

ENVIRONMENT COMMITTEE
OF THE
DUTCHESS COUNTY LEGISLATURE

Thursday, November 6, 2025

Committee Chair D'Aquanni called the committee to order.

PRESENT: 12 ATKINS, D'AQUANNI, GORMAN, HOUSE, HOUSTON,
 KAUL, LAWLER, PAGE, PAOLONI, POLASEK, TRUITT
 and VALDÉS SMITH

ABSENT: 0

PRESENT/LATE: 0

QUORUM PRESENT

Presentations and Reports

PRESENTATION: UPDATE BY PLANNING AND DEVELOPMENT ON SCHATZ
PROPERTY

Privilege of the Floor with respect to printed agenda items

None.

Resolutions considered out of numerical order will be placed in numerical order for fluidity

2025179 ADOPTION OF NEGATIVE DECLARATION IN CONNECTION WITH THE
ESTABLISHMENT OF ZONE OF ASSESSMENT "029A" AND ZONE OF ASSESSMENT
"029B" IN THE DUTCHESS COUNTY WATER DISTRICT LOCATED IN THE TOWN OF
HYDE PARK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek,
the foregoing resolution was adopted by the Environment Committee.

2025180 ESTABLISHING ZONE "029A" AND ZONE "029B" ZONES OF ASSESSMENT IN
THE DUTCHESS COUNTY WATER DISTRICT IN THE TOWN OF HYDE PARK,
DUTCHESS COUNTY, NEW YORK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek,
the foregoing resolution was adopted by the Environment Committee.

2025181 ADOPTION OF NEGATIVE DECLARATION IN CONNECTION WITH THE ESTABLISHMENT OF ZONE OF ASSESSMENT “030” IN THE DUTCHESS COUNTY WATER DISTRICT LOCATED IN THE TOWN OF HYDE PARK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025182 ESTABLISHING ZONE “030” ZONE OF ASSESSMENT IN THE DUTCHESS COUNTY WATER DISTRICT IN THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NEW YORK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025183 ADOPTION OF NEGATIVE DECLARATION IN CONNECTION WITH THE ESTABLISHMENT OF ZONE OF ASSESSMENT “031” IN THE DUTCHESS COUNTY WATER DISTRICT LOCATED IN THE TOWN OF HYDE PARK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025184 ESTABLISHING ZONE “031” ZONE OF ASSESSMENT IN THE DUTCHESS COUNTY WATER DISTRICT IN THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NEW YORK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025185 ADOPTION OF NEGATIVE DECLARATION IN CONNECTION WITH THE ESTABLISHMENT OF ZONE OF ASSESSMENT “032” IN THE DUTCHESS COUNTY WATER DISTRICT LOCATED IN THE TOWN OF HYDE PARK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025186 ESTABLISHING ZONE “032” ZONE OF ASSESSMENT IN THE DUTCHESS COUNTY WATER DISTRICT IN THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NEW YORK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025187 AMENDING THE 2025 ADOPTED COUNTY BUDGET TO FUND A COUNTY-OWNED CENTRAL DUTCHESS PUMP STATION WATER STORAGE TANK PROJECT AS IT PERTAINS TO THE DEPARTMENT OF PLANNING & DEVELOPMENT AND THE WATER & WASTEWATER AUTHORITY

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

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

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025189 AUTHORIZING GRANT AGREEMENT WITH NEW YORK STATE EMPIRE STATE DEVELOPMENT AND AMENDING THE 2025 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE DEPARTMENT OF PLANNING & DEVELOPMENT

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025190 DECLARING DUTCHESS COUNTY LEAD AGENCY AND ADOPTING DETERMINATION OF NO SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT IN CONNECTION WITH THE DEPARTMENT OF PUBLIC WORKS PROPOSED STRUCTURE DEMOLITION AND LAND RESTORATION PROJECT AT QUIET COVE RIVERFRONT PARK, BOWDOIN PARK AND WILCOX MEMORIAL PARK

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

2025205 AMENDING THE 2025 ADOPTED COUNTY BUDGET AS IT PERTAINS TO THE DEPARTMENT OF PLANNING & DEVELOPMENT

On motion by Majority Leader Houston, duly seconded by Assistant Majority Leader Polasek, the foregoing resolution was adopted by the Environment Committee.

There being no further business, the meeting was adjourned.



Schatz Brownfield Opportunity Area Plan

Final Presentation
Dutchess County Legislature
November 6, 2025

The Project Team

- NYS Department of State
- NYS Department of Environmental Conservation
- Dutchess County
- Rural Ulster Preservation Company (RUPCO)
- BOA Steering Committee
- Consultants

What is the BOA Program?

The Brownfield Opportunity Area (BOA) is a state funding program that provides financial and technical assistance to complete **area-wide planning efforts** to support **community revitalization** in areas that have been impacted by the presence of brownfields and/or underutilized sites.

BROWNFIELDS are abandoned, idled, or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental contamination.



The BOA Study Area

- ✓ 3 parcels
- ✓ Approximately 20 acres



History of the Site

- Factory closed in late 1970s
- Decades of tax delinquency, other issues
- Need a plan for the property before foreclosure



How Did We Get Here?

- RFP Process to select a Development Partner
- Kearney/RUPCO Joint Venture selected in 2018
- 2019: Tax foreclosure proceedings begin. Foreclosure delayed by statewide pause during pandemic and court challenges
- 2019: BOA grant awarded
- 2022: After pandemic delay, BOA study begins



Milestones & Timeline.

Fall 2022

Fall 2025



Inventory +
Analysis



Master Plan



Implementation
Strategy



SEQR



Application for
Designation



Stakeholder and Community Engagement



Informing the Plan. Data Gathering.

- Site History
- Environmental Assessment
- Physical Characteristics
- Market Analysis
- Structural Analysis
- Site Survey



Informing the Plan. Engagement.

4

Advisory
Committee
Meetings

1

Project
Website

235

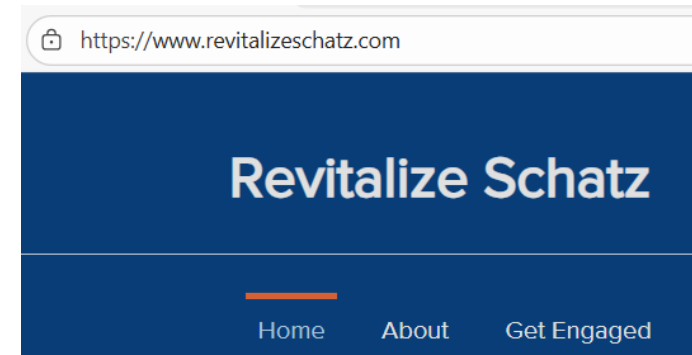
Online
Survey
Responses

2

Public
Workshops

4

Community
Pop-Up
Events



Informing the Plan. Redevelopment Priorities.

Community Goals for the BOA



Goal #1

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



Goal #2

Enhanced community access throughout the redeveloped site.



Goal #3

Ensure a diversity of housing options.



Goal #4

Stimulate economic growth within the community.

Advancing the Vision.



Advancing the Vision.



Preliminary Redevelopment Program.



282 residential units*



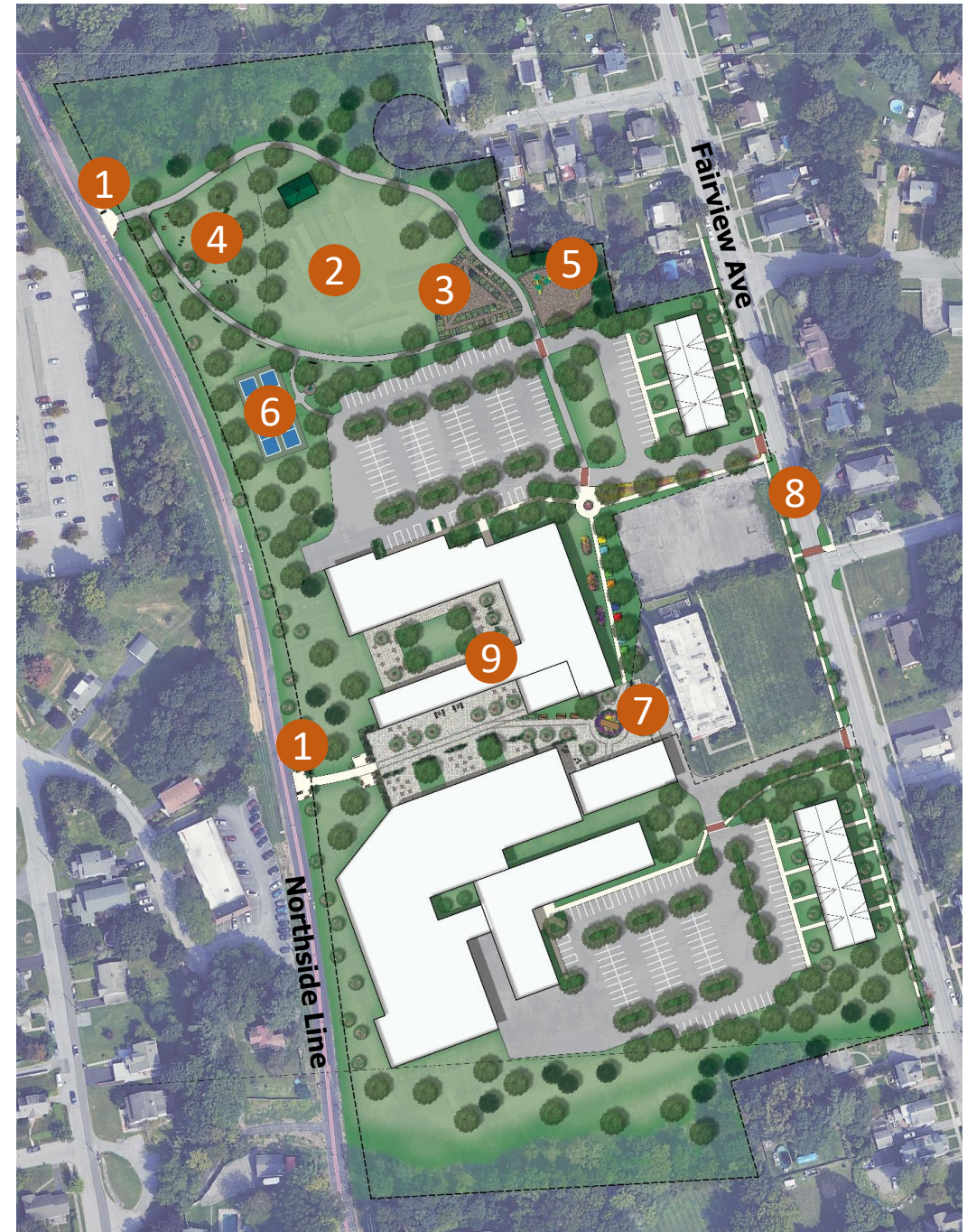
**10,000 - 15,000 sf
commercial space**



Revitalization Recommendations

Overall Master Plan

1. Northside Line connection
2. Open space
3. Community garden
4. Dog park
5. Playground
6. Sports courts (bocce, pickleball, etc)
7. Commercial access
8. Fairview Ave **traffic calming**
9. Public plaza



Schatz Site. Vision Board.



Creating Inviting Public Spaces.



Enhancing the Pedestrian Experience.



Next Steps.

1

**Present to County
Legislature**

November 6

2

**Adopt Resolution to
Send to State**

November 10

3

State Designation

6-12 Weeks After
Submission

An architectural rendering of a modern urban courtyard. The scene features multi-story brick buildings with large windows and decorative elements. In the center, there is a paved plaza with a circular playground area containing a bridge-like structure. People are depicted walking, sitting on benches, and playing in the courtyard. The background shows a line of trees and a distant cityscape under a hazy sky.

Thank you.
Questions?