comparing the comparable sales to the subject. The lower level of the subject has an open

floor plan with a garage bay, similar to that of general warehouse space. Typically, warehouse space rents at a lower price per square foot than general office space. None of the Sales share this characteristic and negative adjustments are applied to all for their superiority.

Size

This adjustment takes into consideration the overall square footage of the comparable sales in comparison with the subject. Larger buildings will typically sell for less when analyzed on a price per square foot based on the principal of economies of scale. Sales 1, 2, and 3 are given negative adjustments for their smaller overall square footage. A positive adjustment is applied to Sale 4 for its larger overall square footage.

Condition

This adjustment is based on the overall differences in condition of the buildings between the sales and the subject. The subject's overall condition is assumed fair to average. Sale 1 transferred in inferior condition to the subject with a positive adjustment applied. Sales 2, 3, and 4 all transferred in varying levels of superior condition to the subject with negative adjustments applied.

Reconciliation

The comparable sales range in adjusted price per square foot from $36 to $52 with a median of $41 per square foot and an average of $42 per square foot. Sale 1 is the most recent and also located in the City of Poughkeepsie. Sales 1 and 3 are the most similar to the subject in location. However, Sale 3 is located in the Town of Poughkeepsie, which is slightly more desirable, but does not require an additional adjustment. Sales 2 and 4 are the least similar to the subject in location. Sale 3 is the least similar in overall square footage. Given this analysis, Sales 1 is allocated the most weight due the date of sale and its locational similarity to the subject with less consideration given to Sales 2, 3, and 4. The subject is reconciled to $40 per square foot.

The "as is" value indication of the subject via the Sales Approach as of the date of valuation, October 6, 2016 is:

$40 per square foot x 35,856 square feet.....**$1,400,000, rounded**

SALES GRID

PROPERTY: 27 HIGH STREET
POUGHKEEPSIE

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
DATE	OCTOBER 2016	DECEMBER 2015	NOVEMBER 2015	OCTOBER 2014	DECEMBER 2012
PRICE		$900,000	$1,325,000	$1,075,000	$3,800,000
ADDRESS	27 HIGH STREET	75 WASHINGTON STREET	843 UNION AVENUE	503 HAIGHT AVENUE	29 - 31 MARSHALL ROAD
MUNICIPALITY	POUGHKEEPSIE	POUGHKEEPSIE	NEW WINDSOR	POUGHKEEPSIE	WAPPINGERS FALLS
COUNTY	DUTCHESS	DUTCHESS	ORANGE	DUTCHESS	DUTCHESS
BUYER EXPENDITURES		NONE	NONE	NONE	NONE
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	LEASED FEE	FEE SIMPLE	LEASED FEE
FINANCING		MARKET FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING
CONDITION OF SALE		NONE	NONE	NONE	NONE
BUYER EXPENDITURES		$0	$0	$0	$0
PROPERTY RIGHTS		$0	$0	$0	$0
FINANCING		$0	$0	$0	$0
CONDITIONS OF SALE		$90,000	$0	$0	$0
ADJUSTED SALE PRICE		$990,000	$1,325,000	$1,075,000	$3,800,000
LAND SIZE (ACRES)	1.21	1.62	1.20	0.51	3.65
LAND TO BUILDING RATIO	1.47	3.62	2.68	1.67	3.12
ZONING	I-1, LIGHT INDUSTRIAL DISTRICT	C2, COMMERCIAL DISTRICT	DS, DESIGN SHOPPING DISTRICT	ATC, ARLINGTON TOWN CENTER DISTRICT	CB, CENTRAL BUSINESS DISTRICT
SERVICES	MUNICIPAL WATER & SEWER	MUNICIPAL WATER & SEWER	MUNICIPAL WATER & SEWER	MUNICIPAL WATER & SEWER	MUNICIPAL WATER & SEWER
USE	SINGLE TENANT OFFICE WITH GROUND FLOOR WAREHOUSE SPACE	MULTI-TENANT OFFICE	MULTI-TENANT OFFICE	SINGLE TENANT OFFICE	MULTI-TENANT OFFICE
BUILDING CONSTRUCTION / YEAR BUILT	4 STORY, BLOCK & MASONRY / 1930	2 STORY, BRICK / 1960	2 STORY, STEEL FRAME / 1971	2 STORY, MASONRY / 1962	2 STORY, STEEL FRAME / 1987
GBA (SQ FT)	35,856	19,490	19,520	13,312	50,972
CONDITION	FAIR TO AVERAGE	INFERIOR	SUPERIOR	SUPERIOR	SUPERIOR
ON SITE PARKING	YES	YES	YES	YES	YES
PRICE / SQ FT		$51	$68	$81	$75
MARKET CONDITIONS		$51	$68	$81	$75
LOCATION		-10%	-15%	-10%	-15%
LAND TO BUILDING RATIO		-5%	-5%	0%	-5%
ZONING		-5%	-5%	-5%	-5%
SERVICES		0%	0%	0%	0%
USE		-10%	-10%	-10%	-10%
SIZE		-5%	-5%	-10%	10%
CONDITION		-5%	-5%	-10%	-5%
NET ADJUSTMENT		-30%	-45%	-45%	-30%
INDICATED VALUE / SF		$36	$37	$44	$52

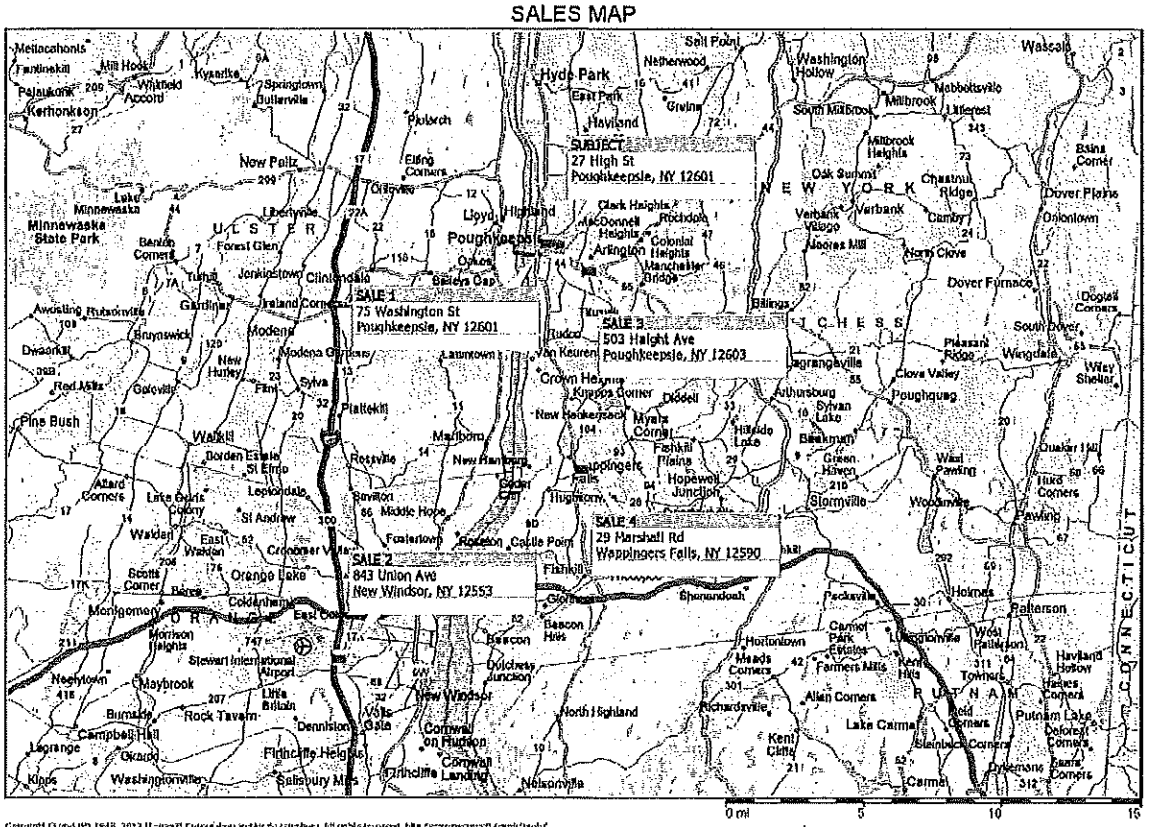
MEDIAN	AVERAGE	APPLIED VALUE PER SF	SQUARE FEET	TOTAL VALUE
$41	$42	$40	35,856	$1,400,000

R.P. HUBBELL AND COMPANY, INC.
3 Neptune Road · S-400 · Poughkeepsie · NY · 12601 · Phone: 845-454-6525 · Email: info@rphubb.com

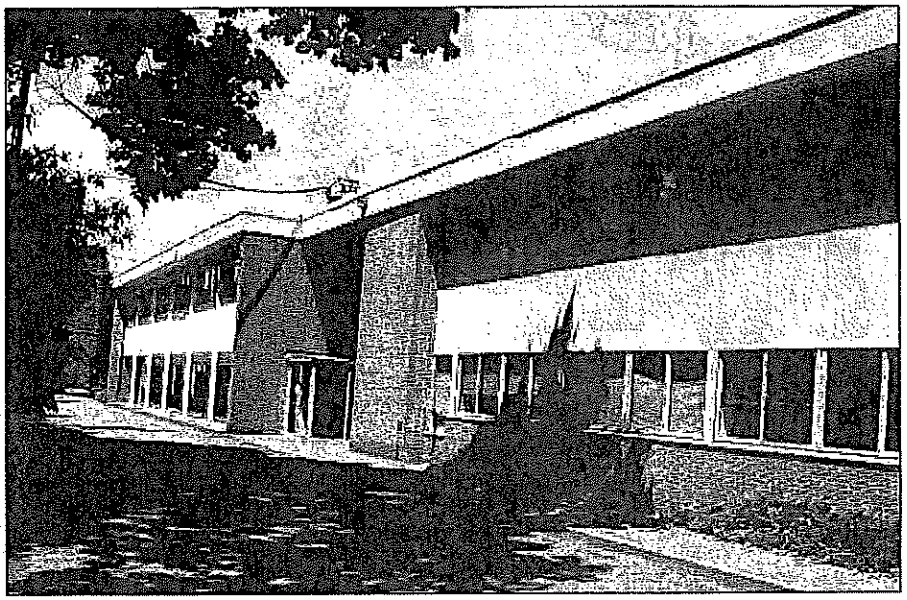
IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building Size (SF)	Price / SF
1.	75 Washington Street	12/29/2015	$900,000	19,490	$46.18
2.	843 Union Avenue	11/24/2015	$1,325,000	19,520	$67.88
3.	503 Haight Avenue	10/31/2014	$1,075,000	13,312	$80.75
4.	29 - 31 Marshall Rd	12/20/2012	$3,800,000	50,972	$74.55

SALES MAP



Improved Sale No. 1



Property Identification

Record ID	2810
Property Type	464 – Office Building
Address	75 Washington Street, Poughkeepsie, Dutchess County, New York 12601
Tax ID	6162-61-052269

Sale Data

Grantor	KB REO, LLC
Grantee	Hudson River Healthcare, Inc.
Sale Date	December 29, 2015
Deed Book / Page	22016 / 133
Property Rights	Fee Simple
Marketing Time	530
Conditions of Sale	Foreclosure
Verification	Tony De Gelormo (Agent); Other Sources: MLS & Public Records – Confirmed by David Meyers
Sale Price	**$900,000**
Cash Equivalent	$900,000
Upward Adjustment	$90,000
Adjusted Price	$990,000

Land Data

Land Size	1.620 Acres or 70,567 SF
Front Footage	140 feet Washington Street
Zoning	C2, Commercial District

Improved Sale No. 1 (Continued)

Topography	Level
Utilities	Municipal Water & Sewer
Shape	Irregular
Flood Info	Not located in a flood zone.

General Physical Data

Building Type	Multi Tenant
SF	19,490
Construction Type	Brick
Roof Type	Flat
Foundation	Concrete
HVAC	Gas Hot Air / Central AC
Stories	2
Year Built	1960

Indicators

Sale Price / SF	$46.18
Floor Area Ratio	0.28
Land to Building Ratio	3.62:1

Remarks

Two story office building divided into six separate units with common lobby and bathrooms. Building sold as an REO (Real Estate Owned) foreclosure and was in need of cosmetic remodeling. Site includes a large parking lot with 100 car capacity. According to the broker, the buyer purchased the property at approximately 10% below market.

Improved Sale No. 2

Property Identification

Record ID	2035
Property Type	464 – Office Building
Address	843 Union Avenue, New Windsor, Orange County, New York 12553
Tax ID	4-1-9.1

Sale Data

Grantor	PMR Properties, LLC
Grantee	Windsor Commons, LLC
Sale Date	November 24, 2015
Deed Book / Page	13982 / 510
Property Rights	Leased Fee
Conditions of Sale	Normal
Sale History	Sold for $1,600,000 in October of 2005.
Verification	Assessor on September 26, 2016; Other Sources: Public Records – Confirmed by Grant Ackerly
Sale Price	**$1,325,000**
Cash Equivalent	$1,325,000

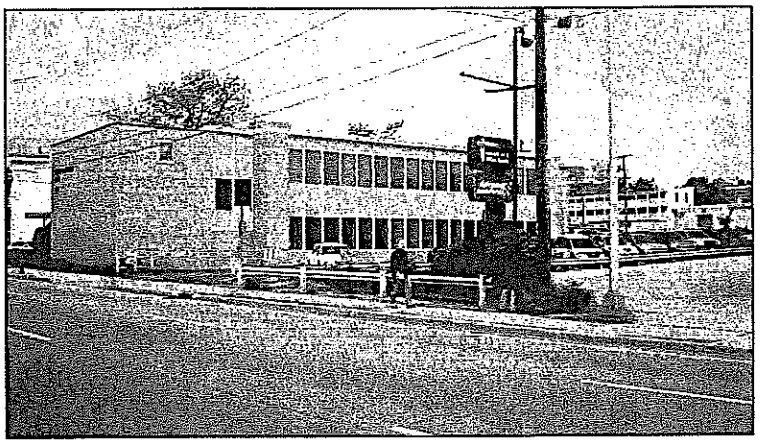
Improved Sale No. 2 (Continued)

Land Data	
Land Size	1.200 Acres or 52,272 SF
Front Footage	Union Avenue
Zoning	DS, Design Shopping District
Topography	Level
Utilities	Municipal Water & Sewer; Natural Gas & Electric
Shape	Rectangular
General Physical Data	
Building Type	Multi Tenant
SF	19,520
Construction Type	Steel
Stories	2
Year Built	1971
Indicators	
Sale Price / SF	$67.88
Floor Area Ratio	0.37
Land to Building Ratio	2.68:1

Remarks
Sale of a Class-B office building in a highly visible location south of the I-84 / Route 300 Interchange. The building is 100% occupied and 45% of the space is occupied by the Office of General Services.

The western boundary is adjacent to the New York State Thruway with Stewart International Airport on the other side of the Thruway. The neighborhood is mostly retail and office uses.

Improved Sale No. 3



Property Identification

Record ID	2566
Property Type	464 – Office Building
Address	503 Haight Avenue, Poughkeepsie, Dutchess County, New York 12603
Tax ID	6161-08-814783

Sale Data

Grantor	Estate of Jean W. Patrick
Grantee	County of Dutchess
Sale Date	October 31, 2014
Deed Book / Page	22014 / 7262
Property Rights	Fee Simple
Verification	Appraiser's Source on November 12, 2014; Other Sources: Public Records – Confirmed by Grant Ackerly
Sale Price	**$1,075,000**
Cash Equivalent	$1,075,000

Land Data

Land Size	0.510 Acres or 22,216 SF
Zoning	ATC, Arlington Town Center District
Topography	Level
Utilities	Municipal Water & Sewer; Natural Gas & Electric

General Physical Data

Building Type	Single Tenant
SF	13,312
Construction Type	Masonry
Roof Type	Flat
Stories	2
Year Built	1962

Improved Sale No. 3 (Continued)

Income Analysis

Potential Gross Income	$222,482
Effective Gross Income	$222,482
Net Operating Income	$222,482

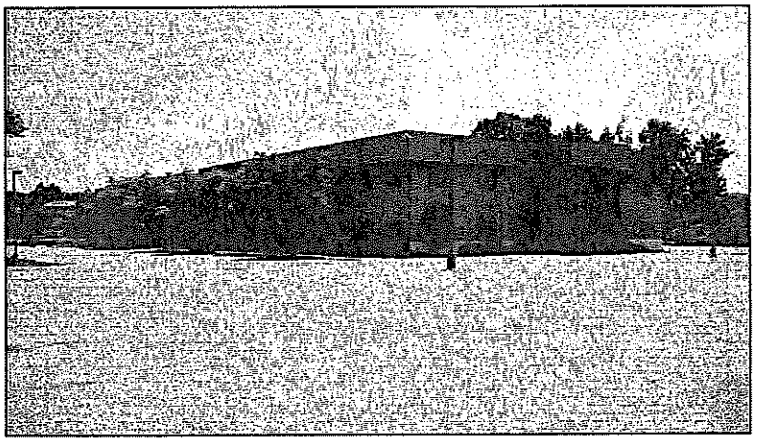
Indicators

Sale Price / SF	$80.75
Floor Area Ratio	0.60
Land to Building Ratio	1.67:1
Gross Income Multiplier	4.83
Eff. Gross Income Multiplier	4.83
Overall or Cap Rate	20.7%
Net Operating Income / SF	$16.71

Remarks

Sale of an office building in the Town of Poughkeepsie to be purchased by the tenant. The entire building is occupied by Dutchess County OCIS. The tenant has been occupying the building for several decades. The current lease was set to expire on July 31, 2015 with a rent of $18,540.15 per month ($222,481.80 per annum or $19.34 per rentable square foot (based on 11,500 square feet net rentable area). Tenant paid building electric, interior maintenance, and liability insurance. The site consists of 0.51 acres with ample parking and is improved with a two-story office building consisting of 13,312 square feet of gross building area.

Improved Sale No. 4



Property Identification

Record ID	2181
Property Type	464 – Office Building
Address	29 - 31 Marshall Rd, Wappingers Falls, Dutchess County, New York 12590
Tax ID	6158-19-688002

Sale Data

Grantor	Hollowbrook of Dutchess, LLC
Grantee	Marshal 31, LLC
Sale Date	December 20, 2012
Deed Book / Page	22013 / 268
Property Rights	Leased Fee
Verification	Steve Salomone (Broker); Other Sources: Public Records – Confirmed by Angelo Lallis
Sale Price	**$3,800,000**
Cash Equivalent	$3,800,000

Land Data

Land Size	3.650 Acres or 158,994 SF
Zoning	CB, Central Business District
Topography	Level
Utilities	Municipal Water & Sewer; Natural Gas & Electric
Shape	Rectangular

General Physical Data

Building Type	Multi Tenant
SF	50,972
Construction Type	Steel Frame
Roof Type	Flat, Rubber Membrane
Foundation	Poured Concrete

Improved Sale No. 4 (Continued)

Stories	2
Floor Height	9
Year Built	1987

Income Analysis

Potential Gross Income	$697,827
Effective Gross Income	$697,827
Expenses	$264,642
Net Operating Income	$433,185

Indicators

Sale Price / SF	$74.55
Floor Area Ratio	0.32
Land to Building Ratio	3.12:1
Occupancy at Sale	82
Gross Income Multiplier	5.45
Eff. Gross Income Multiplier	5.45
Expenses / SF	$5.19
Overall or Cap Rate	11.4%
Net Operating Income / SF	$8.50

Remarks

Sale of a multi-tenant office building. Sale was considered a slightly distressed sale, with a highly motivated seller. The property sold at 82% occupancy with one of the largest tenant lease, the NYS DMV, expiring near the time of closing. The buyer was able to renew the DMV lease prior to the expiration of the initial lease. Rents in the building range from $14.49 / SF to $21.23 / SF on a modified gross basis (tenants pay utilities).

The building was constructed circa 1987. The property is located within a prime commercial corridor just off Route 9 in the Village of Wappingers Falls.

INCOME APPROACH

The Income Capitalization Approach is based on the recognition that investors value properties on their income potential. This approach converts anticipated future benefits of a property into a present value estimate. In estimating the value of the subject property by the Income Approach, data has been selected and processed as follows:

1. Estimate annual potential gross income, by examining leases in-place and comparing the subject property to similar rental properties in the same manner as used for comparison of market sales data previously described, and using appropriate factors related to rentals in order to estimate, from the market, the annual gross income ("Market Rent") which the subject can be expected to produce from currently vacant space.
2. Determine a discount to the gross income estimate to allow for vacancy and credit loss, and thus arrive at an estimate of effective gross income.
3. Estimate the probable annual expenses which would be incurred in operating the property, as a deduction from effective gross income to realize net income, before making allowance for overall depreciation or recapture of the wasting asset. The condition of the building and its equipment were considered in order to estimate a reserve allowance for repairs and replacements.
4. Derive a capitalization rate from either the market or any acceptable mortgage-equity analysis and, after considering the quality and durability of the expected income, selected an appropriate method and technique for capitalizing the net income to an estimate of value.

Market Rent Analysis

In order to estimate market rent for the subject property, comparable rentals that represent similar leased space have been analyzed. Building owners and real estate brokers in the market area lease space and establish rental rates. A blended rate will be applied to the subject's office component (floors 1, 2, and 3) as well as the ground floor.

A search for comparable office leases was conducted. There was a lack of significant data of comparable office leases that bracket the subject in size located within the City of Poughkeepsie. In an effort to find adequate data, the search was expanded to include other comparable market areas in the Hudson Valley region. The most

comparable leases from the area are presented for analysis in an adjustment grid below, followed by a discussion of the leases in comparison to the subject. The subject rent analysis for a single tenant would be on a modified gross basis with the tenant paying for utilities. Rental rates range from $13.64 per square foot to $17.50 per square foot on a modified gross basis.

Market Conditions

Market conditions are considered to have stabilized in late 2011. An upward adjustment is applied to Lease 3 for having leased in 2010.

Lease 1 represents market rent of office space with a warehouse / storage component (approximately 18%) on a modified gross basis. The property is a one story single tenant building. A negative adjustment is applied to the lease for location, its inferior condition, and its smaller size. No expense adjustments are necessary as the comparable lease rents on the same basis as the subject, modified gross. The current market rent after all adjustments is $8.18 per square foot.

Lease 2 represents market rent of office space in the Town of Poughkeepsie on a modified gross basis. The property is a two story single tenant building. A negative adjustment is applied to the lease for use, being all finished office space, location, inferior condition, and its smaller size. No expense adjustments are necessary as the comparable lease rents on the same basis as the subject, modified gross. The current market rent after all adjustments is $9.55 per square foot.

Lease 3 represents market rent of office space in the Town of Poughkeepsie on a modified gross basis. The property is a two story single tenant building. A negative adjustment is applied for location, condition, use, and size. No expense adjustments are necessary as the comparable lease rents on the same basis as the subject, modified gross. The current market rent after all adjustments is $8.66 per square foot.

Conclusion of Rental Rate per Square Foot

The adjusted rental prices produce a tight range from $8.18 to $9.55 per square foot. The average is $8.80 per square foot and the median price is $8.66 per square foot. Lease 1 is the most recent. Lease 2 is the most similar to the subject in total square footage. Lease 3 has the highest net adjustment and is the least similar in size. Given this analysis, the most weight is allocated to Leases 1 and 2, with consideration given to Lease 3. A rental rate of $9.00 per square foot on a modified gross basis, above the average, is selected for the subject space. The lease grid is shown of the following page.

LEASE GRID

ADDRESS: 27 HIGH STREET C/O POUGHKEEPSIE

ITEM	SUBJECT	LEASE 1	LEASE 2	LEASE 3
DATE	OCTOBER 2016	OCTOBER 2013	SEPTEMBER 2011	AUGUST 2010
LOCATION	C/O POUGHKEEPSIE	T/O LAGRANGE	C/O POUGHKEEPSIE	T/O POUGHKEEPSIE
USE	OFFICE WITH WAREHOUSE (LOWER LEVEL)	OFFICE WITH WAREHOUSE / STORAGE	OFFICE	OFFICE
BUILDING	4 STORY, MASONRY / 1930	1 STORY, STEEL / 1970	2 STORY, STEEL / 1983	2 STORY, MASONRY / 1983
LEASED AREA (SQ FT)	35,856	18,280	20,400	11,500
CONDITION	AVERAGE	SIMILAR	SIMILAR	SUPERIOR
RENT / SQ FT		$13.64	$14.69	$17.50
MARKET CONDITIONS		$13.64	$14.69	$19.25
PHYSICAL ADJUSTMENTS				
LOCATION		-25.00%	-10.00%	-25.00%
USE		0.00%	-10.00%	-10.00%
SIZE		-5.00%	-5.00%	-10.00%
CONDITION		-10.00%	-10.00%	-10.00%
NET ADJUSTMENT		-40.00%	-35.00%	-55.00%
ADJUSTED RENT		$8.18	$9.55	$8.66
EXPENSES				
UTILITIES	TENANT	TENANT	TENANT	TENANT
CAM	LANDLORD	LANDLORD	LANDLORD	LANDLORD
TAXES	LANDLORD	LANDLORD	LANDLORD	LANDLORD
INSURANCE	LANDLORD	LANDLORD	LANDLORD	LANDLORD
EXPENSE ADJUSTMENTS				
UTILITIES		$0.00	$0.00	$0.00
CAM		$0.00	$0.00	$0.00
TAXES		$0.00	$0.00	$0.00
INSURANCE		$0.00	$0.00	$0.00
IND. VALUE / SQ FT		$8.18	$9.55	$8.66

LOW	$8.18
HIGH	$9.55
AVERAGE	$8.80
MEDIAN	$8.66

SIZE (SQ FT)	RENT / SQ FT
35,856	$8.00

Potential Gross Income: $322,704

Vacancy & Collection Loss: A vacancy and collection loss of 15% is applied to the subject based on the information cited in the Market Analysis section.

Effective Gross Income: $274,298

Reimbursements: No reimbursements are necessary as the subject rent is on a modified gross basis.

Expenses: Limited historical expenses information was provided for the year 2012 only. The majority of expenses provided related to non-recurring expenses items. A summary of comparable expenses of similar properties deemed to be reliable and utilized in the following analysis are displayed on the following page.

GBA (SF)	21,312		16,291		4,050		5,760		36,000	
	Annual	$ / SF	Annual	$ / SF	Annual	$ / SF	Annual	$ / SF	Annual	$ / SF
Real Estate Taxes	$95,469	$4.48	$71,889	$4.41	$18,705	$4.62	$25,108	$4.36	$130,466	$3.62
Insurance	$5,747	$0.27			$3,709	$0.92	$3,363	$0.58	$10,675	$0.30
Utilities	$17,455	$0.82	$29,262	$1.80	$7,400	$1.83	$7,379	$1.28	$18,089	$0.50
CAMs / Repairs	$62,397	$2.93	$33,087	$2.03	$5,475	$1.35	$3,714	$0.64	$24,368	$0.68
Legal / Pro. Fees	$920	$0.04								
Misc.	$236	$0.01			$117.00	$0.03				

The expense categories are as follows:

Real Estate Taxes are estimated at $2.50 based on market taxes cited in the Taxes & Assessment section of this report.

Insurance is estimated at $0.30 per square foot based on the comparable expenses.

Utilities are paid by the tenant.

CAMs are estimated $1.00 per square foot based on comparable expenses. This includes lawn maintenance, snow shoveling & plowing of the common sidewalks, driveway, and parking area, and general building maintenance. This does not include any capital improvements.

Water & Sewer are included in the taxes.

Miscellaneous is estimated at $0.05 per square foot based on comparable expenses for this category. This expense includes items such as advertising, office supplies, and pest control.

Legal & Professional Fees are estimated at $0.05 per square foot based on the comparable expenses. This expense typically includes general accounting fees, which are minimal in comparison to the overall expenses.

Management Fees are estimated at 5% of the effective gross income. This is a standard fee that includes collecting rents and reimbursements.

Reserves are estimated at 2% based on the condition of the improvements. A prudent investor would set up a reserve fund for these items even though some comparable expenses do not account for this expense item. This includes those items within the building that age more rapidly than the building itself such as the plumbing and electrical wiring.

The total amount of expenses based on the subject analysis is $159,039 which translates into an operating expense ratio of 57.98%. The net operating income (NOI) is $115,259 which will be used in the following capitalization section.

Capitalization Rate Derivation

RealtyRates.com Investor Survey – Market cap rates (Ro) for the 3rd Quarter 2016 range between 4.35% and 13.97% with an average overall cap rate of 8.15%. The equity dividend rates range from 7.62% to 16.13% with an average rate of 12.30%. Used in this analysis is an equity rate of 15.00%.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2016* OFFICE - ALL TYPES							
Item	**Input**						**OAR**
Minimum							
Spread Over 10-Year Treasury	1.05%	**DCR Technique**		1.15	0.041996	0.90	**4.35**
Debt Coverage Ratio	1.15	**Band of Investment Technique**					
Interest Rate	2.86%	Mortgage		90%	0.041996	0.037796	
Amortization	40	Equity		10%	0.076228	0.007623	
Mortgage Constant	0.041996	OAR					**4.54**
Loan-to-Value Ratio	90%	**Surveyed Rates**					**4.31**
Equity Dividend Rate	7.62%						
Maximum							
Spread Over 10-Year Treasury	6.69%	**DCR Technique**		2.25	0.118169	0.50	**13.29**
Debt Coverage Ratio	2.25	**Band of Investment Technique**					
Interest Rate	8.50%	Mortgage		50%	0.118169	0.059084	
Amortization	15	Equity		50%	0.161287	0.080644	
Mortgage Constant	0.118169	OAR					**13.97**
Loan-to-Value Ratio	50%	**Surveyed Rates**					**13.27**
Equity Dividend Rate	16.13%						
Average							
Spread Over 10-Year Treasury	3.37%	**DCR Technique**		1.70	0.065745	0.73	**8.11**
Debt Coverage Ratio	1.70	**Band of Investment Technique**					
Interest Rate	5.18%	Mortgage		73%	0.065745	0.047665	
Amortization	30	Equity		28%	0.123011	0.033828	
Mortgage Constant	0.065745	OAR					**8.15**
Loan-to-Value Ratio	72.5%	**Surveyed Rates**					**9.71**
Equity Dividend Rate	12.30%						

*2nd Quarter 2016 Data

Band of Investment				
LTV		Rm		
0.70	x	0.0719	=	5.03%
1 - LTV		Re		
0.30	x	0.15	=	4.50%
			Cap Rate	9.53%
			Applied Cap Rate, Rounded	**9.50%**

The overall rate is estimated at 9.50%, based partly on the investor survey and the following assumptions:

1. Financing is presently available through money centers and local mortgage brokers or banks for properties similar to the subject. It is assumed that financing will be available at a variable rate of interest for up to 25 years at 5.25% based on a survey of local lenders. Payments are calculated on a 25 year amortization. The annual mortgage constant (Rm) for a 5.25% interest loan is 0.0719.

2. Equity investors of comparable grade properties are currently expecting a 7.62% to 16.13% equity dividend rate (cash on cash rate) as illustrated by the 3rd Quarter 2016 "RealtyRates.com" investor survey. An equity dividend rate of 15.00%, above the average, is utilized based on the investor's required return and the fact that the subject is located in the City of Poughkeepsie, with higher than typical office vacancies in comparison to other parts of the county.

The indicated "as is" value opinion of the subject as of the effective date of valuation, October 6, 2016, based on the Income Approach is: ..... **$1,200,000, rounded**

INCOME & EXPENSE SUMMARY

PROPERTY	27 HIGH STREET	
LOCATION	POUGHKEEPSIE	2017 PROJECTION
GROSS BLDG AREA	35,856 SQUARE FEET	
NET RENTABLE AREA	35,856 SQUARE FEET	

INCOME

	SQUARE FT	RENT / SF	MONTHLY RENT	ANNUAL
FFICE / WAREHOUSE (LOWER LEVEL)	35,856	$9.00	$26,892	$322,704

TOTAL RENTAL INCOME			$322,704	
VACANCY & CREDIT LOSS	15%	0%	($48,406)	SUBJECT VACANCY
EFFECTIVE GROSS INCOME			$274,298	

EXPENSES

		ANNUAL EXPENSE	$ / SQ FT	
REAL ESTATE TAXES		$89,640	$2.50	
INSURANCE		$10,757	$0.30	
UTILITIES				PAID BY TENANT
CAMs		$35,856	$1.00	
WATER / SEWER				INCLUDED IN TAXES
MISCELLANEOUS		$1,793	$0.05	
LEGAL / PROF FEES		$1,793	$0.05	
MANAGEMENT (% of EGI)	5%	$13,715	$0.38	
RESERVES (% of EGI)	2%	$5,486	$0.15	
TOTAL EXPENSES			($159,039)	EXP / SF ($4.44) OER 57.98%
NET OPERATING INCOME			$115,259	NOI / SQ FT $3.21

CAPTALIZATION

RealtyRates.com (3rd QTR '15) RETAIL – ANCHORED CENTERS

RANGE (Ro)	4.35%	13.97%	AVG 8.15%
RANGE (Re)	7.62%	16.13%	AVG 12.30%
			SAY= 15.00%

LOAN TERMS – LOCAL BANK SURVEY

INTEREST RATE	5.25%
AMORTIZATION	25 YEARS
LOAN TO VALUE	70.00%

BAND OF INVESTMENT

L. T. V. X Rm =
0.7 X 0.0719 = 0.0503
1 - L.T.V. X Re =
0.3 X 0.15 = 0.0450

INDICATED CAP RATE (Ro) = 9.53% SAY, 9.50%

VALUATION FORMULA Vo = NOI / Ro

= $115,259 / 9.50%

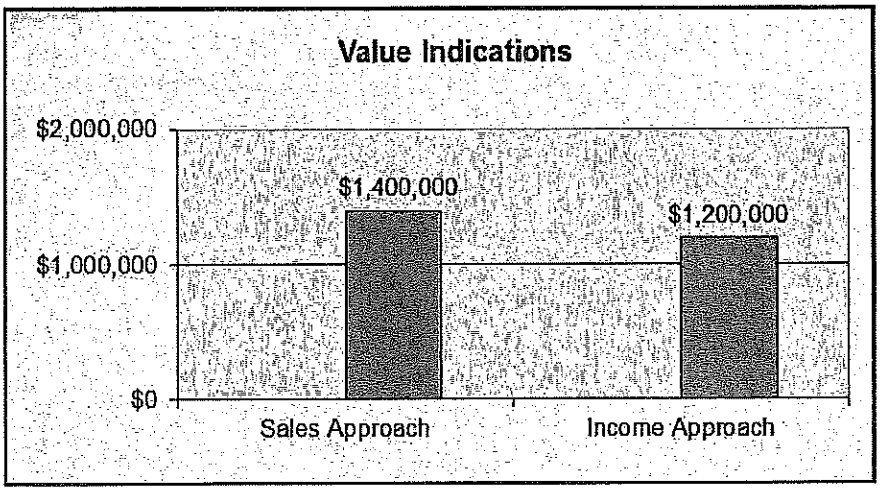
VALUE Vo = $1,213,254

		$ / SQ FT
INDICATED MARKET VALUE	$1,200,000	$33

RECONCILIATION & FINAL VALUE ESTIMATE

Discussion of Approaches

This discussion will determine a final value opinion based on the two approaches used. The discussion will summarize each approach and outline the strengths and weaknesses of the data used. The chart below illustrates the value indications from the two approaches.



Sales Approach

Quality of Sales: Comparable sales were researched in the subject market area. There were limited sales of comparable office buildings of similar size to the subject located in Dutchess County. The search was expanded to included comparable market areas in Orange County. The sales selected are considered the most comparable sales.

Adjustments: The adjustments for salient characteristics are qualitative in nature.

The Sales Approach is considered to be well supported.

Income Approach

Subject & Comparable Leases: Leases of comparable office space were researched in the subject market area. There was a lack of significant data of comparable office leases that bracket the subject in size located within the City of Poughkeepsie. The search was expanded to include other comparable market areas in the Hudson Valley region. The comparable leases were utilized to develop a market rental rate which was then applied in the Income Approach.

Expenses: Limited historical expenses data was provided. The subject expenses were estimated from the subject historical data and typical expenses of similar properties and deemed to be reliable.

Capitalization Rate: The capitalization rate is derived from the band of investment and is derived from the investor survey from Realtyrates.com.

The Income Approach is considered to be adequately supported.

Conclusion

The Sales Approach is allocated more weight in the final reconciliation given the strength of the analysis and the subject would more likely appeal to an end user for all or part of the space. It is our opinion that the "as is" market value of the subject property as of the date of valuation, October 6, 2016, is:

ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS
$1,325,000

ADDENDA

- ENGAGEMENT LETTER
- QUALIFICATIONS

R.P. Hubbell and Company, Inc.
Real Estate Appraisers and Market Analysts

September 23, 2016

James M. Fedorchak
County Attorney
Dutchess County Department of Law
22 Market Street,
Poughkeepsie, NY 12601
jfedorchak@dutchessny.org

Appraisal services – 27 High Street, City of Poughkeepsie, NY

APPRAISAL SERVICES CONTRACT
"ENGAGEMENT LETTER"

This contract is an agreement between R.P. Hubbell and Company, Inc. (APPRAISER), and County of Dutchess (CLIENT). Payment is not contingent upon arriving at a particular value, R. Peters Hubbell, Jr. will be the managing appraiser.

The real property to be appraised is:

A 3-story 27,000 square foot office building on a 1.2 acre site located at 27 High Street, City of Poughkeepsie, Dutchess County, NY; identified by tax parcel numbers 6162-62-192294 and 6162-62-180291

APPRAISER agrees to conduct a scope of services that includes:

- Estimate an opinion of market value to the property as of our date of inspection.
- Conduct an interior and exterior inspection of the improvements
- Conduct research into sales and leases of comparable properties; apply the sales and income approaches to estimate value
- Report the conclusions in an Appraisal Report conforming to 2016/2017 edition of USPAP.

User of the report will be the CLIENT. The intended use is for potential sale of the property. If the report is used for other purposes, or by other people it could be misleading, inaccurate, or insufficient for those purposes.

CLIENT agrees to remunerate APPRAISER, as compensation for services an amount of $ due upon completion of the report.

Requested items in order to assist us in the valuation process are:

- Current engineering study if available
- Survey of the property
- Environmental studies, if any
- List of any recent major repairs or maintenance items
- Expenses over the last 3 years if readily available.

If needed, post appraisal services (after delivery and acceptance by the CLIENT) such as consultations and/or valuation discussions relating to issues contained within the appraisal will be billed on an hourly basis at $ per hour.

In the event that any payment is not paid when due, CLIENT shall pay all expenses of collection, including, but not limited to, court costs and attorneys' fee.

Two (2) printed copies the report will be provided at the above fee plus a digital copy. Additional printed and signed originals will be $ each.

Thank you for the opportunity of presenting this contract for your consideration. If the contract meets with your approval, please execute and return a signed original, together with any requested data.

Respectfully submitted:
R.P. HUBBELL and COMPANY, INC.

R. Peters Hubbell, Jr., MAI
State Certified General Real Estate Appraiser No. 46..3185

AUTHORIZATION TO PROCEED

I agree to the terms and conditions of the Appraisal Service Contract set forth herein, and hereby authorize APPRAISER to proceed with said services.

[illegible] 9/26/16

Signature Date

James M. Fedorchak

Printed Name

County Attorney

Title

Anne or Eoin Wrafter 486-3616

Person and phone number to contact for inspection:

Please return the signed contract and any noted items.

R.P. Hubbell and Company, Inc.

Real Estate Appraisers and Market Analysts

QUALIFICATIONS OF
R. PETERS HUBBELL, JR.

PROFESSIONAL DESIGNATIONS:

MAI – Appraisal Institute

CERTIFICATIONS and LICENSES:

Certified General Real Estate Appraiser: New York State No. 46-3185
Certified General Real Estate Appraiser: State of Vermont No. 080-0000258
Certified General Real Estate Appraiser: State of New Hampshire No. 854
Qualified General Real Estate Appraiser for New York State Department of Transportation
Certified FARM Evaluator; National Dairy FARM Train-the-Trainer Workshop, presented by National Milk Producers Federation, Albany, NY; April 8th, 2015
Certificate of Completion: Valuation of Conservation Easement Certificate Program; May 12-16, 2008

MEMBERSHIPS:

Appraisal Institute, Member #09808, awarded January 1993; Past President of Mid – Hudson Chapter, past Education Chairman
American Society of Farm Managers and Rural Appraisers; Associate Member
New York State Society of Real Estate Appraisers
National Council of Affordable Housing Market Analysts (NCAHMA)

GOVERNMENTAL AGENCY APPROVALS:

New York State Division of Housing and Community Renewal – Qualified Market Analyst

EMPLOYMENT:

Chairman and C.E.O.: **R P HUBBELL and COMPANY, INC.**; Independent Fee Appraiser: Real Estate appraisals and counseling.

Staff Appraiser, **L.T. BOOKHOUT, INC.**, a real estate firm specializing in consultation, appraisal and market feasibility studies, 1987 to 1996

Loan Officer, Appraiser, Branch Manager, **FARM CREDIT SERVICE** – Springfield District, 1980-1997

INSTRUCTOR:

Former Associate Instructor; Appraisal Institute, certified for *Appraisal Principles, Basic Appraisal Procedures and Residential Market Analysis and Highest and Best Use.*
Adjunct Instructor; Marist College and Dutchess Community College, School of Adult Education: *Real Estate Appraisal Module*, 1990, 1991, 1992

SMALL CLAIMS ASSESSMENT REVIEW OFFICER:

State of New York Unified Court System Third Judicial District

SEMINAR PRESENTATIONS:

"Preserving the Family Farm and Your Equity," Dutchess County Cooperative Extension, February 1989

"Conserving Our Tax Base," Dutchess/Ulster Assessors Assoc., May 1991

"Basic Commercial Valuation Techniques", New York State Assessors' Assoc., October 1992

EDUCATION:

CORNELL UNIVERSITY – Ithaca, New York – B.S. Agricultural Economics
SYRACUSE UNIVERSITY – Syracuse, New York – course work in MBA program

APPRAISAL COURSES ATTENDED AND COMPLETED –

Appraisal Institute: *Standards of Professional Practice, Part B,* 1991 *and Part C,* 1997; *Advanced Income Capitalization, Course 510,* 1993*; Litigation Valuation Overview, Course 700,* 1997*; Standards of Professional Practice, Part C,* 2002*; Instructor Leadership & Development Conference,* 2004*;*

***Society of Real Estate Appraisers*:** Course 102, *Applied Residential Property Valuation,* 1988*:* Course 201, *Principles o f Income Property Appraising, 1989; Course 202, Applied Income Property Valuation, 1989; Standards of Professional Practice, Part A, 1990*

Federal Land Bank: *Intermediate Appraisal Skills,* 1986

APPRAISAL EXAMINATIONS CHALLENGED AND/OR PASSED –

Society of Real Estate Appraisers: *Introduction to Appraising Real Property,* Course 101, 1987

CONTINUING EDUCATION –

Following seminars successfully completed:
Appraisal Institute: "Discounted Cash Flow Analysis", 1992; "Understanding Limited Appraisals – General," 1994; "Special – Purpose Properties", 1996; "New Industrial Valuation", 1997; "Eminent Domain and Condemnation Appraising",1998; "Detrimental Conditions", 1998; "Eminent Domain & Condemnation", 1999; "Regression Analysis in Appraisal", 1999; "Case Studies in Commercial Highest and Best Use", 2000; "Appraisal of Local Retail Properties", 2001; "Dynamics of Office Building Valuation", 2001; "Feasibility Analysis, Market Value & Investment Timing", 2002; "Standards of Professional Practice, Part C", 2002; "Scope of Work: Expanding Your Range of Services", 2003; "Mathematically Modeling Real Data", 2004; "Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions", 2005; "Market Analysis and the Site to Do Business", 2005; "15 Hour USPAP Course with exam", 2005; "2006 Changes to USPAP"; "Valuation & Litigation Services SIG", 2006; "Appraisal Curriculum Overview", 2009; "7 Hour USPAP Course", 2005, 2009 and 2011; "Feasibility, Market Value, Investment Timing: Option Value", 2009; "Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets", April 2012; "Commercial Bankruptcy, Workouts and the Valuation Process", April 2013; "7-Hour USPAP Update Course", May 2013; "Business Practices and Ethics", June 2013; "Appraising the Appraisal: Appraisal Review-general", October 2013; "Valuation of Conservation Easements and Taxes", November 2013; "7-Hour USPAP Update Course", January 2014; "Residential Solar Photovoltaic Leases: Market Value Dilemma", February 2014; "Valuation of Solar Photovoltaic Systems", February 2014; "Review of Court Decisions", November 2014; "Raising the Bar: Complex Properties A Risk-Based Approach to Allocations and Investment", September 2015

American Society of Farm Managers and Rural Appraisal (ASFMRA): "Conservation Easement Valuation & Case Studies", April 2006; "Yellow Book, Uniform Appraisal Standards for Federal Land Acquisition", September 2006; "Valuation of Conservation Easement Certificate Program", May 2008; "Wind Power" seminar, May 2011; "Large Dairy Appraisal Seminar", May 2011; "Intro to Vineyard and Winery Valuation", May 2013

Society of Real Estate Appraisers: Professional Practice, 1998;
Uniform Commercial and Industrial Appraisal Report, 1989; Advanced Demonstration Appraisal Report Workshop 1990;

Whitmer Seminars: Comprehensive Appraisal Workshop, Parts A & B, July 1991; "Attacking and Defending an Appraisal in Litigation", September 2011

Marist College: Clean Water Act 1997; Real Estate Salesperson Course, 1988

Other: Realtors Land Institute: Timberland Evaluation & Analysis", 2000; Lorman Education Services: "Real Estate Litigation in New York ", 2002 "Conducting an Effective Cross –Examination in New York ", 2002; "Dairy Margin Protection Program: Procedures, decision tools and strategies", Farm Credit East 2014; "2015 Dairy Outlook Webinar", Farm Credit East 2015; "Update on OSHA Inspections on Dairy Farms", Farm Credit East 2015;

APPRAISAL CLIENTS (partial listing):
Corporations and Business Entities

1st Westchester Capital Group
ADM Milling Co.
Adriance Library
Agway, Inc.
Akindale Farms
Amerada Hess Corp.
Andreas Holding
Astor Home for Children
Audia Motors
Avis Rent-A-Car, Inc.
Banta Management
Bldg. Assoc.
Brown & Sharpe Manufacturing
Carlisle Companies, Inc.
Chemical Executive Relocations
Clermont Farms, Ltd.
Condor Motors
Conklin Instruments
Country Lands Management Inc
Courtland Partners
Creative Originals Inc
Crown Northcorp
Cuney Properties, Inc.
Do-It-Best Cooperative
Farm Country Investments.
Fehr Bros. Inc.
Gray Engineering
Greig Farm
Highways Displays, Inc.
Hudson Valley Farms, Inc.
I.L. Richer Co., Inc
IBM Corp.
James Burns International
Jim Waters Corp.
John Aborio, Inc.
Kingston Hospital Foundation
Kitchen Cabinet Company
KMPG – Peat Marwick
Konover Associates, Inc.
LaidLaw Transportation Inc.
McDonalds Corporation
MacIntosh Farms
Maranatha Human Services Inc.
Marshall & Sterling
Mashomac Fish and Game Club
Merchants Press
Millbrook Merchants
Millbrook Vineyards
Millenium III Investors
Milroy Cars, Inc.
Minolta Advance Technology, Inc.
Northern Dutchess Medical/Dental
Plasmaco, Inc
Pyramid Companies, Inc
Quadrelle Realty
Red Hook Farmers Co-op Inc.
Red Hook Land Corp.
Rehabilitation Programs Inc.
Rokeby Preserve
Services, Inc.
Shekomeko Village Corporation
Sheldrake Organization
Situs Realty Services, Inc.
St. Francis Hospital
Stuart Property Corp.
Tara Motors, Inc.
Tivoli Farms
Torloc Development, Inc
Vibar Farms
Strategic Property Advisors
Ulster Scientific, Inc
Ulster ARC
Weathersfield Farm
Ziff Brothers Investments

Government Agencies

United States of America
National Park Service
Postal Service
Department of Agriculture
Department of Interior
Federal Deposit Insurance Corp.

State of Connecticut
Department of Transportation

Commonwealth of Massachusetts
Town of Lenox

State of New York
Department of Environmental Conservation
Office of Mental Retardation and Developmental Disabilities
Industrial Development Authority
Department of Transportation
Office of Parks, Recreation & Historical Preservation
Department of Agriculture and Markets

City of New York
NYC Department of Environmental Protection

County of Clinton
Department of Planning
Social Services
County Attorney's Office
Town of: Northeast, Pine Plains, Red Hook, Lagrange, Amenia, Washington, Poughkeepsie

County of Dutchess
Dept/Agency: Resource Recovery Agency,
Department of Planning
Department of Public Works
Industrial Development Authority

County of Greene
Town of Hunter

County of Orange
Towns of Warwick, Montgomery

County of Rockland
County Executive's Office

County of Ulster
Dept/Agency: Resource Recovery Agency, Dept of Planning
Towns of: Lloyd, Marlborough, New Paltz

Metropolitan Transportation Agency (MTA)
Appraisals and appraisal reviews

Courts

City of Kingston Zoning Board
Columbia County Supreme Court
Dutchess County Supreme Court
New York Court of Claims
New York State Superior Court 9th Judicial Dist.
Southern District of New York
Town of Milan Zoning Board of
Town of Northeast Zoning Board
Ulster County Supreme Court
United States District Court

Financial Institutions

American Modular Mortgage
Apex Mortgage Corp.
Bank Leumi
Bank of America
Bank of Boston
Bank of New York
Barclays Bank
Beacon Federal Savings Bank
Berkshire County Savings Bank
California Federal Savings and Loan
Capital Impact Corp.
Catskill Savings Bank
CBT/Bank of New England
Chemical Bank
Citibank
Citibank NA
City Trust Bank, Bridgeport, CT
Delta Funding
East New York Savings Bank
Ellenville National Bank
Empire of America S.L.A.
Farm Credit, ACA
Federal Land Bank
First National Bank
First National Bank of Highland
First National Bank of Rhinebeck
First National Bank of the Hudson Valley
First Union Bank
Fishkill National Bank
Fleet Bank
Fleet Credit Corp. Fleet Norstar Bank
Flushing Savings Bank
Freddie Mac
Greenwich Capital Markets
Guardhill Financial
Horizon National Bank
Hudson United Bank
Hudson Valley Bank
Island Federal Mortgage
Key Bank NA
Key Bank of Maine
M and T Bank
Mahopac National Bank
Marine Midland National Bank
Mid-Hudson Savings Bank
National Bank & Trust Company
New York State Urban Development Corp.
Nomura Asset Capital Corp.
Parallel Commercial Capital Corp.
People's Westchester Savings
Poughkeepsie Savings Bank
Premiere National Bank
Production Credit Associations
Rhinebeck Savings Bank
Riverside Bank
Sovereign Bank
Stissing National Bank
The Resolution Trust Corp.
The Savings Bank of Utica
Troy Savings Bank
Union Savings Bank
Union State Bank

Institutional/Educational

Bard College
Cornell University
Hyde Park Central Schools
Pine Plains Central Schools
Red Hook Central Schools
Vassar College

Religious

Fishkill Baptist Church
Marist Fathers Novitiate
Red Hook Assembly of God
Unification Theological Seminary
Jehovah's Witnesses

Charitable

Jane Nuhn Foundation
Dyson Foundation

Land Conservation Groups

Adirondack Land Trust/Nature Conservancy
Agricultural Stewardship Association
American Farm Land Trust
Berkshire County Land Trust

Columbia Land Conservancy
Conservation Fund
Dutchess Land Conservancy
Housatonic Valley Association
Hudson Highlands Land Trust
Lake George Basin Land Conservancy
Mohonk Preserve
The Nature Conservancy
Open Space Institute
Rondout Valley Land Conservancy
Scenic Hudson Inc.
Trust for Public Lands
Vermont Land Trust / Vermont Housing & Conservation Board
Winnakee Land Trust

APPRAISAL ASSIGNMENTS:

Agri-Business Properties

Fruit storage and processing and packing Facilities
Regional feed mills
Veal Slaughter and packing plants
Wineries
Integrated Poultry operations

Community Services

Private Water Companies
Sheltered workshops/administrative offices

Environmental Risks

Stigma on Residential Properties
Shopping Centers with on-site contamination
Impact of on-site contamination to retail & vacant commercial properties

Agricultural and County Estate Properties

Crop Farms
Dairy Farms (including 1200+ cow facilities
Equine estates
Equine training centers
Forest tracts
Fruit Farms
Goat Farm w/milk processing plant
Livestock farms
Nursery/greenhouse/garden centers
Orange County Muck farms
Orchards
Private game preserves
Purchase and donation of Development Rights
Thoroughbred horse breeding farms
Vineyards
Integrated Layer facilities

Commercial and Industrial Properties

Automobile sales and service centers
Banks, branch and full service
Central warehouses
Community/neighborhood shopping centers
Delicatessens
Distribution warehouses
Energy distribution centers
Fast food restaurants
Flour Milling
Funeral Homes
Golf Courses
Hotel/Motels
Industrial Parks
Light industrial flex buildings
Manufacturing facilities
Medical office buildings
Multi-story office buildings
Neighborhood shopping centers
Office Parks
Outlet Mills
Petroleum Tank Farm
R.V. Campgrounds
Restaurants (fast food & full service)
Retail Strip centers
Retail/Office centers
Self Storage warehouses
Strip Commercial centers
Supermarkets
Timeshare/resort developments
Tire and alignment shops
Trucking Terminals

Residential Properties	**Market Studies**
2-4 Family Residences	HUD "Mark to Market rent studies"

Adult Rest Homes
Condominium Projects
Country Estates
Country Home and Mini-Estates
Farm Land development rights
Garden Apartments
Low-rise Apartment Buildings
Multi-Family Residences
Nursing Homes
Public Housing Projects
Residential condo/town-home developments
Single Family Residences
Subdivision Developments
Town House Projects

Detrimental impact studies on: cell towers, car washes and adjacent commercial uses

Property Rights Appraised

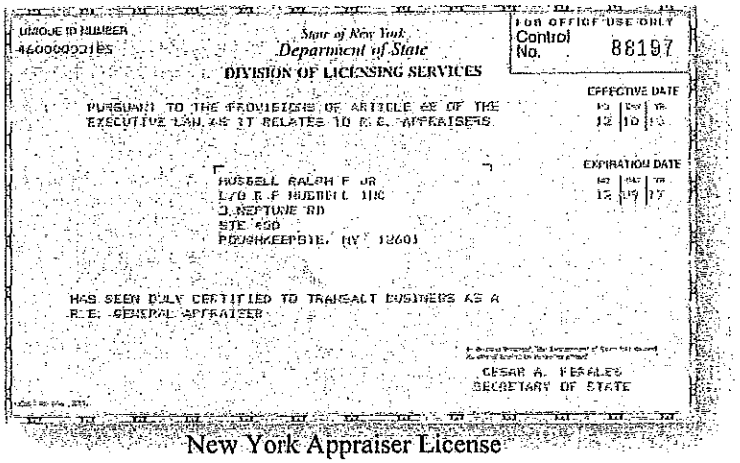
Development rights
Fee Simple
Lease Fee/Lease Hold
Lease Hold Interest
Partial Interest – Conservation Easements for non-cash Charitable Donations

Vacant Land, including:
Agricultural
Commercial
Industrial
Multi-family residential
Single-family residential

Tax Certiorari; performed analysis of commercial, industrial and residential properties.

Attorneys and Individuals have been served in the USA and Canada.

Valuation of Business: retail/farm supply, industrial laundry.



UNIQUE ID NUMBER
460000301ES

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 88197

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW, AS IT RELATES TO R.E. APPRAISERS

EFFECTIVE DATE
12 10 13

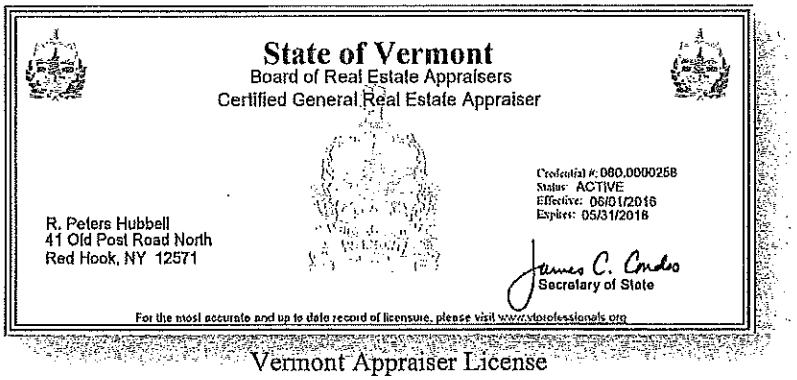
EXPIRATION DATE
12 09 17

HUBBELL RALPH P JR
L/O R.P HUBBELL INC
3 NEPTUNE RD
STE 400
POUGHKEEPSIE, NY 12601

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R.E. GENERAL APPRAISER

CESAR A. PERALES
SECRETARY OF STATE

New York Appraiser License



State of Vermont
Board of Real Estate Appraisers
Certified General Real Estate Appraiser

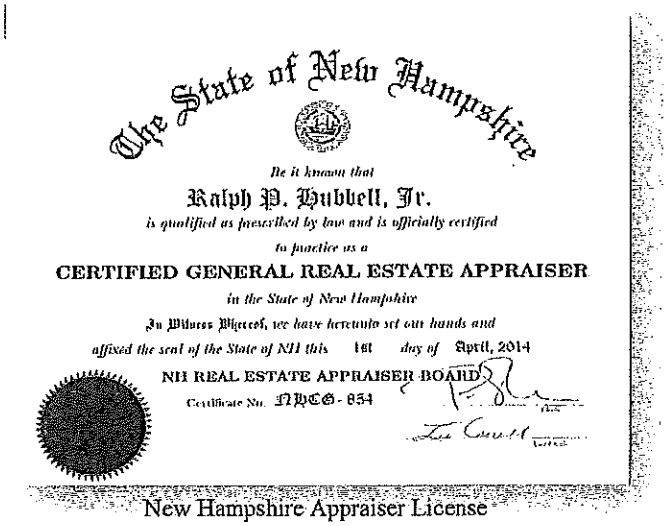
Credential #: 080.0000258
Status: ACTIVE
Effective: 06/01/2016
Expires: 05/31/2018

R. Peters Hubbell
41 Old Post Road North
Red Hook, NY 12571

James C. Condos
Secretary of State

For the most accurate and up to date record of licensure, please visit www.vtprofessionals.org

Vermont Appraiser License



The State of New Hampshire

Be it known that

Ralph P. Hubbell, Jr.

is qualified as prescribed by law and is officially certified

to practice as a

CERTIFIED GENERAL REAL ESTATE APPRAISER

in the State of New Hampshire

In Witness Whereof, we have hereunto set our hands and

affixed the seal of the State of NH this 1st *day of* April, 2014

NH REAL ESTATE APPRAISER BOARD

Certificate No. NHCG-854

New Hampshire Appraiser License

R.P. HUBBELL AND COMPANY, INC.

Real Estate Appraisers and Market Analysts

QUALIFICATIONS OF
AARON SCHMIDT

GENERAL EDUCATION

Marist College, Bachelor of Science

PROFESSIONAL EDUCATION

R5: Basic Appraisal Principles, R6: Basic Appraisal Procedures, USPAP 15: National USPAP Course, G4: General Market Analysis and Highest and Best Use, G5: General Appraisal Sales Comparison Approach, G6: General Appraisal Site Valuation and Cost Approach, G7: General Appraisal Income Approach, G8: General Appraisal Report Writing and Case Studies, GE1: Fair Housing, Fair Lending and Environmental Issues (15-hr), Statistics Modeling and Finance, and GE3: Using the HP12C Financial Calculator

PROFESSIONAL EXPERIENCE

Appraiser, R.P. Hubbell and Company, Inc.
Appraisal of real estate with emphasis on commercial properties
US Navy
Military Training Department – Recruit Training Command, Administrative Support, Security

Non-Collusion Affidavit
Bid #RFB-DCP-34-16
Purchase Offers for 27 High Street
Poughkeepsie, New York

As required by Section 103-d of the New York State General Municipal Law, the bidder certifies under the penalties of perjury that:

(a) "By submission of this, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:
(1) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
(2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
(3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition."

Signed _____

By Jason Page Managing Member
~~(President)~~

Dated August 4, 2016

Bid submitted by:

Name: Jason Page

Address: PO Box 792

Poughkeepsie NY 12602

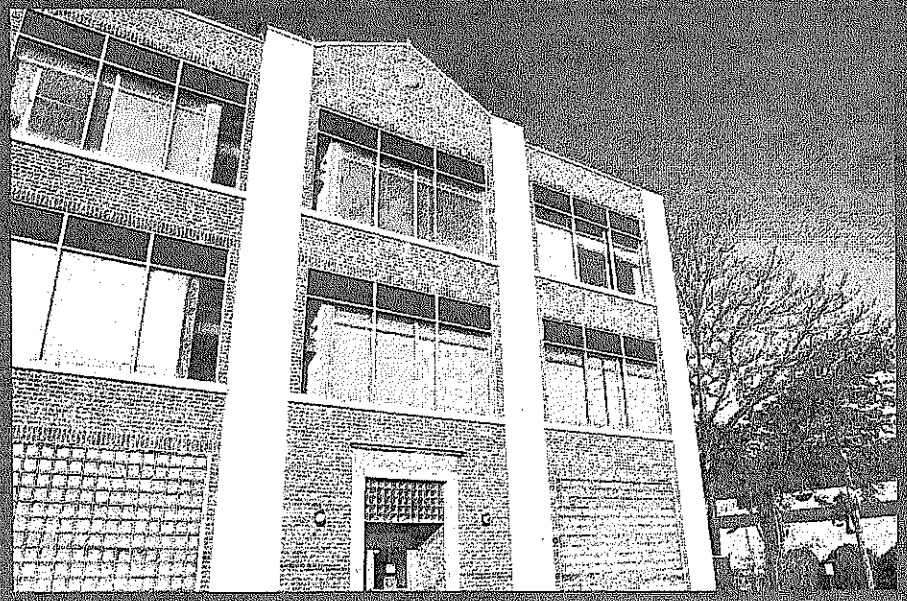
Phone: 845.471.0191

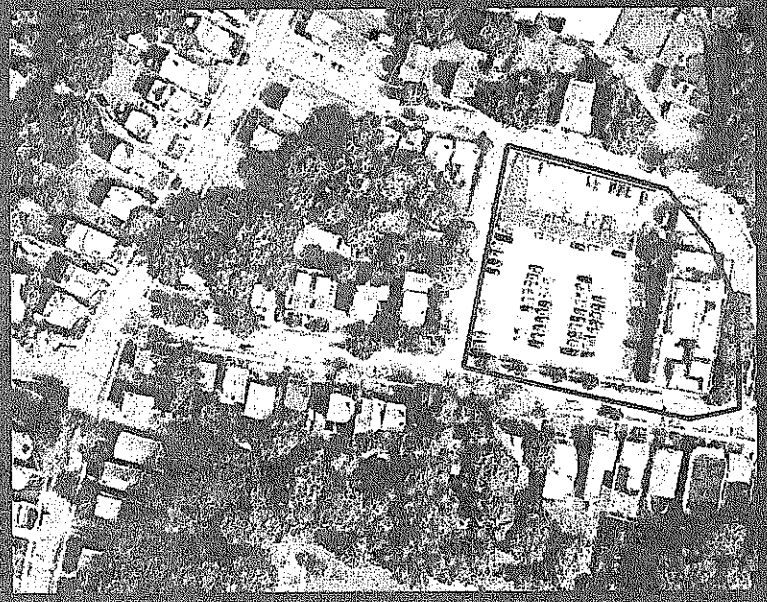
Fax #: 845.471.0169

Email: jason@pageparkassociates.com

CS-2

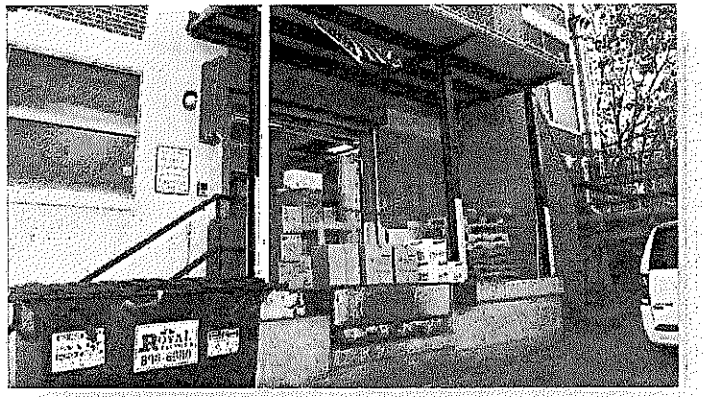
27 HIGH STREET

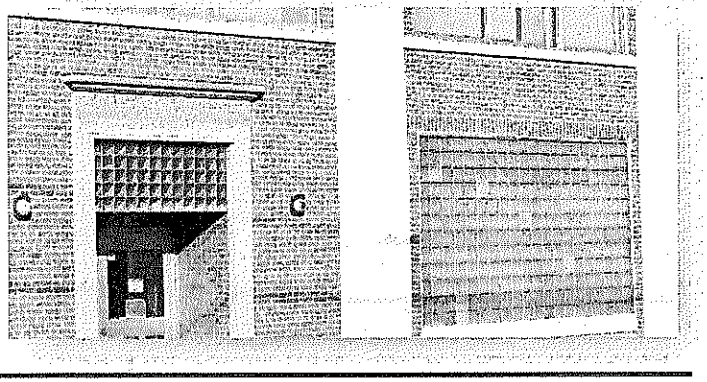




December 4, 2017

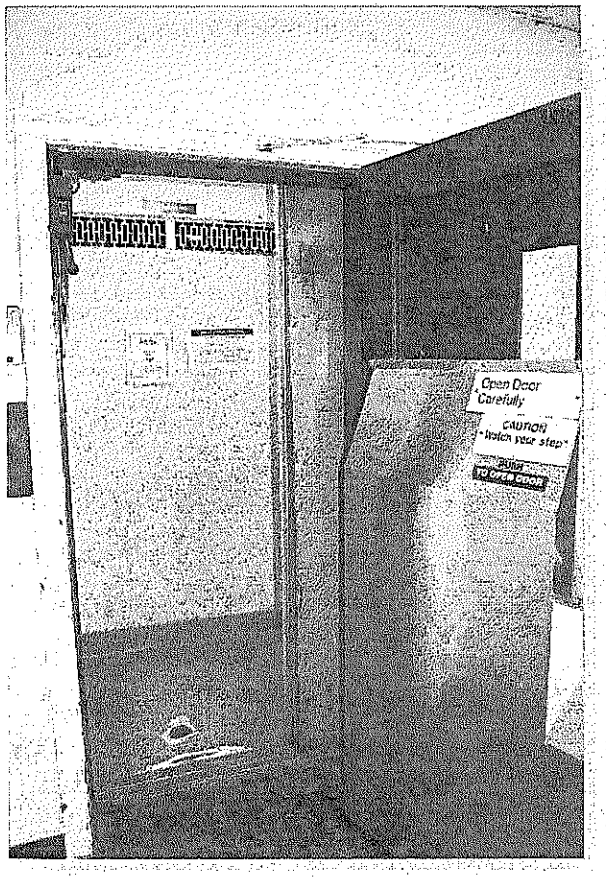
Background
27 High Street





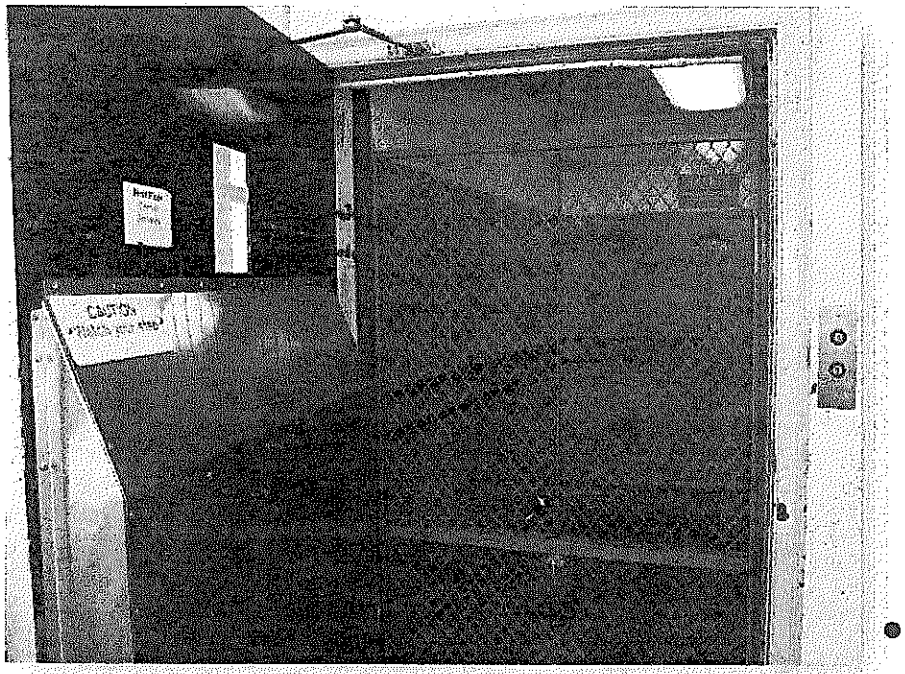
- Currently Houses:
  - Office for the Aging
  - Planning & Development
  - OCIS – Central Services Division
- Not Suitable for County Departments
  - Residential Neighborhood
  - In need of significant capital repairs

Primary Elevator to Office for the Aging



Background

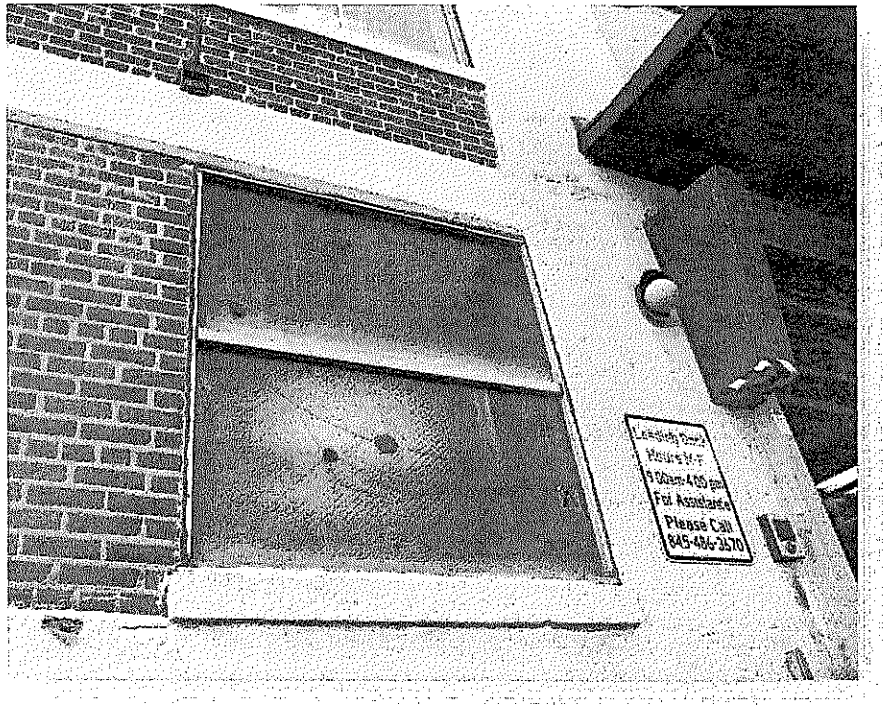
27 High Street



Only Handicap Accessible Elevator

- Necessary Capital Maintenance:
  Over $675,000
  - HVAC Repairs
  - Backflow Preventer
  - Elevator Repairs/Maintenance
  - New Roof
  - All ADA Compliant Restrooms
  - Exterior Windows
  - Structural/Wall/Water Damage
- New ADA Compliant Elevator:
  Between $500,000-$700,000

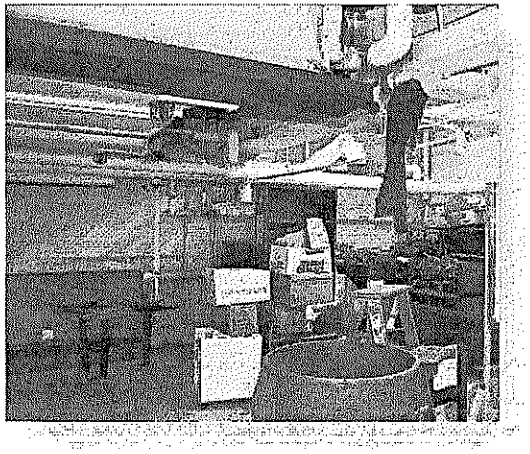
Background
27 High Street

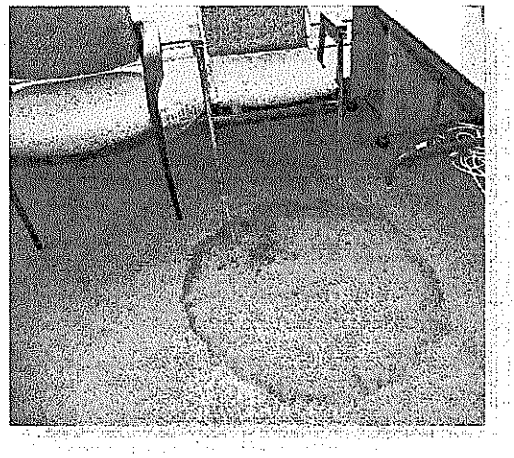


- Annual Cost to Maintain:

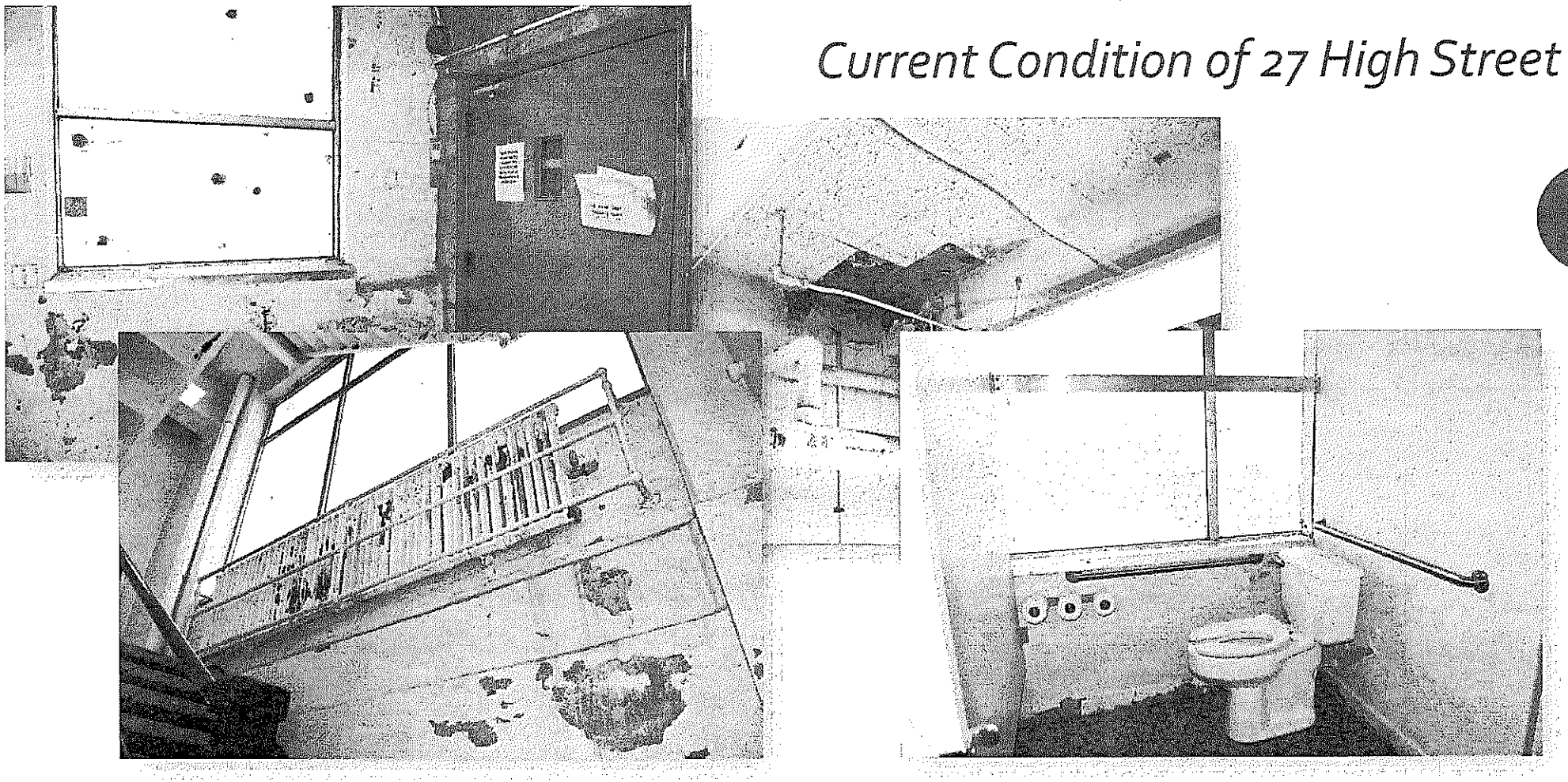
Over $200,000 (Not Including DPW Staff Time)

- Utilities
- Maintenance
- Janitorial Services
- Security Services





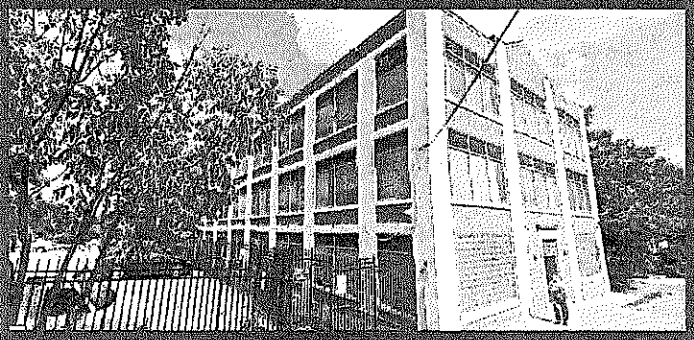
Current Condition of 27 High Street



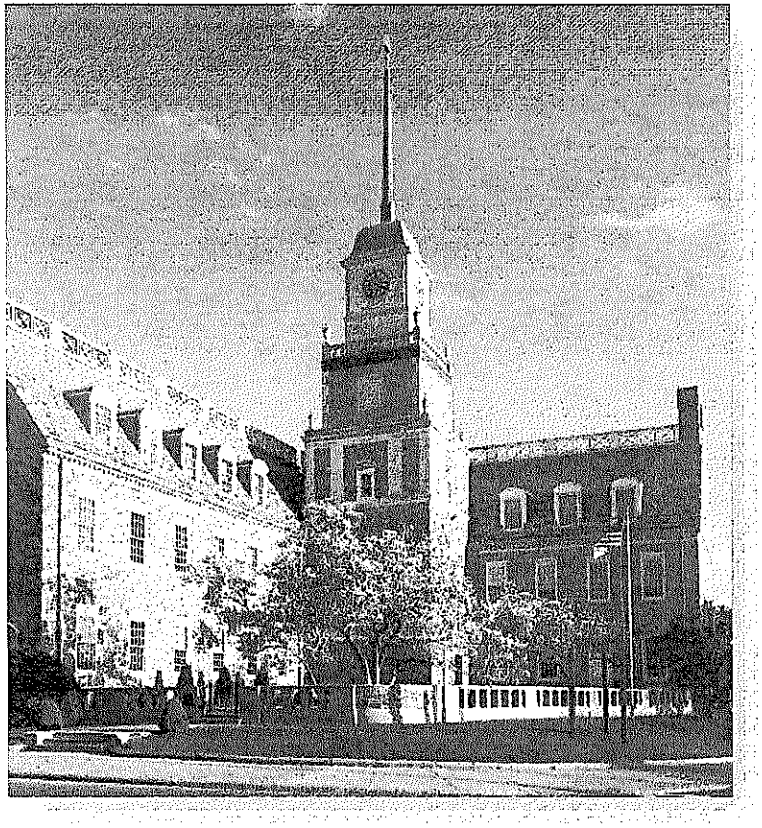
SEQRA Process

- Declare Lead Agency
- Short Environmental Assessment Form Completed
- Sale of Property – No Significant Effect

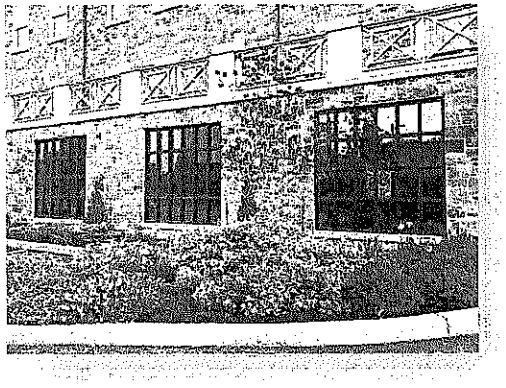
Proposal
27 High Street

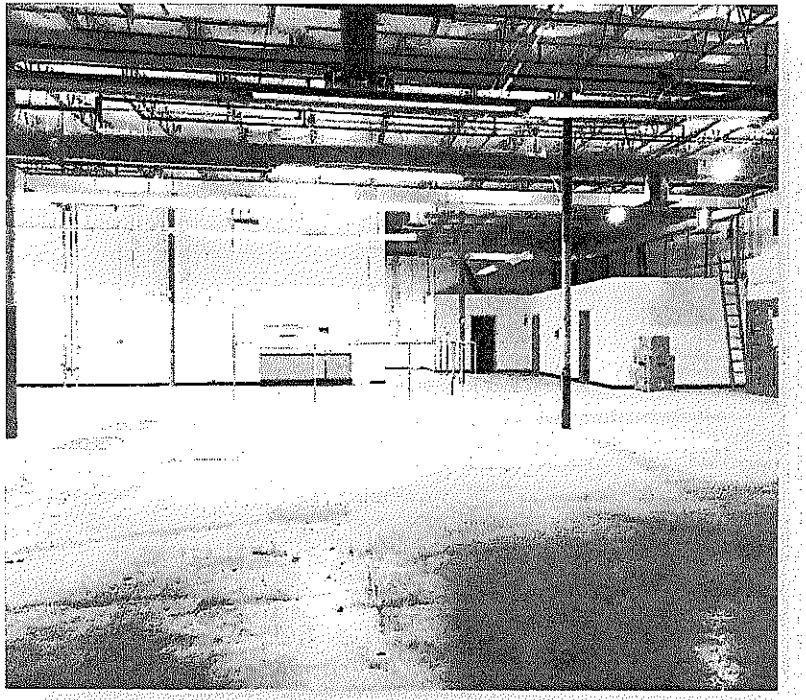


- Request for Proposal for Sale
  - RFP Issued 2013 – Inadequate Offer
  - RFP Issued July 2016 – One Response
- Appraised Value = $1,325,000
  - Appraisal acknowledged significant capital repairs and upgrades required
- Negotiated Sale Price = $1,325,000
  - Provided in the form of rental credit over 5 years

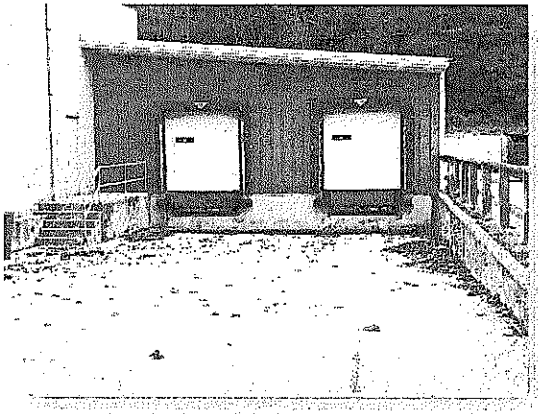


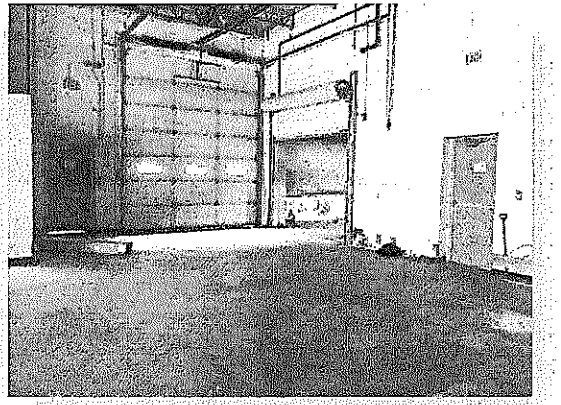
- **Relocate Planning**
  - New Space at Poughkeepsie Journal Building
    - Amendment to existing lease agreement
  - Adjacent to DBCH space
    - Shared Conference Room & Training Room
    - Shared Entrance & Breakroom
    - Synergies with Environmental Division of DBCH





- **Relocate OCIS – Central Services**
  - New Space at Violet Avenue
  - Improve loading dock/access for deliveries
  - Proper space for county store room
  - Improved storage for county surplus





Total Rent Credit = $1,325,000

5-Year Rent Discount on Leases for Planning & Central Services

	Planning Dept. Lease	Central Services Lease
Est. Square Footage	6,871	12,733
Avg. Rate/ Sq Ft	$27.00	$17.50
Gross Rent	$779,000 (Nov 2018-2022)	$1,114,000 (Jan 2019-2023)
Rent Credit	($545,000)	($780,000)
Net Rent	$234,000	$334,000

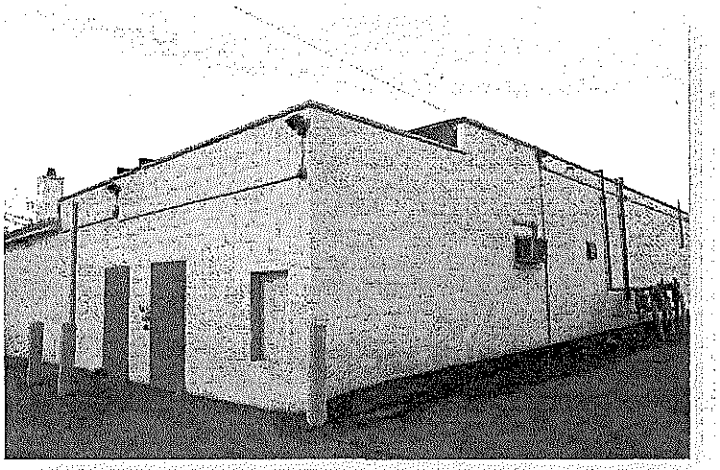
Note: Leases include utilities, janitorial, security, plowing, fit-up, maintenance & repairs

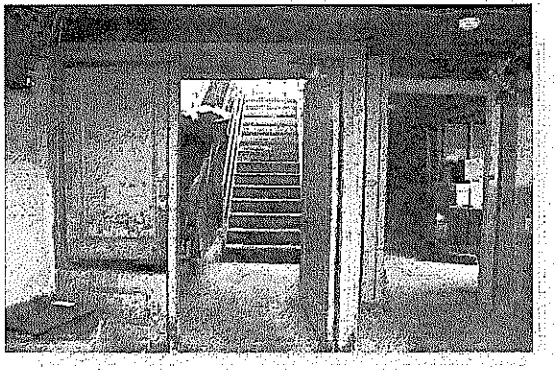
Sale of High Street Overview

- County Operating Budget Impact
  - Eliminate annual operating expenses > $200,000
  - New rental annual expense Planning & Central Services < $100,000
- Restore 27 High Street to tax rolls
  - Return to residential use
  - Redevelop neighborhood
- Significant improvement in space for county departments

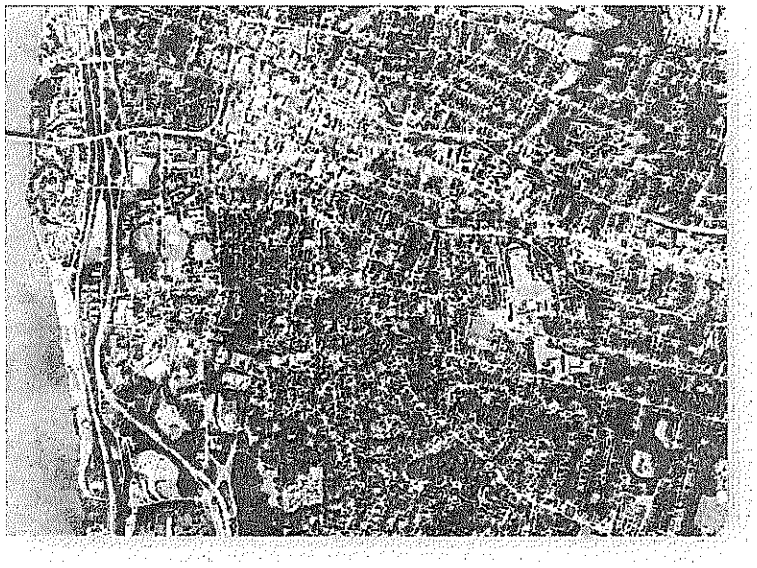
Background: Office for the Aging

- Current Kitchen: 488 Main Street
  - Annual Rent > $78,000
  - Annual Utilities & Maintenance > $24,000
  - Inadequate space for meal preparation
  - Inefficient for productive distribution
  - In need of significant capital repairs
    - HVAC & Elevator





Background: Office for the Aging

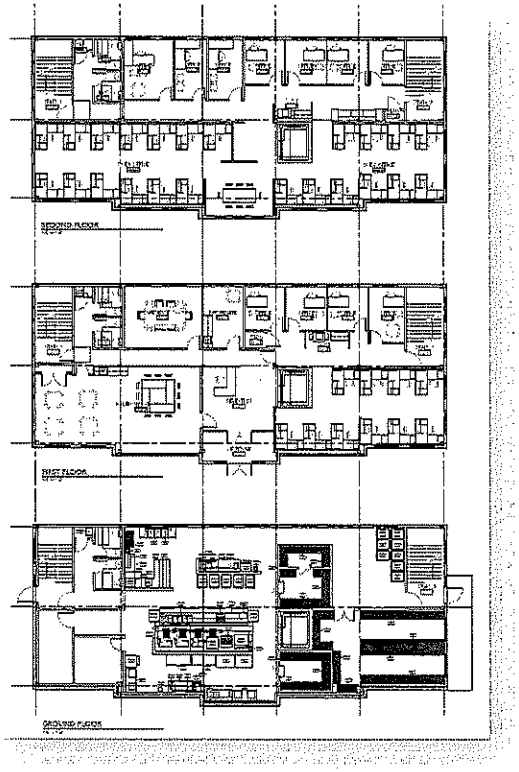


- Current Poughkeepsie Senior Center: Hudson Valley Community Center
  - Annual Rent = $7,800
  - Outskirts of Poughkeepsie
  - Room Rental – Not a Senior Center

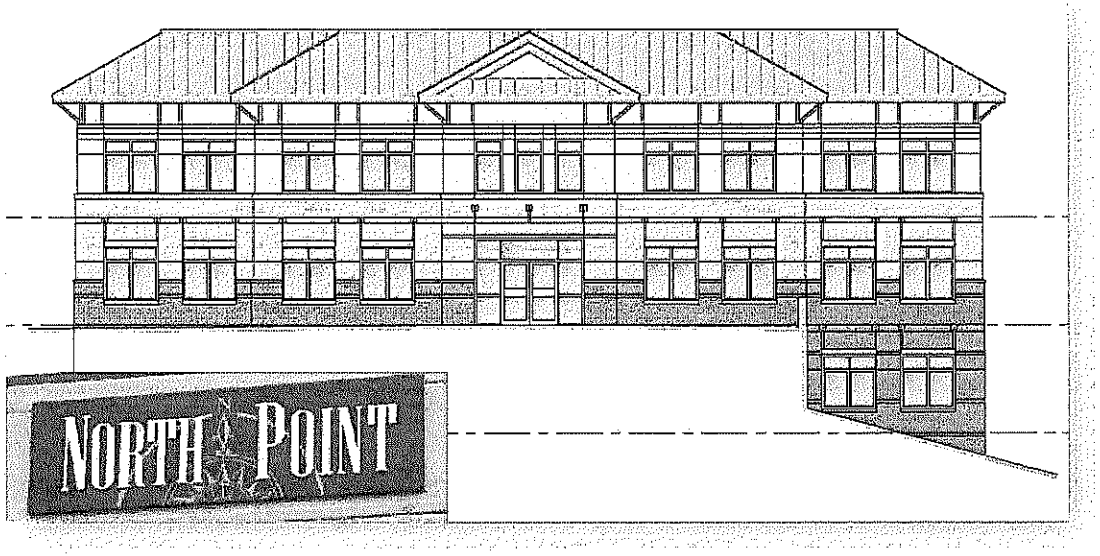
Second Floor:
Office Space

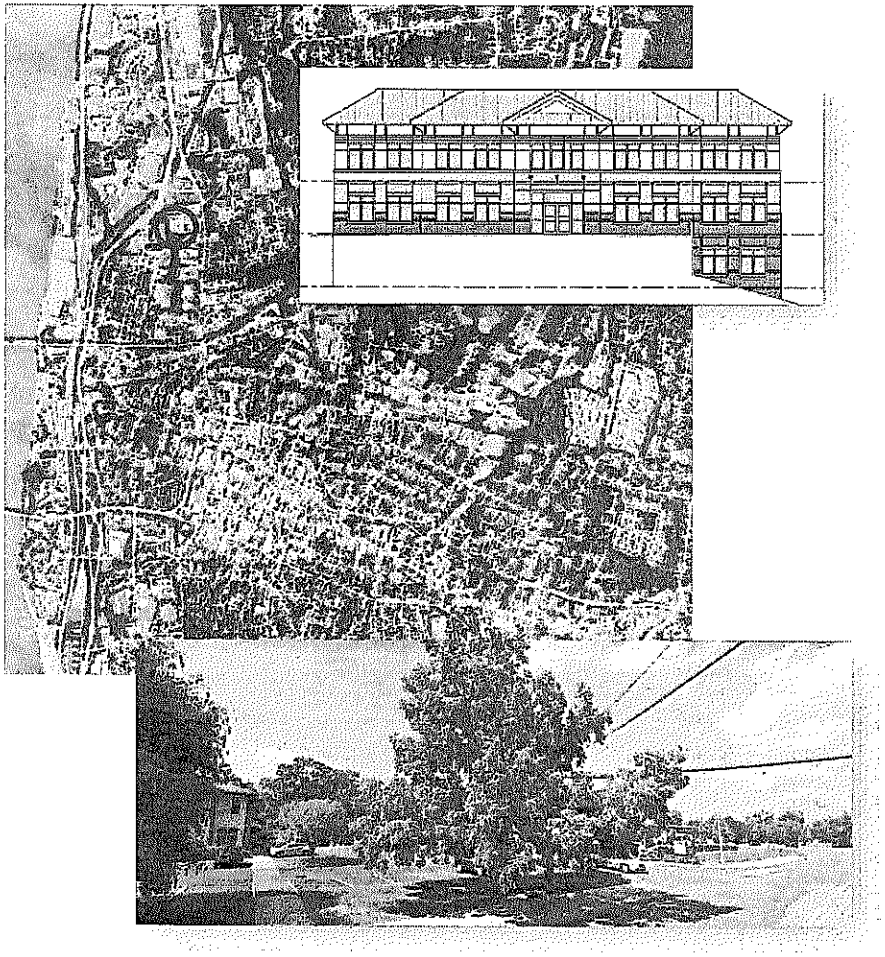
First Floor:
Senior Center & Offices

Ground Floor:
Kitchen



- **Relocate Office for the Aging**
  - New Space at North Point
  - Combined Kitchen, Office Space & Senior Center

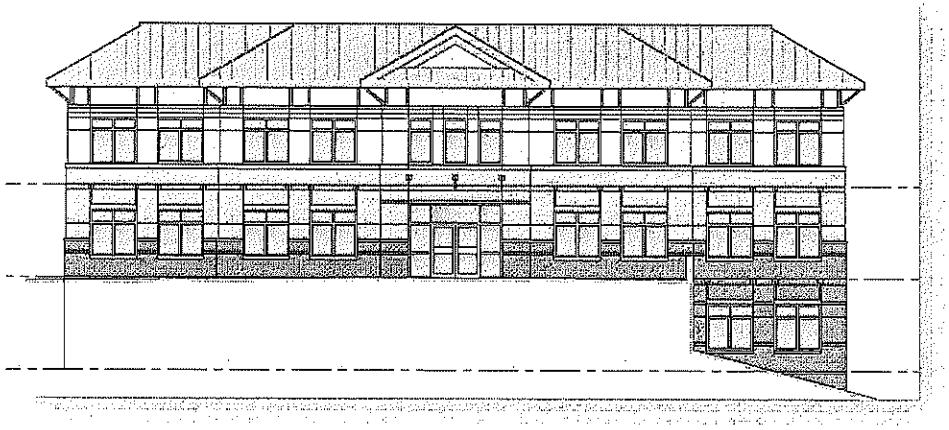




- **Relocate Office for the Aging**
  - Improved Senior Center Space
  - Potential for expanded hours
  - Synergy through consolidation
  - Near Bus Stop
  - Addition to City tax rolls
  - New Construction
  - Built to Suit
  - Improved Loading Dock for Meals

OFA Lease Agreement:

Still Under Negotiation



	New Office for the Aging Lease
Est. Square Footage	10,500
10-Year Avg. Rate/ Sq Ft	$27.23
Avg. Annual Rent	$286,000
Avg. Annual Savings	($120,000)
Net Cost	$146,000

Timeline

- Approval: December 2017
- 27 High St Closing: Later 2018

- OFA Move: 3rd Quarter 2018
- Planning Move: 4th Quarter 2018
- Central Services Move: 1st Quarter 2019

From: White, Jessica
Sent: Tuesday, November 28, 2017 4:03 PM
To: Morris, Carolyn
Cc: 'Don Sagliano'; Baiano, Chris
Subject: December agenda
Attachments: Non Collusion Affidavit.pdf; E-911 Surcharge Backup.pdf; High Street Appraisal.pdf; Parker Avenue Appraisal.pdf

Hi Carolyn,

Below in blue are the answers to open items from your Committee Chair meeting on Monday. Please let me know if you have further questions or if you would like Bill O'Neil and Bob Balkind to present to caucus tonight.

Regards,
Jess

From: Morris, Carolyn
Sent: Tuesday, November 28, 2017 9:34 AM
To: White, Jessica <jwhite@dutchessny.gov>
Cc: Baiano, Chris <cbaiano@dutchessny.gov>; 'Don Sagliano' <DSagliano@arnoff.com>; Grady, William <wgrady@dutchessny.gov>
Subject: FW: December agenda

Good morning Jess:

Please see questions that Legislator Sagliano would like addressed before December 4 Committee meetings. As always, thank you.

Carolyn Morris
Clerk
Dutchess County Legislature
845.486.2100

From: Don Sagliano [mailto:DSagliano@arnoff.com]
Sent: Tuesday, November 28, 2017 8:57 AM
To: Borchert, Dale; Miccio, James J.; Bolner, Donna
Cc: Morris, Carolyn; Pulver, Gregg; Roman, Kenneth; Flesland, Angela
Subject: December agenda

Open items form Committee chair meeting last night

Resolution 232 – Public works

parker Ave Acquisition

- What is the loss on the tax rolls? ($18,460) includes School, City, County & Library
- Can we get a copy of the appraisal? See Attached

Resolution 225 – Public Safety

- Where is the financial analysis of the additional monies that the county will receive by virtue of the prepaid and burner phones surcharge See Attached backup information

Resolution 235 GSA

- The support should reference that the monies for real property are being used to pay for the rent for the additional space needed by the District Attorney(resolution 241) Answered by District Attorney

Resolution 237 Budget and Finance

- Where is the analysis of the future rent payments as consideration to the sales?, why is the additional space needed and for how long?

  This information is included in the presentation which will be given at the Committee meeting. If the caucus would prefer the presentation be given at caucus tonight, Bill O'Neil and Bob Balkind will be available to attend to answer any questions Legislators may have.

- Can we get a copy of the appraisal ? See Attached

- What is the effect on the tax rolls of this property, reverting to taxable?

  The sale of 27 High Street would have an estimated tax impact of $55,000 which includes School, City, County & Library. The impact could be greater based on future development of the property and changes in assessment.

- Was there a certificate of non-collusion included in and signed off the submission of the RFP by the purchasers? See Attached

Thanks so much for the information

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *	1	
District 17 - Town and Village of Fishkill	Miccio*	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*	3	
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)	4	
District 6 - Town of Poughkeepsie	Flesland (C)	5	
District 10 - City of Poughkeepsie	Jeter-Jackson	6	
District 11 - Towns of Rhinebeck and Clinton	Tyner		✓
District 12 - Town of East Fishkill	Metzger	7	
District 15 - Town of Wappinger	Incoronato	8	
District 22 - Towns of Beekman and Union Vale	Coviello	9	

Present: 10 **Resolution:** ✓ **Total :** 9 (Yes) 1 (No)

Absent: 2 **Motion:** ___

Vacant: 0 **Abstentions:** 0

2017237 AUTHORIZING THE SALE OF COUNTY OWNED PROPERTY AT 27 HIGH STREET, CITY OF POUGHKEEPSIE, AND EXECUTION OF RELATED RENTAL LEASES FOR THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND OCIS, DIVISION OF CENTRAL SERVICES AS CONSIDERATION FOR THE SAME

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert		
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017237 AUTHORIZING THE SALE OF COUNTY OWNED PROPERTY AT 27 HIGH STREET, CITY OF POUGHKEEPSIE, AND EXECUTION OF RELATED RENTAL LEASES FOR THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND OCIS, DIVISION OF CENTRAL SERVICES AS CONSIDERATION FOR THE SAME

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017238

RE: AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO FINANCE

Legislators FLESLAND, MICCIO, BOLNER, and SAGLIANO offer following and move its adoption:

WHEREAS, the Commissioner of Finance has advised there will be a shortfall of approximately $60,000 for the payments of Social Security within the Dutchess County Sheriff's Office, and

WHEREAS, it is necessary to amend the 2017 Adopted County Budget to provide the funds to meet the County's obligation, now therefore, be it

RESOLVED, that the Commissioner of Finance is authorized, empowered and directed to amend the 2017 Adopted County Budget as follows:

APPROPRIATIONS:

Increase		
A.3110.25.8200	Payments to Social Security	$60,000
Decrease		
A.1990.4007	General Contingency	$60,000

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

CA-164-17
CEB/kvh G-0145
11/15/17

Fiscal Impact: See attached statement

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 60,000

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

A.3110.25.8200
A.1990.4007

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): $0
Over Five Years: _____

Additional Comments/Explanation:

Prepared by: Heidi Seelbach Prepared On: 11-3-17

Dul.pdf

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 0

Absent: 2 **Motion:** ___ Yes No

Vacant: 0 **Abstentions:** 0

2017238 AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO FINANCE

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017238 AMENDING THE 2017 ADOPTED COUNTY BUDGET AS IT PERTAINS TO FINANCE

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017239

RE: AUTHORIZING THE USE OF FUND BALANCE TO PAY FOR BOTH THE COST OF THE EXTENSION OF THE LEASE OF THE PODS AND THE BALANCE REMAINING RATHER THAN USING BONDS

Legislators FLESLAND, BOLNER, SAGLIANO, and PULVER offer the following and move its adoption:

WHEREAS, by Bond Resolution 2014103 the County of Dutchess authorized bonding for the temporary housing units (PODS) on the site of the Dutchess County Jail, and

WHEREAS, thus far the County has borrowed $4,438,655 in serial bonds for the Jail PODS capital project, and

WHEREAS, there is presently $2,056,655 in authorized and unissued serial bonds for the Jail PODS capital project costs, and

WHEREAS, the County anticipates the need to spend an additional $1,897,993 which represents the projected expense of a lease extension through April, 2021, and

WHEREAS, both the Commissioner of Finance and the Budget Director recommend the balance of the cost of the PODS' lease be satisfied from an expenditure through an appropriation of the County's Fund Balance instead of issuing serial bonds, now therefore, be it

RESOLVED, that the remaining obligation for the lease of the PODS on the site of the Dutchess County Jail through April, 2021, be satisfied from an expenditure from the County's Fund Balance in the amount of $3,954,648 rather than incurring a future indebtedness from bonds for same, and be it further

RESOLVED, that the Commissioner of Finance is authorized, empowered and directed to amend Capital Project H0466 and the 2017 Adopted County Budget as follows:

APPROPRIATIONS

Increase		
H0466.1620.4571.63	Rental Lease Real Property	$1,897,993
		$1,897,993
A.9950.9000	Interfund	$3,954,648

REVENUES

H0466.1620.57100	Serial Bonds (authorization release)	($2,056,655)
H0466.1620.50310	Interfund Transfers	$3,954,648
		$1,897,993
A.9998.95990.01	Appropriated Fund Balance General	$3,954,648

CA-163-17
JMF/CRC/kvh
G-1654
11/13/17

Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 3,954,648

Total Current Year Revenue $ _____
and Source

Fund Balance

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

Identify Line Items(s):

A.9998.95990.01

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): $3,954,648
Over Five Years: $3,954,648

Additional Comments/Explanation:
This resolution authorizes the use of fund balance to pay for the cost of the extension of the lease of Jail PODS over the next 2 years ($1,897,993) as well as the balance on the current H0466 project ($2,056,655) instead of bonding.

Prepared by: Jessica White, Budget Office Prepared On: 10/5/2017

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		1
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 9 (Yes) 1 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017239 AUTHORIZING THE USE OF FUND BALANCE TO PAY FOR BOTH THE COST OF THE EXTENSION OF THE LEASE OF THE PODS AND THE BALANCE REMAINING RATHER THAN USING BONDS

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	1	
District 17 - Town and Village of Fishkill	Miccio	2	
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner	3	
District 20 - Town of Red Hook	Strawinski	4	
District 14 - Town of Wappinger	Amparo	5	
District 1 - Town of Poughkeepsie	Kakish	6	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano	7	
District 4 - Town of Hyde Park	Black	8	
District 5 - Town of Poughkeepsie	Roman	9	
District 6 - Town of Poughkeepsie	Flesland	10	
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt	11	
District 8 - City and Town of Poughkeepsie	Brendli	12	
District 9 - City of Poughkeepsie	Rieser	13	
District 10 - City of Poughkeepsie	Jeter-Jackson	14	
District 11 - Towns of Rhinebeck and Clinton	Tyner		1
District 12 - Town of East Fishkill	Metzger	15	
District 15 - Town of Wappinger	Incoronato	16	
District 16 - Town of Fishkill and City of Beacon	Forman	17	
District 18 - City of Beacon and Town of Fishkill	Landisi	18	
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver	19	
District 21 - Town of East Fishkill	Horton	20	
District 22 - Towns of Beekman and Union Vale	Coviello	21	
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes	22	
District 24 - Towns of Dover and Union Vale	Surman	23	
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn	24	

Present: 25 **Resolution:** ✓ **Total :** 24 1

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017239 AUTHORIZING THE USE OF FUND BALANCE TO PAY FOR BOTH THE COST OF THE EXTENSION OF THE LEASE OF THE PODS AND THE BALANCE REMAINING RATHER THAN USING BONDS

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017240

RE: AUTHORIZATION TO ENTER INTO A GROUND LEASE AGREEMENT WITH DUTCHESS COMMUNITY COLLEGE FOR THE CONSTRUCTION OF AN AVIATION MAINTENANCE AND EDUCATION CENTER INTENDED USE BY THE DUTCHESS COMMUNITY COLLEGE

Legislators BORCHERT, MICCIO, BOLNER, FLESLAND, THOMES, SAGLIANO, and PULVER offer the following and move its adoption:

WHEREAS, the County of Dutchess and Dutchess Community College seek to enter into an agreement for a twenty-five (25) year lease of a parcel of land consisting of 7+/- acres situated on the County Owned Hudson Valley Regional Airport for the purpose of constructing and operating an Aviation Maintenance and Education Center, and

WHEREAS, Dutchess Community College Board of Trustees adopted Resolution No. 2017-14 and the County of Dutchess adopted Resolution No. 2016271 which authorized and approved a capital project known as the "Aviation Maintenance and Education Center Project" the purpose of which is to provide for the construction of a hangar building which will be used as an instructional site to enhance the aviation programs offered by the College, and

WHEREAS, the County of Dutchess has determined this opportunity furthers the interests of both the County and the College to work in collaboration to advance educational opportunities by offering an area of study unique to aircraft maintenance and by advancing the economic development at the Airport, and

WHEREAS, the ground lease agreement will permit Dutchess Community College in conjunction with Dutchess County to construct the educational building, and

WHEREAS, the Dutchess Community College Board of Trustees will consider a Resolution at its December 2017 meeting evincing its intent to enter into such lease, and

WHEREAS, pursuant to the authority set forth in Local Law No. 6 of 2015, the County commits to a lease of real property thereon to the College for a term of twenty-five (25) years, and

WHEREAS, the contemplated project has been determined to be an Unlisted Acton under SEQRA, and the County of Dutchess has been declared Lead Agency for the required SEQRA review, and subsequently adopted Full Environmental Assessment Form and Negative Declaration of Significance, which determined that the subject action would not have a significant adverse impact on the environment, , now therefore, be it

RESOLVED, that the County of Dutchess hereby expresses its intent to enter into a twenty-five (25) year ground lease with Dutchess Community College once finalized by the County Executive who is authorized, and empowered to execute the agreement on behalf of the County of Dutchess.

CA-155-17
JFM/kvh/G-1714
11/13/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
This resolution authorizes a ground lease of airport property to Dutchess Community College to facilitate the construction of an Airport Educational Facility. The County's share of funding for this project was previously approved by Resolution #2016271.

Prepared by: Rachel Kashimer, Budget Office Prepared On: 11/6/17

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017240 AUTHORIZATION TO ENTER INTO A GROUND LEASE AGREEMENT WITH DUTCHESS COMMUNITY COLLEGE FOR THE CONSTRUCTION OF AN AVIATION MAINTENANCE AND EDUCATION CENTER INTENDED USE BY THE DUTCHESS COMMUNITY COLLEGE

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017240 AUTHORIZATION TO ENTER INTO A GROUND LEASE AGREEMENT WITH DUTCHESS COMMUNITY COLLEGE FOR THE CONSTRUCTION OF AN AVIATION MAINTENANCE AND EDUCATION CENTER INTENDED USE BY THE DUTCHESS COMMUNITY COLLEGE

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL
PULLED BY COUNTY EXECUTIVE 12/4/17

RESOLUTION NO. 2017241

RE: AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE LEASE AGREEMENT BETWEEN THE COUNTY OF DUTCHESS AND MID-HUDSON PROPERTIES, INC.,

Legislators FLESLAND, BOLNER, and SAGLIANO offer the following and move its adoption:

WHEREAS, the District Attorney has advised that his office is in dire need of additional office space, and

WHEREAS, the District Attorney and the Commissioner of Public Works have negotiated a lease with Mid-Hudson Properties, Inc., to lease 2,200 square feet of office space located on the third floor of the "west portion" of the building located at 235 Main Street, in the City of Poughkeepsie, and

WHEREAS, the proposed Lease Agreement for the office space located at 235 Main Street in the City of Poughkeepsie is attached hereto, and

WHEREAS, Dutchess County Administrative Code Section 32.01, states that leases for real property require the Legislature's approval, now therefore, be it

RESOLVED, that this Legislature approves of the Lease Agreement between the County of Dutchess and Mid-Hudson Properties, Inc., and authorizes the County Executive to execute it in substantially the same form annexed hereto.

CA-153-17
LDF/kvh/13170 & G-135
11/013/17
Fiscal Impact: See attached statement

~~STATE OF NEW YORK~~
~~ss:~~
~~COUNTY OF DUTCHESS~~

~~This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.~~

~~IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.~~

~~CAROLYN MORRIS, CLERK OF THE LEGISLATURE~~

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
See Asset Forfeiture Request attached.

Prepared by: Gina Barry Prepared On: 11/3/17

LEASE AGREEMENT

THIS AGREEMENT, bearing the date set forth on the signature page, by and between **MID-HUDSON PROPERTIES, INC.**, with offices at c/o The Dweck Law Firm LLP, 10 Rockefeller Plaza, Suite 1015, New York, New York 10020 (hereinafter referred to as the "LANDLORD") and the **COUNTY OF DUTCHESS**, a municipal corporation with offices at 22 Market Street, Poughkeepsie, New York 12601 (hereinafter referred to as the "TENANT"), and

WITNESSETH:

1. PREMISES. For and in consideration of the premises, the Landlord hereby demises and leases unto the Tenant and Tenant leases from the Landlord, for the term, at the rental, and upon all of the terms and conditions set forth herein, the following described premises, situated in the City of Poughkeepsie, County of Dutchess, State of New York, to wit:

2,200 square feet of space located on the third floor of the Landlord's building, "west portion", located at 235 Main Street, in the City of Poughkeepsie, Dutchess County, New York 12601 more specifically shown and described as Exhibit "A" attached hereto and made a part thereof together with access thereto and the right to use the common areas, stairwells, elevators, bathroom facilities, and all other amenities for Tenants in said building, all as otherwise provided herein.

2. USE OF PREMISES. The leased premises shall be used by the Tenant for the provision of services by the Dutchess County District Attorney's Office. The Landlord recognizes the Tenant will operate during and outside of normal business hours, sometimes evenings, weekends and occasional holidays. Its obligations to provide services hereunder shall be construed to include those periods also.

3. TERM. The term of this lease shall commence on or about December 5, 2017 and end on December 31, 2018 with the right and privilege of renewal subject to available funding for up to four (4) additional subsequent terms of one (1) year, upon the same terms and conditions set forth hereinafter.

4. RENT. For the use and rent of the Premises, Tenant agrees and promises to pay the Landlord, the annual gross rent calculated at the per square foot cost for 2,200 square feet as provided in the rent schedule set forth below:

For the term of this lease from December 5, 2017 through December 31, 2018, Tenant shall pay the entire term's rent in one lump sum payment of $38,169.96 prior to December 31, 2017.

For years two (2) through five (5), rent payments shall be paid in equal monthly installments and shall be due by the fifteenth (15th) day of each month and each monthly installment shall be paid at the address of the Landlord as set forth above or at such other place as the Landlord may designate in writing to the Tenant.

Year	Gross Monthly Rent	Lease Term	Cost Per Square Foot
2	$3,208.33	01/01/19 – 12/31/19	$17.50
3	$3,300.00	01/01/20 - 12/31/20	$18.00
4	$3,300.00	01/01/21 – 12/31/21	$18.00
5	$3,300.00	01/01/22 – 12/31/22	$18.00

5. RENEWAL OPTION AND RENT. Upon the expiration of the initial term, the Tenant shall have the right to renew the lease for an additional one (1) year term, and at the end of each subsequent one (1) year term, Tenant shall have the right to renew the lease for one additional year for a total of up for four (4) additional one-year terms, subject to available funding for each and every year term, (1/1/19 to 12/31/19; 1/1/20 to 12/31/20; 1/1/21 to 12/31/21; 1/1/22 to 12/31/22) upon the same terms and provided, however, that at least 120 days prior to the expiration of the initial term, the Tenant gives notice to the Landlord to that effect and provided, further, that this Lease shall, at that time, be in full force and effect and that the Tenant shall have substantially complied with the terms, covenants and conditions contained herein.

6. TENANT'S RESPONSIBILITY FOR INSTALLING KEY PAD ENTRY SYSTEM. Tenant shall install a key pad entry system ("Securitron") at the main entrance to the building to protect Landlord and Tenant from unrestricted access to the building. Landlord shall credit Tenant's cost of installing the keypad by reducing Tenant's rent in the first month of the second year of the lease by $1,240.00, if Tenant chooses to lease the premises for a second year.

7. SECURITY, FIRE, TELEPHONE AND COMPUTER SYSTEMS. At its sole expense, the Tenant may install an electronic security system, fire alarm system, and/or telecommunications system of its own design within the space occupied by the Tenant. All expenses associated with the security system (including design, purchase, installation, maintenance, repairs and fees) shall be the sole responsibility of the Tenant. The security system may be connected to the existing telephone lines presently servicing the Premises. In addition, the Tenant may connect its proprietary telephone system and computers to the existing telephone lines presently servicing the Premises. In the event there are not sufficient telephone lines servicing the Premises to meet the Tenant's needs, the Tenant may install such additional lines as it deems appropriate to meet its needs. The Landlord shall provide the Tenant with access to and the right to lay lines in the Tenant's space, common areas, and other Tenant space, as necessary. The Tenant's obligation shall be to run lines from the Premises (its space) to the Verizon point of connection.

If at any time there is insufficient capacity available at the Verizon point of connection to meet the Tenant's needs, the Landlord, as the property owner, shall, upon the request of the Tenant, request Verizon to increase the available capacity, which Landlord hereby consents to.

8. SIGNS. The Tenant may install signs in the common area directing visitors to the Tenant's space. The signs shall be of type, size and color as mutually agreed.

9. LABOR LAW SECTION 220. The Landlord shall be solely responsible for any additional costs, of any nature whatsoever, which rise from a determination by any party having

jurisdiction that work pursuant to this Lease constitutes public work, and that, accordingly, the provision of Labor Law Section 220 or any companion provisions are applicable and the Landlord shall defend and indemnify the Tenant from any claims or judgments arising therefrom.

10. JANITORIAL SERVICES. The Tenant shall provide its own janitorial services.

11. ALTERATIONS BY TENANT. The Tenant shall have the right, at its own expense, and with no supervisory fee, to make non-structural changes, alterations, additions and improvements in and to the interior of the demised premises to suit the needs of the Tenant, during the lease term provided Tenant first submits to the Landlord plans and specifications for such change. In the event the Tenant submits a written request for approval by the Landlord for such non-structural changes, alterations, additions or improvements under the provisions of this section, and the Landlord fails to respond to said request within a period of thirty (30) days, it shall be deemed to be an approval thereof.

The Landlord and the Tenant further agree that all improvements placed in or about the Premises during the term of this Lease by the Tenant, or its successors or assignees, shall be considered as personalty and not as fixtures to the real estate and may be removed by the Tenant, in a workmanlike manner without any other obligation to otherwise restore the Premises, or the Tenant may leave the improvements in and on the Premises and have no other obligations with respect thereto, provided that such remaining improvements do not create a health or safety hazard. In the event Tenant removes any personal property, the same shall be done without any damage to the demised premises. Without limiting the generality of the foregoing, any security system installed by Tenant are specifically deemed personalty.

12. REAL ESTATE TAXES. Landlord shall be responsible for the payment of the State, County and Town taxes and assessments and the School taxes on the real property of which the leased premises are a part.

13. UTILITIES AND SERVICES. The Landlord shall operate 235 Main Street as a first class office building in which all systems, improvements and utilities are in good working order upon and throughout Tenant occupancy.

The Tenant shall pay electric utility charges of $2.65 per sq. ft. for the 2200 sq. ft. leased, the annual base expense being $5,830 per annum, $485.83 per month. However, if Tenant so chooses, Tenant may elect to pay one year of electric utilities in advance in one lump sum payment during the first month of occupancy within fifteen (15) days of the date of occupancy for the forthcoming year.

The Landlord shall pay all other utility charges and/or assessments including but not limited to charges for natural gas, sewer and water supplied to the leased premises. Tenant shall pay for the use of telephone service. The Landlord shall pay for all building operating expenses such as grounds, snow plowing, and ice removal, taxes, facility structural maintenance, HVAC maintenance, sewage, common area cleaning and maintenance, as well as any structural and roof repairs. The Landlord shall remove all ice and snow from the sidewalk in front of the Premises promptly after any ice has formed or snow has ceased to fall and shall comply with all municipal requirements in connection therewith. The Landlord shall also provide trash removal from the premises at least once a week.

14. MAINTENANCE AND REPAIRS. The Landlord shall, during the term of this Lease and any renewal or extension thereof, keep and maintain the interior of the demised premises, except for janitorial duties, in good order, reasonable wear and tear and damage by natural elements excepted. Tenant shall not be obligated to make any repair including those occasioned by defective materials or workmanship in the construction of the building or improvements thereof with such repairs being made by the Landlord at its own expense. Landlord shall maintain all common areas.

The Landlord, during the term of this Lease and any renewal or extension thereof, shall keep and maintain the leased premises, including but not limited to the structural supports, foundation, roof, exterior and interior walls of the building, including glass, and entrance areas in good order and repair. The Landlord shall maintain in good working order and repair, the elevators, all electric, plumbing, toilet facilities and other fixtures and equipment installed in the demised premises for the general supply of hot and cold water, heat, air conditioning and electricity.

15. LEASED PREMISES IMPROVEMENTS. Landlord agrees to paint the premises, have the carpets professionally cleaned and restored, and replace all acoustical ceiling tiles in the demised premises. Such renovation shall begin after the lease is signed and any needed approvals have been granted.

16. DESTRUCTION. If the leased premises shall be partially damaged by fire or other cause and the Tenant, by the joint determination of the Landlord and the Tenant, is able to occupy and continue operations in the remaining portion, the damages shall be repaired by and at the expense of the Landlord. The rent until such repairs are made, shall be apportioned according to the part of the leased premises, which is usable, by the Tenant. However, if the leased premises are totally damaged or are rendered wholly untenantable by fire or other cause, the lease shall end and terminate, unless, on consent of the Tenant, the Landlord shall determine and notify the Tenant that it will restore the premises to the condition that existed on initial occupancy of Tenant within ten (10) days after the occurrence of such event, commence restoration within thirty (30) days, and complete said restoration within the time period normal for the type of work required. During the period of time the premises are uninhabitable, rental payments by the Tenant shall be suspended. If Landlord shall decide not to restore or rebuild the same, or if the building shall be so damaged that the Landlord shall decide to demolish it or not to rebuild it, then in any of such events, Landlord may, within thirty (30) days after such fire or other cause, give Tenant a notice of such decision, which notice shall be given as provided in paragraph 38 set forth hereinafter, and thereupon the terms of this Lease shall expire by a lapse of time on the third day after such notice is given and Tenant shall vacate the leased premises and surrender the same to the Landlord. On termination of this Lease under the conditions provided for in the sentence immediately preceding, Tenant's liability for rent shall cease as of the day following the casualty.

In the event the Leased Premises are partially or totally damaged by fire, or other causes, caused by the Tenant, the Tenant shall be responsible for the repair and/or replacement of items which Tenant installed.

17. LANDLORD'S INDEMNIFICATION OBLIGATIONS AND INSURANCE. With respect to 235 Main Street, 3rd Floor, Poughkeepsie, New York, the Landlord shall protect

and indemnify the interest of the Tenant for damage to property, injury or death to persons resulting from the negligence of the Landlord for operations in the control of the Landlord, to include fire, explosion, falling plaster, gas, water leaks, electrical problems and damage caused by snow or rain to the interior or exterior surfaces of the premises caused by acts or negligence of the Landlord. Landlord shall also be responsible for latent defects, which were under his original care, custody and control.

Landlord also agrees to indemnify and hold harmless the Tenant, its agents and employees in the event that any legal action is brought against the Tenant arising out of work performed by a contractor hired, or an employee or agent of, the Landlord to alter, improve or repair, maintain or clean the premises or public areas, unless the legal action is brought for payment for work for which the Tenant is responsible to pay.

At all times during the term of this Agreement, the Landlord shall maintain, at its own cost and expense, the following insurance and shall provide proof thereof to the Tenant in the form of an Certificate of Insurance prior to the Tenant's occupancy under this Agreement:

a) Commercial General Liability insurance coverage including blanket contractual coverage for the operation of the demised premises under this Agreement with limits not less than $1,000,000 per occurrence and $2,000,000 in the aggregate. This insurance shall be written on an occurrence coverage form and include bodily injury and property damage liability. The County must be listed as an additional insured. The additional insured endorsement for the Commercial General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations.

b) Fire and property insurance coverage in an amount sufficient to cover the full insurable value of the leased premises and improvements thereon.

Such policy described in paragraph (b) shall contain a clause waiving all right of subrogation against the Tenant regardless of the cause of the damage or loss. The term Tenant shall include all officers, agents and employees of the Tenant. Prior to cancellation or material change in any policy, a thirty (30) day notice shall be given to the County Attorney at the address listed below:

Dutchess County Attorney
County Office Building
22 Market Street
Poughkeepsie, NY 12601

On receipt of such notice, the Tenant shall have the option to cancel this Agreement without further expense or liability to the Tenant, or to require the Landlord to replace the cancelled insurance policy, or rectify any material change in the policy, so that the insurance coverage required by this paragraph is maintained continuously through the term of this Agreement in a form and substance acceptable to the Tenant. Failure of the Landlord to take out or to maintain or the taking out or maintenance of any required insurance, shall not relieve the Landlord from any liability under this Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Landlord concerning indemnification. All policies of insurance referred to above shall be under-written by companies authorized to do

business in the State of New York. All Certificates of Insurance shall be approved by the County Director of Risk Management prior to commencement or occupancy by the Tenant.

18. WARRANTY OF TITLE. The Landlord hereby covenants and agrees that it is seized of the parcel of land on which the leased Premises forms a part in the leasehold and has good and legal right to lease the same, and that it will forever warrant the title to the Premises to the Tenant.

Landlord will provide documentation that, at the time of execution of this lease, Landlord holds title to the Premises, in fee, free of all encumbrances that would affect its powers to enter into this Lease or prevent use or enjoyment by the Tenant for its governmental functions for the full term of the Lease.

19. TRANSFER OF TITLE. The Landlord agrees and covenants that, in the event of any transfer of its property rights or interest in the parcel of land on which the leased Premises forms a part thereof, such transfer of property rights or interest shall have attached to it an acknowledgment and an agreement that the rights and/or interest transferred are subject to this Lease and to the rights of the Tenant as contained herein. Landlord shall provide Tenant with proof that any subsequent transferee, assignee or successor in interest to the real property of which the leased Premises forms a part has agreed to comply with the provisions of this lease Agreement. Such proof shall be in writing and provided to Tenant prior to any sale, assignment, or other transfer or interest affecting the leased Premises. Tenant shall subrogate this Lease to the rights of a Mortgagee financing any such transfer or assignment or refinance or replacement of the existing mortgage.

20. LEASE BINDING ON HEIRS, SUCESSORS, ETC. All the terms, covenants and conditions of this Lease shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors, and assigns of the parties hereto. The relationship created hereunder is solely one of Landlord and Tenant.

21. SUBLEASING OR ASSIGNMENT OF LEASE. The Tenant shall have the right to sublet or assign its Lease or portion thereof to the leased premises on the written consent of the Lessor, which consent shall not be unreasonably withheld. This shall not affect the right of the Tenant to move other county departments into the leased premises.

22. ACCESS TO PREMISES. The Landlord covenants that the Tenant shall have permanent and continual right of access to and from the leased premises.

23. QUIET ENJOYMENT. Landlord covenants and agrees with Tenant that, upon Tenant's paying the rent or any additional rent as may otherwise be provided for herein and observing and performing all the terms, covenants and conditions on Tenant's part to be observed and performed, Tenant may peaceably and quietly enjoy the premises herby demised.

24. ASSIGNMENT OF RENT. The Landlord shall be prohibited from assigning all or any part of the rents due under this Lease to anyone except the lending institution or institutions providing the initial financing or any refinancing of the initial financing, without the express written permission of the Tenant.

25. BILLS AND NOTICES. Except as otherwise provided in this Lease, a bill, statement, notice or communication which the Landlord may desire or be required to give to Tenant shall be deemed sufficiently given or rendered if, in writing, delivered to the Tenant personally or sent by certified mail, return receipt requested, one copy each, addressed to the County Executive, the County Attorney, both located at 22 Market Street, Poughkeepsie, New York 12601 or to such other addresses as the Tenant may designate in writing. Any notice by Tenant to Landlord may be made in writing and may be served by registered or certified mail return receipt requested addressed to the Landlord at the address first above written, or at such other address as Landlord may designate by written notice as provided hereinabove.

26. CHOICE OF LAW, VENUE. Any action or dispute arising directly or indirectly out of this Lease Agreement shall be determined pursuant to the laws of the State of New York. The parties hereby choose the New York Supreme Court in Dutchess County as the venue for any such action.

27. SURRENDER OF PREMISES. On termination of the Lease, Tenant shall surrender the premises to the Landlord in the same condition as existed at the commencement of the Lease, reasonable wear and tear excepted and subject to the further provisions contained in paragraph "11," "Alterations By Tenant."

28. CAPTIONS. The captions are inserted only as a matter of convenience and reference and in no way define, limit or describe the scope or intent of this lease nor in any way affect the terms hereof.

29. RIGHT OF ACCESS. Landlord's request for access to the leased premises shall be made with one business day's notice to the Tenant and Tenant shall not unreasonably withhold its consent to access. Landlord's access shall be at reasonable hours for the purpose of examining same or making such repair or alteration therein as may be necessary for the safety and preservation thereof. If access is required during non-business hours of Tenant, Landlord or his agent or representative must be accompanied by an employee or agent of the Tenant.

30. NON-WAIVER OF RIGHTS. Failure of either party to insist on a strict performance of any of the terms, conditions and covenants contained herein shall not be deemed a waiver of any subsequent breach or default of any term, conditions or covenants herein contained.

31. EMINENT DOMAIN. If the whole or any part of the demised Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then and in that event, the term of this Lease to the extent such taking substantially impairs the Premises shall, at the option of the Landlord, forthwith terminate from the date of title vesting in such proceeding and Tenant shall have no claim or interest in any award or damages for such taking against Landlord for the value of any unexpired term of said lease.

32. EXECUTORY. This Agreement shall be deemed executory only to the extent of moneys appropriated and available to the Tenant for the purpose of this Agreement, as specified in the Tenant's adopted budget and no liability on account thereof shall be incurred by the Tenant beyond the amount of such moneys. It is understood and agreed that neither this Agreement nor any representation by any public employee or officer creates any legal or moral obligation to request, appropriate, or make available moneys for the purpose of this Agreement.

In the event that insufficient monies are appropriated or available to the Tenant for the purpose of this Agreement, Tenant shall have the option to terminate this Agreement.

33. LEASE RECORDING. The Tenant may record this Lease or a Memorandum of lease in the Dutchess County Clerk's Office. The Landlord shall cooperate with the Tenant to accomplish such. Recording of this Lease shall be at the Tenant's sole expense.

34. COMPLIANCE WITH ALL APPLICABLE LAWS. The Landlord shall have the sole responsibility to ensure that the Premises meets all applicable federal, state , or local laws, codes, and rules and regulations. The Landlord covenants, without limiting the generality of the above, that the building is in compliance with the New York State Uniform Fire Prevention and Building Code, the New York State Energy Conservation Construction Code, the Code of Federal Regulations, title 29 – Labor Subtitle B Chapter X, XV, SVI and SVII, New York State Department of labor Public Employee Safety and Health Act (PESH) Article 11 Section 29-a of the New York State Labor law, Uniform Federal Accessibility Standards. However, the Tenant will be responsible for a violation if it was caused by the Tenant's actions either in the maintenance of the Premises or as a result of an alteration to the Landlord's original construction, design, plan or Tenant's occupancy in a manner other than as hereunder intended.

Prior to occupancy, Landlord agrees to have the premises professionally inspected to determine whether the premises is free from hazardous materials, including asbestos, that would directly affect the health of any County employees. Landlord agrees to provide proof of such inspection to Tenant prior to occupancy. If remediation is required, Landlord agrees to abate the hazardous materials at its own cost prior to occupancy. If the demised premises becomes unusable during remediation, Landlord agrees to credit Tenant's rent payment for the time period that the premises is unusable. If any hazardous materials, including asbestos, are present in the premises but do not pose any threat to the health of County employees according to the professional inspection, then Landlord need not abate them.

35. PARTIAL INVALIDITY OF PORTION DOES NOT AFFECT WHOLE. Should any part of this Lease, for any reason, be declared invalid by a court of competent jurisdiction, the remaining portion shall remain in full force and effect as if this agreement had been executed without the invalid portion.

36. NO ORAL AGREEMENTS. There are no oral agreements, representations or warranties between the parties hereto affecting this Lease and this Lease supersedes and cancels any and all other previous representations, negotiations, arrangements, and understandings, if any, between the parties hereto with respect to the subject matter hereof, and shall not be used to interpret or construe this Lease.

37. SERVICE OF PROCESS. In addition to the methods of service allowed by the New York State Civil Practice law & Rules (CPLR), both parties hereby consent to service of process by registered or certified mail, return receipt requested. Service hereunder shall be complete upon actual receipt of process or upon the receipt of the return thereof by the United States Postal Service as refused. The parties must promptly notify each other, in writing, of each and every change of address to which service of process can be made. Service to the last known address shall be sufficient. A party will have thirty (30) calendar days after service is complete in which to respond.

38. NOTICE. Any notice required or desired to be given or served by either party to this Lease shall be deemed to have been given or served by either party to this Lease when made in writing and mailed, by certified or registered mail, postage pre-paid addressed as follows:

Landlord: Mid-Hudson Properties Inc.
c/o The Dweck Law Firm LLP
10 Rockefeller Plaza, Suite 1015
New York, NY 10020

Tenant: Dutchess County Commissioner of Public Works
626 Dutchess Turnpike
Poughkeepsie, NY 12603

Tenant: County Attorney
Dutchess County Office Building
22 Market Street (5th Floor)
Poughkeepsie, NY 12601

Tenant: Dutchess County District Attorney
236 Main Street
Poughkeepsie, NY 12601

The addresses may be changed from time to time by either party by serving notice provided, however, any notice changing the address to which rent payments are to be directed must be received by the Tenant at least ten (10) business days prior to the date when such change is to be effective.

39. ENTIRE AGREEMENT. The terms of this Lease Agreement, including its attachments, riders and exhibits, represent the final intent of the parties. Any modification, rescission or waiver of the terms of this Agreement shall be effective only if evidenced by a subsequent writing, which is executed and acknowledged by the parties with the same formalities accorded this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this _____ day of _____, 20____.

APPROVED AS TO FORM:

_____
County Attorney's Office

ACCEPTED : COUNTY OF DUTCHESS

By _____
Marcus J. Molinaro
County Executive

APPROVED AS TO CONTENT:

_____
District Attorney

MID-HUDSON PROPERTIES, INC.

By _____
Print Name: _____
Title: _____

APPROVED AS TO CONTENT:

_____

Commissioner of Public Works

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On this day of , 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On this day of , 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

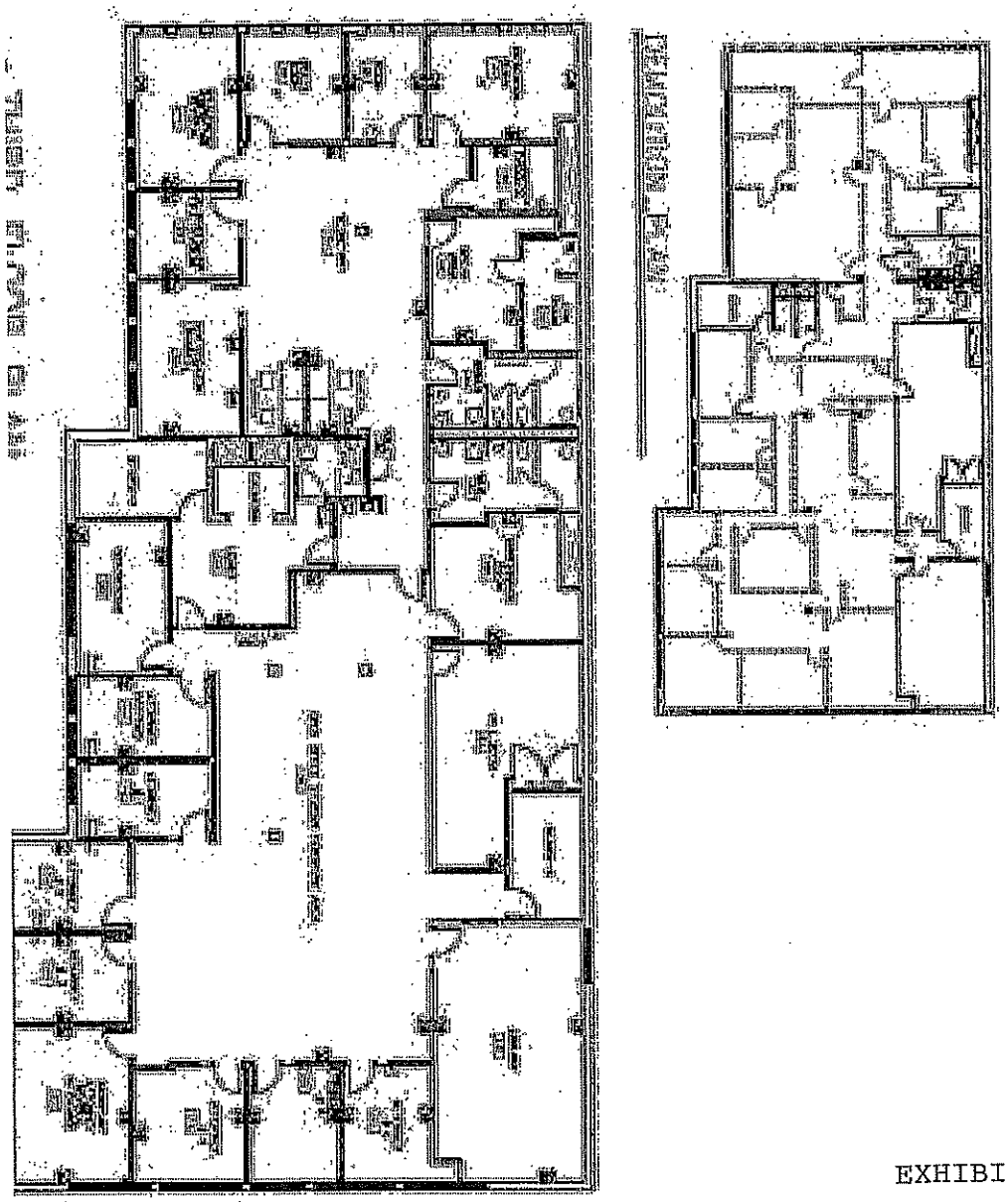
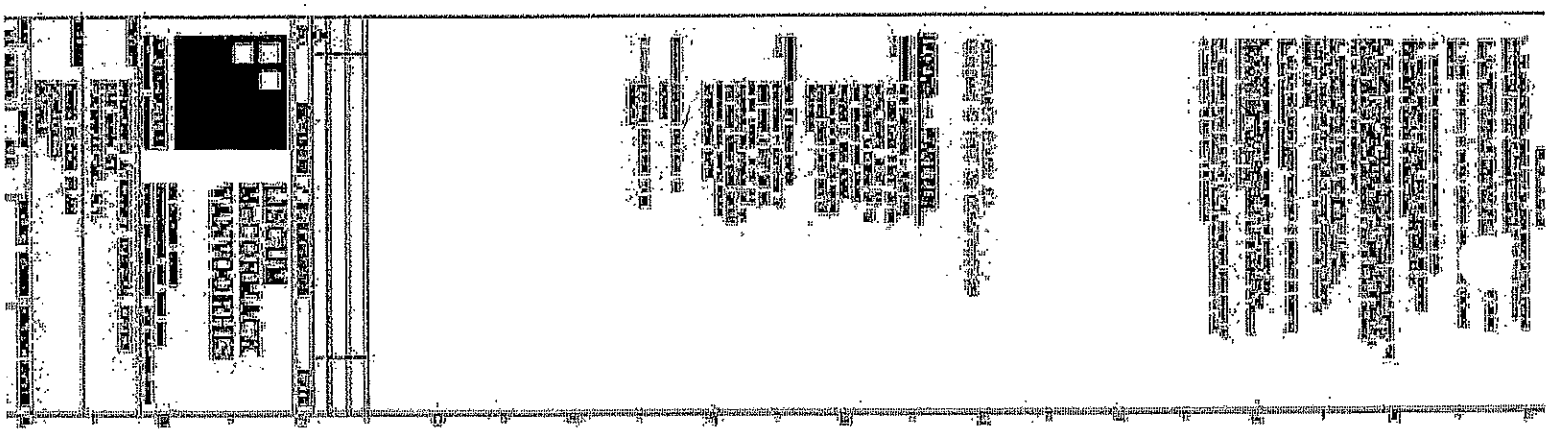


EXHIBIT A



BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017242

RE: AUTHORIZING AMENDMENT TO LEASE AGREEMENT WITH HOPEWELL DEPOT RESTORATION CORPORATION

Legislators FLESLAND, MICCIO, BOLNER, THOMES, and SAGLIANO offer the following and move its adoption:

WHEREAS, by Resolution No. 256 of 1997 this Legislature adopted and confirmed the SEQRA review and Negative Declaration regarding the sale of the building known as Hopewell Depot and the lease of lands on which it is located in the Town of East Fishkill, and

WHEREAS, under SEQR Section 617.5, which defines Type II actions, further review under SEQR in this matter is not necessary, and

WHEREAS, by Resolution No. 266 of 1997, this Legislature authorized the transfer of the Hopewell Depot building to the Hopewell Restoration Corporation ("Restoration Corp."), along with a lease of the land on which said building is located which expired on August 31, 2012, and an easement for ingress and egress to such land, and

WHEREAS, by Resolution No. 2015115, this Legislature authorized a new Lease Agreement with Restoration Corp. (County Contract No. 12-0428-8/27-PW) for the term of September 1, 2012, through August 31, 2027, and

WHEREAS, the Commissioner of Public Works advises that Restoration Corporation wishes to amend its Lease Agreement to add two parcels of land to the existing land leased from the County, and to place a solar powered light signal and erect a 20x40 foot pavilion on the additional land, and

WHEREAS, one parcel, Grid Number 6357-02-906965, contains approximately 247 square feet or 0.01 acres, and the other parcel, Grid Number 6357-02-906965, contains approximately 4.721 square feet or .11 acres, and

WHEREAS, the proposed Amendment to Lease Agreement to add two parcels of land to the above referenced Lease Agreement is attached hereto, and

WHEREAS, the proposed Amendment to Lease Agreement provides for volunteers of the Restoration Corp. and visitors to the site to cross over County owned property for the purposes of ingress and egress to the leased premises, and

WHEREAS, Dutchess County Administrative code Section 32.01, states that leases for real property require the Legislature's approval, now therefore, be it

RESOLVED, that this Legislature hereby approves the Amendment to Lease Agreement between the County of Dutchess and Hopewell Depot Restoration Corp., and be it further

RESOLVED, that the Legislature hereby authorizes the County Executive or his designee to execute the Amendment to Lease Agreement, in substantially the same form as attached hereto, as well as any and all other documents that may be necessary to effectuate such Agreement.

CA-165-17
AMS/kvh/R-0659-A
11/16/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
Hopewell Depot Restoration Corp. has requested to add two parcels of land to the existing land leased from the County adjacent to the newly constructed signal tower/bathroom building to place a solar powered light signal and to erect a 20 x 40 foot pavilion.

Prepared by: L. Hanlon, Conf. Admin. Assistant Prepared On: 11/15/17

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT, bearing the date set forth on the signature page, by and between the **COUNTY OF DUTCHESS**, a municipal corporation with offices at 22 Market Street, Poughkeepsie, New York 12601 (hereinafter referred to as the "COUNTY"), and **HOPEWELL DEPOT RESTORATION CORPORATION**, a not-for-profit corporation whose address is P.O. Box 1044, 36 Railroad Avenue, Hopewell unction, new York 12533 (hereinafter referred to as the "Restoration Corp.").

WITNESSETH:

WHEREAS, the parties hereto made and entered into a Lease Agreement dated June 8, 2015 (County Contract No. 12-0428-8/27-PW) for the lease of land and a building known as the Hopewell Depot on the William R. Steinhaus Dutchess Rail Trail (WRSDRT) which is owned by the County, and

WHEREAS, the parties desire to amend said lease agreement upon the terms and conditions hereinafter set forth, now, therefore, it is mutually agreed by and between the parties hereto that County Contract No. 12-0428-8/27-PW, dated June 8, 2015, is hereby amended upon the following terms and conditions.

1. Paragraph entitled "Lease of Land," shall contain an additional paragraph providing as follows:

The County hereby leases to the Restoration Corp. two parcels of property designated as Parcel X and Parcel C on the survey map which is Exhibit "A-1" annexed hereto. The metes and bounds descriptions for Parcels X and C are annexed hereto as Exhibit "B-1". In addition, the volunteers of the Restoration Corp., along with the visitors to the site have the right to cross over County owned property for the purposes of ingress and egress to the leased premises.

2. Paragraph entitled "Term of Agreement," shall provide as follows:

This Amendment to Lease Agreement shall be effective January 1, 2018 and shall terminate on August 31, 2027, unless otherwise terminated as set forth herein.

3. The Restoration Corp. shall have the right to use the leased premises for fund raising events, music festivals, picnics, movies, speaking events, educational events, renting out to the local community, and railroad displays.

The Restoration Corp. shall have the right to use the leased premises for an outdoor fitness center and allowed to display railroad artifacts.

The Restoration Corp. shall conduct all events/activities on the leased premises in accordance with all federal, state and local laws, rules and regulations. The events/activities shall not take place on any part of the paved surface of the WRSDRT. In addition, the events/activities shall not interfere with the users of the WRSDRT.

4. The Restoration Corp. shall be permitted to install at its own expense a semaphore signal light approximately 116 feet east of the signal tower.

5. Paragraph entitled "Insurance Requirements" amended to provide as follows:

At all times during the term of this Agreement, the Restoration Corp. and its sub-contractors, if any, shall maintain at its own cost the following insurance and shall provide proof thereof to the County, in the form of a Certificate of Insurance, prior to commencing work under this Agreement:

Worker's Compensation Employer's Liability (statutory limits). In compliance with the Workers' Compensation Law of the State of New York, each Restoration Corp. shall provide:

a. a certificate of insurance on an Acord form indicating proof of coverage for Worker's Compensation, Employer's Liability, **OR**

b. a New York State Workers Compensation Notice of Compliance (Form C-105, Form U-26.3, Form SI-12 or Form SI-105.2P).

c. In the event that the Restoration Corp. is exempt from providing coverage, he must provide a properly executed copy of the Certificate of Attestation of Exemption from NYS Workers' Compensation Board, Form CE-200.

d. A certificate of participation in a self-insurance program. The department responsible for the implementation of the Agreement will obtain verification from the Director of Risk Management for those municipalities participating in the Dutchess County Self-Insured Plan.

Commercial General Liability Insurance coverage including blanket contractual coverage for the operation of the program under this Agreement with limits not less than $1,000,000 per occurrence and $2,000,000 in the aggregate. This insurance shall be written on an occurrence coverage form and include bodily injury and property damage liability. The County must be listed as additional insured. The additional insured endorsement for the Commercial General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations.

The Acord form certificate of insurance must contain the following provisions:

(A) The County of Dutchess must be listed as certificate holder and additional insured on the commercial general, umbrella/excess, and automobile liability policies. In addition, the commercial general liability policy must include the additional insured endorsement forms cg 2037 July 2004 edition and the cg 2010 April 2013 edition or their equivalent.

(B) The commercial general and automobile policies are primary and noncontributory.

(C) The commercial general liability, auto liability and workers compensation policies must contain a waiver of subrogation in favor of the County of Dutchess.

(D) The umbrella/excess policy is primary and noncontributory and must contain a waiver of subrogation in favor of the County of Dutchess.

(E) If the workers compensation Notice of Compliance is used instead of the Acord certificate of insurance, the Notice of Compliance must indicate that a waiver of subrogation in favor of the County of Dutchess is provided.

All policies of insurance referred to above shall be underwritten by companies authorized to do business in the State of New York with an A.M. Best financial strength rating of A- or better. In the alternative, the policies of insurance referred to above may be underwritten by Non-Admitted companies with an A.M. Best financial strength rating of A+ or higher. In addition, every policy required above shall be primary and noncontributory. Any insurance carried by the County, its officers, or its employees shall be excess and noncontributory insurance to that provided by the Restoration Corp.. The Restoration Corp. and sub-contractors, if any, shall be solely responsible for any deductible losses under each of the policies required above.

Payment(s) to the Restoration Corp. may be suspended in the event the Restoration Corp. and his sub-contractor(s), if any, fails to provide the required insurance documentation in a timely manner.

Prior to cancellation or material change in any policy, a thirty (30) day notice shall be given to the County Attorney at the address listed below:

Dutchess County Attorney
County Office Building
22 Market Street
Poughkeepsie, New York 12601

On receipt of such notice, the County shall have the option to cancel this Agreement without further expense or liability to the County, or to require the Restoration Corp. to replace the cancelled insurance policy, or rectify any material change in the policy, so that the insurance coverage required by this paragraph is maintained continuously throughout the term of this Agreement in form and substance acceptable to the County. Failure of the Restoration Corp. to take out or to maintain, or the taking out or the maintenance of any required insurance, shall not relieve the Restoration Corp. from any liability under this Agreement nor shall the insurance requirements be construed to conflict with or to limit the obligations of the Restoration Corp. concerning indemnification.

All losses of County property shall be adjusted with and made payable directly to the County.

All Certificates of Insurance shall be approved by the County's Director of Risk Management or designee prior to commencement of any work under this Agreement.

In the event that claims in excess of these amounts are filed in connection with this Agreement, the excess amount or any portion thereof may be withheld from payment due or to become due the Restoration Corp. until the Restoration Corp. furnishes such additional security as is determined necessary by the County.

6. All other terms and conditions of the underlying agreement, and any amendment thereto not expressly amended or altered by this agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this _____ day of _____, 20__.

APPROVED AS TO FORM:

_____
County Attorney's Office

ACCEPTED : COUNTY OF DUTCHESS

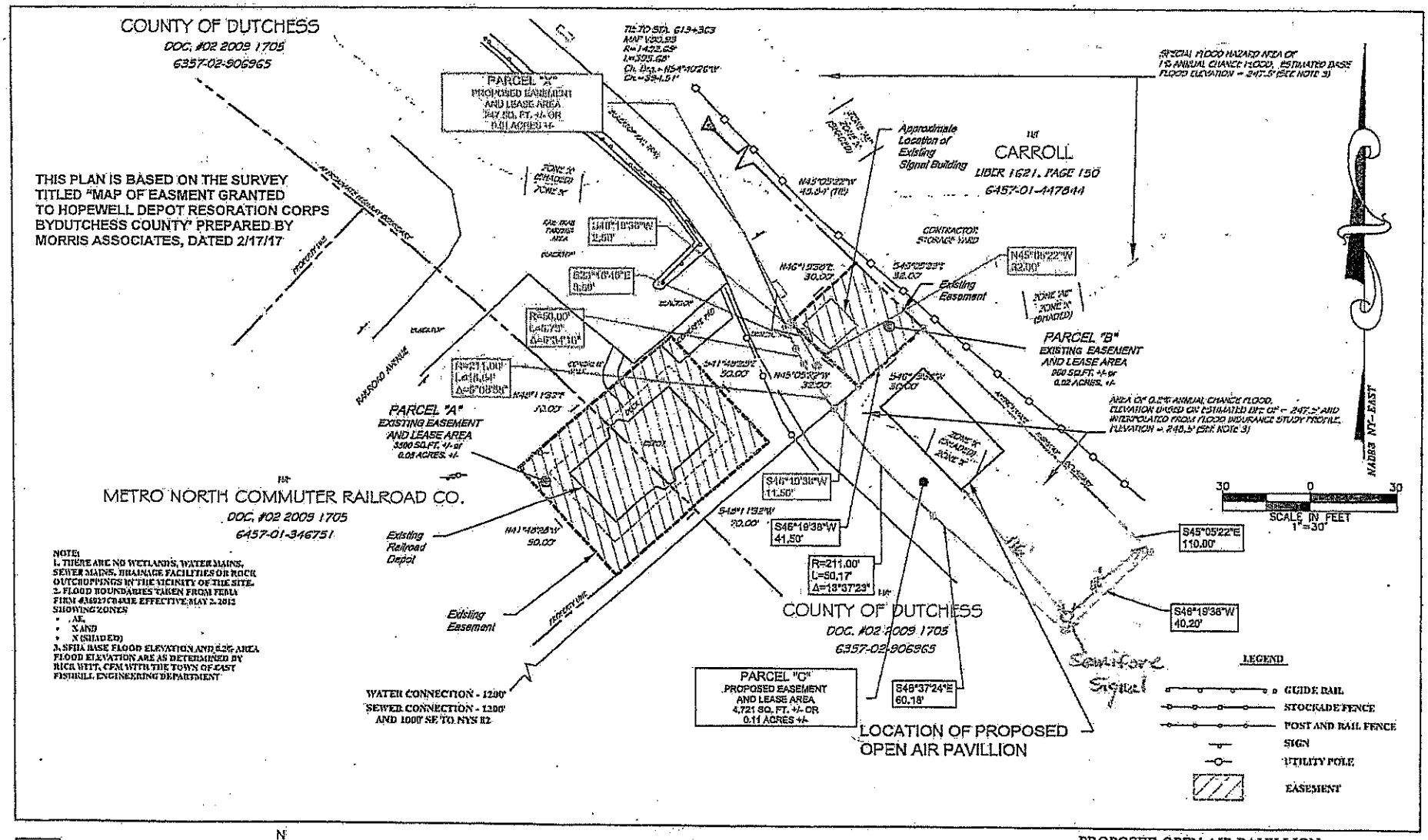
By _____
Marcus J. Molinaro
County Executive

APPROVED AS TO CONTENT:

_____
Department of Public Works

HOPEWELL DEPOT RESTORATION CORPORATION

By _____
Print Name _____
Title _____



NOTE:
1. THERE ARE NO WETLANDS, WATER MAINS, SEWER MAINS, DRAINAGE FACILITIES OR ROCK OUTCROPPINGS IN THE VICINITY OF THE SITE.
2. FLOOD BOUNDARIES TAKEN FROM FEMA FIRM #36027C0445E EFFECTIVE MAY 2, 2012 SHOWING ZONES
- AE,
- X AND
- X (SHADED)
3. SFHA BASE FLOOD ELEVATION AND 0.2% AREA FLOOD ELEVATION ARE AS DETERMINED BY RICK WITT, CFM WITH THE TOWN OF EAST FISHKILL ENGINEERING DEPARTMENT

Town of East Fishkill

N

OPTIONAL PARCEL SHOWN

PROPOSED OPEN AIR PAVILLION
at THE HOPEWELL JUNCTION DEPOT

Scale: 1" = 30' 05/12/17 Figure No. 1

LEGAL DESCRIPTION OF LAND TO BE LEASED TO
THE HOPEWELL DEPOT RESTORATION CORP. FROM COUNTY OF DUTCHESS
PARCEL #: 6357-02-906965
10/16/17

EASEMENT PARCEL "C"

METES AND BOUNDS DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN TOWN OF EAST FISHKILL, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF HIGHWAY BOUNDARY AT THE SOUTHEASTERLY CORNER OF PARCEL "B", EXISITING EASEMENT AND LEASE AREA; THENCE RUNNING SOUTHEASTERLY ALONG THE NORTHERLY LINE OF HIGHWAY BOUNDARY, SOUTH 45° 05' 22" EAST, A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUNNING SOUTHWESTERLY LEAVING THE NORTHERLY LINE OF HIGHWAY BOUNDARY THROUGH THE LANDS NOW OF FORMERLY OF COUNTY OF DUTCHESS (DOC. # 02 2009 1705), SOUTH 46° 19' 38" WEST, A DISTANCE OF 40.20 FEET TO A POINT; THENCE RUNNING NORTHERLY THROUGHT THE LANDS OF COUNTY OF DUTCHESS THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. *NORTH 48° 37' 24" EAST, A DISTANCE OF 60.18 FEET TO A POINT;*
2. *CURVE TO THE RIGHT WITH RADIUS OF 211.00 FEET, ARC LENGTH OF 50.17 FEET AND ANGLE OF 13° 37' 23" TO A POINT; THENCE RUNNING EASTERLY THROUGH THE LANDS OF COUNTY OF DUTCHESS, NORTH 46° 19' 38" EAST, A DISTANCE OF 41.50 FEET TO A POINT OF PLACE OF BEGINNING.*

CONTAINING 4,721 Sq Ft OR 0.11 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF LAND TO BE LEASED TO
THE HOPEWELL DEPOT RESTORATION CORP. FROM COUNTY OF DUTCHESS
PARCEL #: 6357-02-906965
10/16/17

EASEMENT PARCEL "X"

METES AND BOUNDS DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN TOWN OF EAST FISHKILL, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF PARCEL "B", EXISITING EASEMENT AND LEASE AREA; THENCE RUNNING SOUTHEASTERLY ALONG THE WESTERLY LINE OF AFOREMENTIONED PARCEL "B", SOUTH 45° 05' 22" EAST, A DISTANCE OF 32.00 FEET TO A POINT; THENCE RUNNING SOUTHWESTERLY THROUGHT THE LANDS NOW OF FORMERLY OF COUNTY OF DUTCHESS (DOC. # 02 2009 1705), SOUTH 46° 19' 38" WEST, A DISTANCE OF 11.50 FEET TO A POINT; THENCE RUNNING NORTHERLY AND EASTERLY THROUGH THE LANDS OF COUNTY OF DUTCHESS THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. *CURVE TO THE RIGHT WITH RADIUS OF 211.00 FEET, ARC LENGTH OF 18.84 FEET AND ANGLE OF 5° 06' 58" TO A POINT;*
2. *CURVE TO THE RIGHT WITH RADIUS OF 50.00 FEET, ARC LENGTH OF 5.73 FEET AND ANGLE OF 6° 34' 16" TO A POINT;*
3. *NORTH 23° 18' 48" WEST, A DISTANCE OF 8.59 FEET TO A POINT;*
4. *NORTH 48° 19' 38" EAST, A DISTANCE OF 2.50 FEET TO A POINT OF PLACE OF BEGINNING.*

CONTAINING 247 Sq Ft OR 0.01 ACRES MORE OR LESS.

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 Yes 0 No

Absent: 2 **Motion:** ___

Vacant: 0 **Abstentions:** 0

2017242 AUTHORIZING AMENDMENT TO LEASE AGREEMENT WITH HOPEWELL DEPOT RESTORATION CORPORATION

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017242 AUTHORIZING AMENDMENT TO LEASE AGREEMENT WITH HOPEWELL DEPOT RESTORATION CORPORATION

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017243

RE: QUIT CLAIM DEED, PROPERTY IN THE TOWN OF Poughkeepsie
ASSESSED UNDER THE NAME OF Berend, Eric V
GRID: 134689-6162-19-705069-0000

Legislators FLESLAND and BOLNER offer the following and move its adoption:

WHEREAS, unpaid tax on property in the Town of Poughkeepsie assessed to Berend, Eric V for the levy year 2013 and described as Grid No. 134689-6162-19-705069-0000 amounting to $120.29 was placed on a List of Delinquent Taxes filed in the Dutchess County Clerk's Office on November 3, 2014 for the tax lien year of 2014, and

WHEREAS, Dutchess County instituted an in rem foreclosure proceeding, Index No. 2014/4304 to enforce the collection of delinquent tax liens for the levy year 2014 and the above property was not redeemed within the time prescribed by law, resulting in a judgment of foreclosure and a deed conveying title of the property to Dutchess County, which deed was recorded on in the Office of the Dutchess County Clerk, July 25, 2016, Document # 02 2016 4870, and the total amount of delinquent taxes being $7,188.80

WHEREAS, the sum of $1,200.00 was tendered to the Dutchess County Commissioner of Finance in payment of all right, title and interest which the County may have acquired in and to the above property by reason of the above deed, now, therefore, be it

RESOLVED, that the County Executive and Clerk of the Legislature be and they are hereby authorized, empowered and directed to make, execute and deliver in the name of the County of Dutchess and of the Legislature of said County, a quitclaim deed to Thomas Stewart at 39 Westbrook Rd, Newburgh, NY 12550 of any and all interest which the County of Dutchess may have acquired in and to the said parcel by reason of the above deed.

CA-158-17
HS:CM:sa/CEB/kvh
11/13/17
R-0324-C(5)
Fiscal Impact: None

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017243 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF POUGHKEEPSIE

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017243 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF POUGHKEEPSIE

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017244

RE: QUIT CLAIM DEED, PROPERTY IN THE TOWN OF Hyde Park
ASSESSED UNDER THE NAME OF 298 Atlantic LLC
GRID: 132200-6758-02-747708-0000

Legislators FLESLAND and BOLNER offer the following and move its adoption:

WHEREAS, unpaid tax on property in the Town of Hyde Park assessed to 298 Atlantic LLC for the levy year 2012 and described as Grid No. 132200-6758-02-747708-0000 amounting to $41.63 was placed on a List of Delinquent Taxes filed in the Dutchess County Clerk's Office on November 1, 2013 for the tax lien year of 2013, and

WHEREAS, Dutchess County instituted an in rem foreclosure proceeding, Index No. 2013/6228 to enforce the collection of delinquent tax liens for the levy year 2013 and the above property was not redeemed within the time prescribed by law, resulting in a judgment of foreclosure and a deed conveying title of the property to Dutchess County, which deed was recorded on in the Office of the Dutchess County Clerk, August 5, 2015, Document # 02 2015 4734, and the total amount of delinquent taxes being $231.89

WHEREAS, the sum of $100.00 was tendered to the Dutchess County Commissioner of Finance in payment of all right, title and interest which the County may have acquired in and to the above property by reason of the above deed, now, therefore, be it

RESOLVED, that the County Executive and Clerk of the Legislature be and they are hereby authorized, empowered and directed to make, execute and deliver in the name of the County of Dutchess and of the Legislature of said County, a quitclaim deed to Odell Family Trust at 19 Corey Road, Poughquag, NY 12570 of any and all interest which the County of Dutchess may have acquired in and to the said parcel by reason of the above deed.

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

CA-159x-17
HS:CM:saCEB/kvh
11/13/17
R-0324-C(5)
Fiscal Impact: None

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017244 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF HYDE PARK

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ **Yes** **No**

Vacant: 0 **Abstentions:** 0

2017244 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF HYDE PARK

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017245

RE: QUIT CLAIM DEED, PROPERTY IN THE TOWN OF EAST FISHKILL
ASSESSED UNDER THE NAME OF Abedin, Nurul
GRID: 132800-6755-02-890512-0000

Legislators FLESLAND and BOLNER offer the following and move its adoption:

WHEREAS, unpaid tax on property in the Town of East Fishkill assessed to Abedin, Nurul for the levy year 2013 and described as Grid No. 132800-6755-02-890512-0000 amounting to $48.86 was placed on a List of Delinquent Taxes filed in the Dutchess County Clerk's Office on November 3, 2014 for the tax lien year of 2014, and

WHEREAS, Dutchess County instituted an in rem foreclosure proceeding, Index No. 2014/4304 to enforce the collection of delinquent tax liens for the levy year 2014 and the above property was not redeemed within the time prescribed by law, resulting in a judgment of foreclosure and a deed conveying title of the property to Dutchess County, which deed was recorded on in the Office of the Dutchess County Clerk, July 25, 2016, Document # 02 2016 4870, and the total amount of delinquent taxes being $476.73

WHEREAS, the sum of $486.00 was tendered to the Dutchess County Commissioner of Finance in payment of all right, title and interest which the County may have acquired in and to the above property by reason of the above deed, now, therefore, be it

RESOLVED, that the County Executive and Clerk of the Legislature be and they are hereby authorized, empowered and directed to make, execute and deliver in the name of the County of Dutchess and of the Legislature of said County, a quitclaim deed to Wells Fargo Bank, N.A. at 8480 Stagecoach Circle, Frederick, MD 21701 of any and all interest which the County of Dutchess may have acquired in and to the said parcel by reason of the above deed.

CA-160-17
HS:CM:sa/CEB/kvh
11/13/17
R-0324-C(5)
Fiscal Impact: None

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017245 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF EAST FISHKILL

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017245 QUIT CLAIM DEEDS, PROPERTIES IN THE TOWN OF EAST FISHKILL

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017246

RE: LEVY OF DELINQUENT VILLAGE TAXES

Legislators FLESLAND, BOLNER, and SAGLIANO offer the following and move its adoption:

WHEREAS, pursuant to Local Law No. 3 of 1996 and pursuant to Section 1442(3) of the Real Property Tax Law, the account and certificate(s) of delinquent village taxes have been received by the Commissioner of Finance, now therefore, be it

RESOLVED, that the account and certificate(s) of delinquent village taxes for the year 2017-2018 as reported to the Commissioner of Finance pursuant to 1442(3) of the Real Property Tax Law, be accepted and is hereby directed that the amount of such delinquent taxes as of December 1, 2017, together with seven (7%) percent of the amount in addition thereto, be relevied on the real property on which the same were originally imposed by the Village. When collected, the same shall be considered due and owing to the Commissioner of Finance to reimburse the County for the amount advanced, and be it further

RESOLVED, that the Commissioner of Finance is hereby authorized and directed to pay the village treasurer, the amount of the returned delinquent village taxes in accordance with the provisions of 1442(3) of the Real Property Tax Law.

CA-140-17
HS/CM/CEB/kvh
G-0145
11/02/2017
Fiscal Impact: None

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
Re-levy unpaid 2017-2018 Village taxes, pursuant to Real Property Tax Law.

Prepared by: Carmela Morley Prepared On: Oct. 27, 2017

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017246 LEVY OF DELINQUENT VILLAGE TAXES

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 (Yes) 0 (No)

Absent: 0 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017246 LEVY OF DELINQUENT VILLAGE TAXES

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017247

RE: LEVY OF DELINQUENT SCHOOL TAXES

Legislators FLESLAND, BOLNER, and SAGLIANO offer the following and move its adoption:

WHEREAS, pursuant to 1330(2) of the Real Property Tax Law, the account and certificate(s) of delinquent school taxes have been received by the Commissioner of Finance, now therefore, be it

RESOLVED, that the account and certificate(s) of delinquent school taxes for the year 2017-2018 as reported to the Commissioner of Finance pursuant to 1330(5) of the Real Property Tax Law, be accepted and is hereby directed that the amount of such delinquent taxes and the amount of delinquent taxes from a prior year which an owner elected to pay in installments as of December 1, 2017, together with seven (7%) percent of the amount in addition thereto, be relevied on the real property on which the same is imposed. When collected, the same shall be considered due and owing to the Commissioner of Finance to reimburse the County for the amount advanced, and be it further

RESOLVED, that the Commissioner of Finance is hereby authorized and directed to pay the officer charged by law with the custody of school district moneys, the amount of the returned delinquent school taxes in accordance with the provisions of 1330(4)(5) of the Real Property Tax Law.

CA-139-17
HS/CM/CEB/kvh G-0145
11/02/17
Fiscal Impact: None

APPROVED
MARCUS J. MOLINARO
COUNTY EXECUTIVE
Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
Re-levy unpaid 2017-2018 School taxes, pursuant to Real Property Tax Law.

Prepared by: Carmela Morley Prepared On: Oct. 27, 2017

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ____

Vacant: 0 **Abstentions:** 0

2017247 LEVY OF DELINQUENT SCHOOL TAXES

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017247 LEVY OF DELINQUENT SCHOOL TAXES

Date: December 7, 2017

BUDGET, FINANCE, & PERSONNEL

RESOLUTION NO. 2017248

RE: AUTHORIZING AMENDMENT TO THE 2017 COUNTY BUDGET RELATED TO CAPITAL PROJECTS

Legislators BORCHERT, MICCIO, BOLNER, and SAGLIANO offer the following and move its adoption:

WHEREAS, the Commissioner of Finance has advised that certain completed capital projects as identified in Exhibit "A" attached hereto, require transfers to and/or from the general fund in order to close the project(s), and now therefore be it,

RESOLVED, that this Legislature hereby approves the transfer of funds from the general fund to the several capital project funds as set forth on Exhibit "A", and be it further

RESOLVED, that the Commissioner of Finance is authorized, empowered and directed to amend the 2017 Adopted County Budget as set forth on Exhibit "A".

CA-166-17
CEB/kvh/G-0145
12/01/17
Fiscal Impact: See attached statement

APPROVED

MARCUS J. MOLINARO
COUNTY EXECUTIVE

Date 12/12/2017

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

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

Identify Line Items(s):
Transfers from capital projects to general fund: A.9700.50500 and xxxxx.xxxx.9000
Transfers from general fund to capital projects: A.9950.9000 and xxxxx.xxxx.50310

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

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

Additional Comments/Explanation:
The resolution is to close completed capital projects and transfer funds bewteen the general fund and the capital project funds as necessary.

Prepared by: Heidi Seelbach Prepared On: 11-3-17

Dut.pdf

BACKGROUND TO RESOLUTION 2017248

TRANSFERS FROM THE CAPITAL PROJECT FUND(S) TO THE GENERAL FUND:

APPROPRIATIONS

Increase

H0340.1315.9000	Financial Management System- Interfund	147,092
H0368.1620.9000	2006 Cty Bld & Bld Reconstruction- Interfund	1,767
H0400.8020.9000	Open Space 2008- Interfund	1
H0446.1620.9000	2012 DPW Building Demolition- Interfund	63,165
H0455.1620.9000	DPW Energy Efficiency Bldg Imprv- Interfund	72,726
H0457.1680.9000	2014 GIS Aerial Photo Update- Interfund	6,879
H0463.1620.9000	2014 Asbestos Abatement Project- Interfund	1
H0480.5110.9000	CR 41 Reconstruction Projects- Interfund	60,644
H0481.5110.9000	2015 Capital Equipment- Interfund	146,511
		498,786

REVENUE

Increase

H0340.1315.95990	Financial Management System- Appropriated Fund Balance	147,092
H0368.1620.95990	2006 Cty Bld & Bld Reconstruction- Appropriated Fund Balance	1,767
H0400.8020.95990	Open Space 2008- Appropriated Fund Balance	1
H0446.1620.95990	2012 DPW Building Demolition- Appropriated Fund Balance	63,165
H0455.1620.95990	DPW Energy Efficiency Bldg Imprv- Appropriated Fund Balance	72,726
H0457.1680.95990	2014 GIS Aerial Photo Update- Appropriated Fund Balance	6,879
H0463.1620.95990	2014 Asbestos Abatement Project- Appropriated Fund Balance	1
H0480.5110.95990	CR 41 Reconstruction Projects- Appropriated Fund Balance	60,644
H0481.5110.95990	2015 Capital Equipment- Appropriated Fund Balance	146,511
		498,786

Decrease

A.9998.95990.01	Appropriated Fund Balance- General	498,786

Increase

A.9700.50500	Debt Service- Interfund Transfer	498,786

TRANSFERS FROM THE GENERAL FUND TO THE CAPITAL PROJECT FUND(S):

APPROPRIATIONS

Increase

A.9950.9000	Transfer to Capital Project Fund- Interfund Transfer	1,253

REVENUE

Increase

A.9998.95990.01	Appropriated Fund Balance- General	1,253
H0285.1620.50310	Replace Underground Fuel Tanks- Phase 2	1,253

Decrease

H0285.1620.95990	Appropriated Fund Balance	1,253

TRANSFERS FROM THE CAPITAL PROJECT FUND(S) TO THE GENERAL FUND:

APPROPRIATIONS

Increase

H0340.1315.9000	147,092
H0368.1620.9000	1,767
H0400.8020.9000	1
H0446.1620.9000	63,165
H0455.1620.9000	72,726
H0457.1680.9000	6,879
H0463.1620.9000	1
H0480.5110.9000	60,644
H0481.5110.9000	146,511

REVENUE

Increase

A.9700.50500	498,786
H0340.1315.95990	147,092
H0368.1620.95990	1,767
H0400.8020.95990	1
H0446.1620.95990	63,165
H0455.1620.95990	72,726
H0457.1680.95990	6,879
H0463.1620.95990	1
H0480.5110.95990	60,644
H0481.5110.95990	146,511

Decrease

A.9998.95990.01	498,786

TRANSFERS FROM THE GENERAL FUND TO THE CAPITAL PROJECT FUND(S):

APPROPRIATIONS

Increase

A.9950.9000	1,253

REVENUE

Increase

A.9998.95990.01	1,253
H0285.1620.50310	1,253

Decrease

H0285.1620.95990	1,253

EXHIBIT A

Budget, Finance, and Personnel Committee Roll Call

District	*Name*	*Yes*	*No*
District 3 - Town of LaGrange	Borchert *		
District 17 - Town and Village of Fishkill	Miccio*		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner*		
District 20 - Town of Red Hook	Strawinski*	absent	
District 14 - Town of Wappinger	Amparo*	absent	
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano (VC)		
District 6 - Town of Poughkeepsie	Flesland (C)		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 22 - Towns of Beekman and Union Vale	Coviello		

Present: 10 **Resolution:** ✓ **Total :** 10 (Yes) 0 (No)

Absent: 2 **Motion:** ___

Vacant: 0 **Abstentions:** 0

2017248 AUTHORIZING AMENDMENT TO THE 2017 COUNTY BUDGET RELATED TO CAPITAL PROJECTS

Date: December 4, 2017

Roll Call Sheets

District	Last Name	Yes	No
District 3 - Town of LaGrange	Borchert	✓	
District 17 - Town and Village of Fishkill	Miccio		
District 13 - Towns of LaGrange, East Fishkill, and Wappinger	Bolner		
District 20 - Town of Red Hook	Strawinski		
District 14 - Town of Wappinger	Amparo		
District 1 - Town of Poughkeepsie	Kakish		
District 2 - Towns of Pleasant Valley and Poughkeepsie	Sagliano		
District 4 - Town of Hyde Park	Black		
District 5 - Town of Poughkeepsie	Roman		
District 6 - Town of Poughkeepsie	Flesland		
District 7 - Towns of Hyde Park and Poughkeepsie	Truitt		
District 8 - City and Town of Poughkeepsie	Brendli		
District 9 - City of Poughkeepsie	Rieser		
District 10 - City of Poughkeepsie	Jeter-Jackson		
District 11 - Towns of Rhinebeck and Clinton	Tyner		
District 12 - Town of East Fishkill	Metzger		
District 15 - Town of Wappinger	Incoronato		
District 16 - Town of Fishkill and City of Beacon	Forman		
District 18 - City of Beacon and Town of Fishkill	Landisi		
District 19 - Towns of North East, Stanford, Pine Plains, Milan	Pulver		
District 21 - Town of East Fishkill	Horton		
District 22 - Towns of Beekman and Union Vale	Coviello		
District 23 - Towns of Pawling, Beekman and East Fishkill	Thomes		
District 24 - Towns of Dover and Union Vale	Surman		
District 25 - Towns of Amenia, Washington, Pleasant Valley	Washburn		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ____ Yes No

Vacant: 0 **Abstentions:** 0

2017248 AUTHORIZING AMENDMENT TO THE 2017 COUNTY BUDGET RELATED TO CAPITAL PROJECTS

Date: December 7, 2017

Dutchess County Legislature

Condolence: Gwendolyn H. Luty Estelle

The Dutchess County Legislature offers the following and moves its adoption:

WHEREAS, the Dutchess County Legislature has learned with sadness and regret of the recent death of Gwendolyn H. Luty Estelle, on November 17, 2017, at the age of 77, and

WHEREAS, Gwendolyn H. Luty Estelle, was born on February 2, 1941, in Poughkeepsie, she was the daughter of the late Theodore F. and Helen C. (Osika) Luty, and

WHEREAS, Gwen attended St. Peter's and St. Joseph's schools and graduated from F. D. Roosevelt High School, Hyde Park in 1957. She later studied nursing and liberal arts at Boston University, and

WHEREAS, Gwen developed an interest in politics and after her studies she moved to Washington, D.C. and in 1962 she began working as a legislative assistant in the United States House of Representatives working under Congressman B.F. Sisk and later for Congressman Tony Coelho, both of California, and

WHEREAS, Gwen served as a Dutchess County Legislator representing District 34 - Town of Hyde Park from 1988-1991 and during her term she served on the Community Services, Human Services, Environment, Government Services, and Budget and Finance committees, and

WHEREAS, Gwen was a member of the Hudson Valley Ski Club, the Hyde Park Rotary, was active in the Roosevelt alumni community, and in recent years worked with her local home owners association, and was very involved after Hurricane Sandy which badly affected the beach near her home in New Jersey, and

WHEREAS, Gwen is survived by her loving husband Steve Estelle, and

WHEREAS, her passing will be mourned by her family, friends, and colleagues throughout Dutchess County, now, therefore, be it

RESOLVED, that the Dutchess County Legislature, on behalf of all the people of Dutchess County, does hereby extend its deep sympathy and sincere condolences to the family and friends of the late Gwendolyn H. Luty Estelle, and, be it further

RESOLVED, that the meeting of the Dutchess County Legislature be adjourned in memory of the late Gwendolyn H. Luty Estelle.

Resolution No. 2017249

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 7th day of December 2017, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 7th day of December 2017.

Carolyn Morris

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

On motion by Legislator Miccio, duly seconded by Legislator Truitt and carried, the Rules were suspended to allow the public to address the Legislature on agenda and non-agenda items.

Carol Madrid, Poughkeepsie, spoke in support services for the homeless.

Constantine Kazolias, City of Poughkeepsie, in support of providing housing for homeless veterans and sales tax. Comments attached.

No one else wishing to speak, on motion by Assistant Majority Leader Bolner, duly seconded by Legislator Sagliano and carried, the Regular Order of Business was resumed.

There being no further business, the Chairman adjourned the meeting at 9:20 p.m.

I].RESOLUTION ON COUNTY FOR ENVIRONMENTAL BUSSES DATED 08/22/17., WHEN CITY DIDNOT TRANSFER ITS BUSSES. COUNTY GOT $5,000,000 CEMAC STATE BUS SUBSIDIES PREDICATED ON THE TWO PHONY MEMOS:[1]M.O.U. AND [2]M.O.A.

2]911, WAS PROPOSED UNDER MAYOR TKYZIK'S BUDGET, BUT THE UNION PROTESTED, NOW THAT THE COUNTY IS CONSOLADATING 911, WHERE IS THE UNION OUTCRY, NOW?

3]CUTTING FIVE[5]PERSONEL DAYS FORM COUNTY WORKERS CONTRACT!!!!!! SPEAKING TO MANY COUNTY WORKERS , ALL THOSE I HA VE SPOKEN WITH, EXPRESSED THEIR DISPLEASURE!!!

4] D.C.FUND BALANCE IN FIVE[5]YEARS,2012-2017, INCREASED 200%, GOING FROM $20MIL, MOODY'S JUNK BONDS, TO $60MIL,AA+, 25% OF THE $40MIL INREASE, CAME IN A BACK ROOM 12TH HOUR DEAL BETWEEN C.E. MOLLINARO AND THEN D.C. LEGISLATIVE CHAIRMAN ROLLISON BY CUTTING $2.3MIL/YR IN SALES TAX REVENUES TO THE CITY OF POUGHKEEPSIE; THEREFORE, FORCING THE CITY TO OVERIDE THE STATES MANDATED 2% TAX CAP!!!!THE ABOVE CITY SALES TAX CUT FORCING THE CITY TO IMPOSE TAX RATES TO INCREASED 25% IN 2016-2O17BUDGETS!! THE ABOVE TAX CUT CONTRIBUTING TO THE CITY'S FUND BALANCE BY JUMPING TO A NEGATIVE $11,000,000!!!!!! THANK BOTH MOLLINARO AND ROLLISON FOR THE FAVOR, BECAUSE IT COSTS THE CITY TAXPAYER!!!!

5]CIA GOT $49MIL IDA MONIES, THEN CANNED 18 UNIONISED WORKERS, TO BE REPLACED WITH NON-UNION EMPLOYEES, BY A CONCERN OWNED BY BIG REPUBLICAN MONEY CONTRIBUTOR !!!!!THINGS HAVENT CHANGED SINCE DAY ONE WHEN GOVERNOR ROCKFELLER OPEN THE WATER SPIGETS FROM H.R.S.H TO THE CIA. FOR A NOMINAL FEE!!!!!

6]THE CITY GOT $100,000 , ENOUGH FOR A DIRECTOR, FROM THE COUNTY FOR A BOYS/GIRLS CLUB, FROM A #1,000,000 COUNTY BUDGET LINE ITEM FOR CITY YOUTH PROGRAM!!! WHAT HAPPENED TO THE REST TO THE RESTOF THE $900,000 IN YOUTH MONIES?

7]EXPLAIN TO ME , THE $2M NEW INTERGRATED CASSROOM SLOTS UNIVERSAL PRE-K –FOR SPAKENKILL,HYPDE PARK AND BEACON PER 435K PER SLOT!!!!

8]MARKET STREET FROM E/W LEG,CHURCHSTREET, TO MAIN STREET, THE COUNTY OWNS MORE THAN 50+% OF THE FRONTING PROPERTY ON MARKET STREET THE COUNTY, SHOULD FLOAT THE $22MIL TO REFURBISH THE STREET, NOW THAT MOODYS BOND RATINGS JUMPED FROM JUNK,WHEN BONDING FOR NELSON HOUSE DEMOLITION!!!!