

2014

Major Projects Report

PDCTC

Poughkeepsie-Dutchess County Transportation Council



Dutchess County Department of
Planning and Development

2014

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Major Projects Report Overview

The annual Major Projects Report is a compilation of selected information about development projects proposed in Dutchess County (as of December 2014). This report is designed to identify economic activity throughout Dutchess County and provide local officials with information on proposed developments affecting their communities and their decisions. The information in the report can be used not only by public officials, but also by the general public and the private sector to plan development activities.

Many of these projects are in the early stages of the planning and approval process, and all projects stay in the report until they are either fully constructed¹, withdrawn by the sponsor, denied by the municipality, or not resubmitted following approval expiration. During the planning and design process, projects may be downsized and may therefore be removed from the report because they no longer meet the criteria for a major project (see *Criteria for Inclusion in Major Projects Report* on page 3). For the actual project status at a particular time, the local municipality which has review and approval authority should be contacted (see Appendix for list of municipal phone numbers on page 25).

The Major Projects Report is a planning tool. It is not a list of projects that will definitely be constructed, but rather a list of proposed projects that may someday be completed. Being listed in the report does not imply approval of a project by the Poughkeepsie-Dutchess County Transportation Council or the Dutchess County Department of Planning and Development.

Parcel Data Available Online

Citizens and government officials alike can view specific tax parcel information online at the County's website (visit www.dutchessny.gov). This free service, entitled "Parcel Access", includes the following information:

- Assessment data
- Parcel search capabilities
- Aerial orthophoto backdrop
- Easy-to-use mapping layers
- Print option

Methodology

To complete this update, each municipal planning board was asked to review the listing of active major projects and update the information for their community. County Planning Department staff also gathered information from development applications, environmental review documents, meeting minutes, and newspaper articles.

The report includes: the location of the project (tax parcel designation and access road); the general nature of the project (e.g., office development, apartments, or infrastructure improvement); and the scale of the project as reflected by the number of dwelling units, the square footage, and/or the acreage. Complete information on a particular project may not be available when it is listed on the report. The resulting list is the best available information at this time on the projects that meet the criteria of the Major Projects Report (see *Criteria for Inclusion in Major Projects Report* on page 3).

Some projects may cross municipal boundaries, and are listed under each municipality involved. Also, many projects have both residential and non-residential components. This list breaks each project down into the separate components, but each component shares the same map number. In these cases, the project is still only counted as one project.

¹ Starting in 2013, any single-family residential subdivision that had been in the Report for 10 or more years AND was at least 75% built out, was considered "constructed" and removed from the Report.

Summary of 2014 Data

As of December 2014, there were 144 separate projects listed (*some projects have both residential and non-residential components – see Table 5 for more information*). This includes:

- 86 residential proposals with a total of 12,019 proposed housing units (a 1.1% decrease in the number of units from last year, which included 12,155 housing units);
- 92 non-residential proposals with a total of 7,710,863 square feet (a 11.8% increase in square footage from last year, which included 81 projects and 6,892,707 square feet);
- 12 rezoning proposals.

The 2014 Major Projects update involves the following additions and deletions (see Tables 3 and 4):

- 20 new projects were added to the report.
- 21 projects were removed from the report, as follows:
 - 7 projects were completed (constructed or rezoned);
 - 10 projects were withdrawn;
 - 1 project was reduced below the size threshold for Major Projects;
 - 2 projects had approvals that expired;
 - 1 project was denied/revoked by the municipality.

Both the southern and middle portions of the county continue to see more development proposals, though less than typically seen in the last decade. In terms of residential development, the towns of Dover, East Fishkill, Hyde Park, LaGrange, and Poughkeepsie each have over 1,000 proposed housing units, with a combined total of 7,541 units. These five towns alone account for over 62% of all housing units proposed in Dutchess County for projects meeting the Major Projects criteria.

Also notable is the number of non-senior apartments, condos, and townhouses that are proposed throughout the county. Of those projects that have defined the number of units expected, at least 5,974 non-senior apartments, condos, and townhouses are proposed. This accounts for over 49% of all proposed housing units on the list. Of these non-senior apartments/condos/townhouses, 106 units involve income restrictions and are considered affordable/workforce housing.

A significant number of senior housing units are also proposed – 2,086 – most of which are apartments, townhouses, and condominiums. Of those, 384 units are considered affordable senior housing.

Non-residential development proposals are also concentrated in the southern and middle parts of the county. The towns of East Fishkill and Hyde Park lead with a combined total of over 3.9 million square feet proposed. In addition, the towns of Dover, Fishkill, LaGrange, Pawling, and Poughkeepsie each have more than 200,000 square feet of non-residential space proposed.

Although the Major Projects Report is generally intended to track new construction, some projects that represent a significant change in the use of existing structures are included. Currently, this report includes five such projects:

1. Hudson Heritage: The redevelopment of the Hudson River Psychiatric Center into housing and commercial space in the Town of Poughkeepsie;
2. Knolls of Dover/Olivet Center: Several buildings on the former Harlem Valley Psychiatric Center site are being incorporated into the Knolls of Dover mixed-use project and/or Olivet Center.
3. Linuo Solar: The IBM West Campus in East Fishkill was purchased by a Chinese company, for a possible solar manufacturing facility.
4. Dutchess Marketplace: The former Jamesway store at the Dutchess Mall in Fishkill has been turned into a year-round indoor flea market.

5. Hyde Park Assisted Living Facility: The former Hoe Bowl on Route 9G in Hyde Park is being converted into a 76-bed assisted living facility.

Access Roads

Dutchess County, like other areas throughout the country, experiences the greatest amount of commercial and residential development along major transportation routes. This linear pattern of development, commonly called “strip development,” greatly affects the efficiency of roads. Commercial strips can create traffic congestion, reduce the capacity of roads to move through-traffic efficiently, and cause safety problems. It also takes business away from “downtown” districts and can be visually unpleasant. US Route 9, especially south of Poughkeepsie, has experienced the most development activity and is the most firmly established “strip development” corridor in Dutchess County.

The spread of commercial and residential development into rural areas has put many primary access roads at risk for new or increased strip development. Looking at past growth patterns and current development proposals, the following corridors may experience diminished operations due to strip development: NY 22 in the Harlem Valley, NY 52, 9D, and 82 in southern Dutchess, US 44 in the towns of Poughkeepsie and Pleasant Valley, NY 9G in Hyde Park, and NY 55 in LaGrange.

There is no simple or easy solution to this problem, but with the implementation of comprehensive design controls, new development can be integrated with the surrounding community environments. Local decision-makers should be aware of the potential for strip development in order to better protect their communities from this undesirable land use. There are many design guidebooks available that local decision-makers can use in their planning process. They can also contact the Dutchess County Department of Planning and Development for assistance.

Criteria for Inclusion in Major Projects Report

The report focuses on those proposed projects that could have significant impacts on the area. It would be cumbersome to track every project that has been proposed in the county: only projects meeting a certain criteria are included. The thresholds that have been established are listed below.

For urban municipalities (cities of Beacon and Poughkeepsie; towns of Beekman*, East Fishkill, Fishkill, Hyde Park, LaGrange, Poughkeepsie and Wappinger; villages of Fishkill, Pawling*, and Wappingers Falls):

25 residential dwelling units; or
25,000 square feet of non-residential gross floor area; or
Rezoning of an area which exceeds 10 acres.

**The Town of Beekman and Village of Pawling experienced population increases as per the 2010 Census. They now meet the criteria for an “urban” municipality. To accurately reflect this new status, any Major Project listed in previous reports that now falls below the urban threshold has been removed from the report.*

For rural municipalities (towns of Amenia, Clinton, Dover, Milan, North East, Pawling, Pine Plains, Pleasant Valley, Red Hook, Rhinebeck, Stanford, Union Vale, and Washington; villages of Millbrook, Millerton, Red Hook, Rhinebeck, and Tivoli):

10 residential dwelling units; or
10,000 square feet of non-residential gross floor area; or
Rezoning of an area which exceeds 25 acres.

While this report covers projects that meet these thresholds, it does not reflect the cumulative effects of smaller projects which are not included.

Description of Report Components

The following description of the report elements can be used to interpret the data in the tables.

PID: The Project Identification Number is the numerical key to locating projects on the Major Projects map, which is located at the end of the report.

Municipality: The municipality in which the project is located. The municipality may be a town (T), city (C), or village (V).

Project: The title or most recognized reference name of the proposed project.

Applicant: The name of the applicant, or the applicant's representative.

Access Road: The road which provides primary access to the property. For example,
I = Interstate
US = US Route
NY = State Route
CR = County Route

Local Roads = the name of the road and one of the following abbreviations:

Ave. = Avenue	Ct. = Court	Pl. = Place
Blvd. = Boulevard	Dr. = Drive	Rd. = Road
Cir. = Circle	Ln. = Lane	St. = Street

The exceptions to this are highway segments which have dual numbers such as US44/NY55 in the City of Poughkeepsie. In these cases, the smaller number shall be indicated first. The sole exception is State Road 987G, which is known as the Taconic State Parkway, and may be referred to as the TSP in this report. Dual roads are as follows:

NY 9G/199	NY 82/199	US 44/NY 55
NY 22/55	NY 82/376	US 44/NY 82
NY 22/343	US 44/NY 22	

Parcel: The county real property tax number. A "+" sign shown in the column following the parcel number indicates that the project involves more parcels than the single parcel identified.

Activity: The general type of project, as follows:

Residential:

Apt =	Apartments
Condo/TH =	Condominium, Townhouse, Cooperative, Cluster
Dorm =	Dormitory
Mobile =	Mobile Home Park
SFR =	Single Family Residential

Where applicable, the following project restrictions are indicated on tables 5 and 6:

Senior =	Age-Restricted (55+) Housing
Aff =	Affordable Housing (income restricted)

Non-Residential:

Agri-bus =	Agri-business
Assist =	Assisted Living
Hotel =	Hotel/Motel
Indust =	Industrial
Infra =	Infrastructure
Med =	Hospital or other Medical Facility
Nursing =	Nursing Home
Office =	Office
Open Sp =	Preserved Open Space
Pub/Inst =	Public/Institutional
Rec =	Recreation
Retail =	Retail/Restaurant
Rezone =	Rezoning

- # Units:** The number of units in proposed residential projects. For Dorm, Hotel, and Assisted Living projects, this represents the number of beds (unit counts for Hotel and Assisted Living projects are not included in residential unit totals).
- Sq. Feet:** The square footage of gross floor area, as applicable, in proposed projects.
- # Acres:** The total site acreage, as applicable, in proposed projects.
- Entry:** The month and year that the information on the proposed project was entered in the report by the Department of Planning and Development.

Conclusion

The Major Projects Report is a tool that can give local decision-makers an idea of the development that is or may be occurring in the county. With this information, they may be able to get a broader view of the impacts a single development may cause and consider those impacts in their approval processes. The Major Projects Report can also be used by developers to determine possible competition or general trends in the local economy.

The Dutchess County Department of Planning and Development will continue to track development in the county and contact the local municipalities to verify information in order to provide the most accurate report possible. If you have any suggestions for making this information more useful to you, please write or call the Department of Planning and Development with your suggestions.

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Data Tables & Map

Table 1
Summary of Active Major Projects by Municipality
 January – December 2014

Municipality	Residential¹		Non-Residential²		Total³
	# of Projects	# of Units	# of Projects	# of Square Feet	# of Projects
Cities					
Beacon	6	458	3	96,494	7
Poughkeepsie	4	603	4	837,800	7
Towns					
Amenia	1	172	1	100,352	1
Beekman	7	434	4	61,900	7
Clinton	1	11			1
Dover	5	1,454	5	406,569	7
East Fishkill	8	1,036	6	2,609,948	13
Fishkill	5	681	7	264,677	9
Hyde Park	10	1,805	10	1,327,769	15
LaGrange	13	2,210	11	692,490	21
Milan	-	-	-	-	-
North East*	-	-	1	35,812	1
Pawling	4	506	2	367,000	4
Pine Plains	2	691	3	22,500	3
Pleasant Valley	1	252	3	38,000	4
Poughkeepsie	9	1,036	17	509,327	21
Red Hook	3	159	1	0	3
Rhinebeck*	1	92	3	80,000	4
Stanford	-	-	1	11,878	1
Union Vale	1	20	-	-	1
Wappinger	3	329	3	70,747	5
Washington	-	-	-	-	-
Villages					
Fishkill	1	26	-	-	1
Millbrook	-	-	-	-	-
Millerton	-	-	-	-	-
Pawling	-	-	-	-	-
Red Hook	-	-	3	30,600	3
Rhinebeck	-	-	3	147,000	3
Tivoli	-	-	-	-	-
Wappingers Falls*	1	44	1	0	2
Total	86	12,019	92	7,710,863	144

¹ *Residential* includes single-family residences, townhouses, condominiums, apartments, dorms, mobile homes, and senior and affordable housing.

² *Non-Residential* includes retail/restaurant, office, industry, recreation, hotel/motel, rezoning, infrastructure, hospital/medical, assisted living, nursing home, and public/institutional.

³ *Total Number of Projects* includes Residential and Non-Residential. Some projects have both components, but are counted only once for the total number of projects. Projects that span two municipalities are counted only once in the total.

*These municipalities did not provide the County with updated information. Projects included are those from the previous report, plus new ones that the County is aware of. Please note that the Major Projects information for these municipalities may not be accurate or complete.

Table 2
Annual Comparison of Active Major Projects, 2013 – 2014
 By Municipality

Municipality	Residential¹		Non-Residential²	
	# of Units 2013	# of Units 2014	# of Square Feet 2013	# of Square Feet 2014
Cities				
Beacon	448	458	84,105	96,494
Poughkeepsie	603	603	137,800	837,800
Towns				
Amenia	224	172	4,000	100,352
Beekman*	434	434	61,900	61,900
Clinton	11	11	-	-
Dover	1,503	1,454	422,569	406,569
East Fishkill	1,104	1,036	2,609,948	2,609,948
Fishkill	880	681	264,677	264,677
Hyde Park	1,805	1,805	1,357,352	1,327,769
LaGrange	2,202	2,210	692,490	692,490
Milan	-	-	-	-
North East	-	-	35,812	35,812
Pawling	506	506	382,000	367,000
Pine Plains	691	691	10,000	22,500
Pleasant Valley	252	252	38,000	38,000
Poughkeepsie	759	1,036	437,584	509,327
Red Hook	159	159	-	0
Rhinebeck	92	92	80,000	80,000
Stanford	48	-	-	11,878
Union Vale	20	20	-	-
Wappinger	278	329	140,047	70,747
Washington	-	-	-	-
Villages				
Fishkill	28	26	-	-
Millbrook	-	-	-	-
Millerton	-	-	-	-
Pawling*	-	-	-	-
Red Hook	-	-	7,200	30,600
Rhinebeck	-	-	127,223	147,000
Tivoli	-	-	-	-
Wappingers Falls	108	44	-	0
Total	12,155	12,019	6,892,707	7,710,863

¹ *Residential* includes single-family residences, townhouses, condominiums, apartments, dorms, mobile homes, and senior and affordable housing.

² *Non-residential* includes retail/restaurant, office, industry, recreation, hotel/notel, rezoning, infrastructure, hospital/medical, assisted living, nursing home, and public/institutional.

Table 3
2014 New Major Projects
 January – December 2014

Municipality	Project	Activity	# of Units	# of Square Feet	# of Acres
C Beacon	9-11 Creek Drive Residential Development	Apt	56		
	One East Main Street	Apt	25		
	One East Main Street	Retail/Restaurant		20,694	
C Poughkeepsie	Vassar Brothers Medical Center Expansion	Med		700,000	
T Hyde Park	Rezone: Town Center Historic to Crossroads Core	Rezone			25
T LaGrange	Rezone: Industrial to Commercial	Rezone			45
	Rezone: Multiple Districts	Rezone			965
T Poughkeepsie	Dalia Senior Housing	Apt (Senior)	84		
	Dalia Senior Housing	Retail/Restaurant		5,443	
	Fairview Commons	Apt	170		
	Fairview Commons	Office		8,500	
	Lutheran Care Network Assisted Living	Assist	69		
	Marist College - Natural Science & Allied Health Building	Pub/Inst		43,700	
	Marist College - North Campus Housing	Dorm		331,690	
	Marist College - North Campus Housing	Pub/Inst		9,400	
	Rezone: R-20 to MacDonnell Heights Center (MHC)	Rezone			22
	Rezone: Salt Pt Ctr (SPC) to SFR 20,000	Rezone			164
S Springside Neighborhood Development	Springside Neighborhood Development	Apt	23		
	Springside Neighborhood Development	Retail/Restaurant		4,700	
T Rhinebeck	Rezone: Rural Countryside (RCS) to Nbhd Infill Ov (NI-O)	Rezone			42
T Stanford	Millbrook School Facilities Building	Infra		11,878	
T Wappinger	La Fonda Del Sol	Condo/TH	51		
V Red Hook	CVS Pharmacy	Retail/Restaurant		23,400	
V Rhinebeck	Rezone: Residential (R) to Fairground District	Rezone			109
V Wappingers Falls	Rezone: Village Wide Zoning Smart Code	Rezone			683

Table 4
Projects Removed from Report
 January – December 2014

Municipality	Project	Activity	# of Units	# of Square Feet	# of Acres	Reason*
C Beacon	Beacon Hip Lofts	Apt (Affordable)	12			C
	One East Main St.	Apt	27			W
	One East Main St.	Condo/TH	32			W
	One East Main St.	Retail/Restaurant		8,305		W
C Poughkeepsie	Rezone: Waterfront Transit Oriented Develop	Rezone			58	RZ
T Dover	Camp Ramah Gymnasium	Rec		16,000		C
	Camp Ramah Welcome Center	Rec		11,536		R
	Country Squire Apartments	Apt	17			XP
	Lands of Furnia	SFR	32			XP
T East Fishkill	Mews of Hopewell (f. Homestds @ Hopewell)	Apt	28			D
	Mews of Hopewell (f. Homestds @ Hopewell)	Apt (Senior Aff)	14			D
	Mews of Hopewell (f. Homestds @ Hopewell)	Condo/TH	26			D
T Fishkill	Elant: R15 to RB/ Senior Housing Overlay	Rezone			20	RZ
	Fishkill Landing @ Waterfront	Rezone			110	W
	Highland Valley	Mobile	210			W
	Restaurant Depot	Retail/Restaurant		62,102		W
T/Hyde Park	Dutchess County SPCA Expansion	Office		56,000		C
T Pawling	Medical Office Building	Med		15,000		W
T Stanford	Millbrook School Dormitory	Apt	4			C
	Millbrook School Dormitory	Dorm	44			C
T Wappinger	Degnan Retail Center	Retail/Restaurant		34,500		W
	La Fonda Del Sol	Retail/Restaurant		34,800		W
V Fishkill	Jackson Crossing	Condo/TH	18			W
V Millbrook	Bennett College Property	Condo/TH	82			W
	Bennett College Property	SFR	9			W
V Wappingers Falls	Commercial/Residential Building	Apt	10			W
	Commercial/Residential Building	Retail/Restaurant				W
	Riverbend II	Apt	54			C

C = Constructed

D = Denied by Municipality

R = Reduced Below Major Projects Threshold

RZ = Rezoned

W = Withdrawn

XP = Approval Expired, Project Not Resubmitted

* Starting in 2013, any residential subdivision that has been on the list for 10 or more years and is at least 75% built out is now considered "constructed" and will be removed from the Report accordingly.

Table 5
2014 Active Major Projects
 By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel ¹	² Activity	Restrictions ³	# Units	Sq.Ft.	# Acres	Entry ⁴
C Beacon	1096	9-11 Creek Drive Residential Development	Weber Projects III, LLC	Creek Dr.	066670	Apt		56			12/2014
	957	Beacon 248 Development (f.Glen Willow)	Beacon 248 Development, LLC	Tioronda Ave.	993482	Condo/TH		100		8	5/2007
	1077	Beacon Hip Lofts	Beacon Hip Lofts, LLC	Front St.	590165	Apt		131			12/2013
	946	Beacon Institute for Rivers & Estuaries	Beacon Inst. For Rivers & Estuaries	Dennings Ave.	508314	Pub/Inst			40000	85	2/2007
	1045	Highland Meadows	Hudson Valley Housing Devel. Fund	Delavan Ave.	268090	Apt	Senior	68		22	12/2012
	1097	One East Main Street	IEM, LLC	E Main St.	119719	+ Apt		25			1/2014
	1097	One East Main Street	IEM, LLC	E Main St.	119719	+ Retail			20694		1/2014
	1021	Roundhouse at Beacon Falls	10 Blvd/10 Leonard St., LLCs	E Main St.	171812	+ Apt		78			12/2010
	1021	Roundhouse at Beacon Falls	10 Blvd/10 Leonard St., LLCs	E Main St.	171812	+ Hotel			35800		12/2010
	C Poughkeepsie	1060	35 Main Street	Preferred Group of Manhattan	Main St.	763174	Apt		25		1
1049		Highridge Gardens	Kearney Realty & Development	Hudson Ave. Extension	590267	Apt	Aff	74		5	2/2013
893		Highview at Falkkill Creek	Phoenix Capital Partners LLC	Milton St.	623227	Condo/TH		120		9	4/2006
1050		Rezone: Industrial (I-2) to Waterfront (W)	City Council	Prospect St.	783417	+ Rezone				18	2/2013
982		One Dutchess Avenue (Dutton)*	O'Neill-Group Dutton, LLC	Dutchess Ave.	766443	+ Apt		384			2/2009
982		One Dutchess Avenue (Dutton)*	O'Neill-Group Dutton, LLC	Dutchess Ave.	766443	+ OpenSp					2/2009
982		One Dutchess Avenue (Dutton)*	O'Neill-Group Dutton, LLC	Dutchess Ave.	766443	+ Retail			13800		2/2009
802		South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Hotel				6	2/2004
802		South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Office			92000		2/2004
802		South Waterfront Development	Poughkeepsie Landing, LLC	Rinaldi Blvd.	744884	Retail			32000		2/2004
1101	Vassar Brothers Medical Center Expansion	Vassar Brothers Medical Center	Lincoln Ave.	843721	Med			700000		12/2014	
T Amenia	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Condo/TH		13			2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Hotel		21	46352		2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Rec			47000	176	2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ Retail			7000		2/2003
	754	Silo Ridge	Silo Ridge Ventures, LLC	NY 22	628131	+ SFR		159			2/2003
T Beekman	896	Beekman Chase	Toll Brothers, Inc.	Martin Rd.	765965	+ SFR		34		115	5/2006
	1018	Chelsea Cove, Phase III	Kirchhoff Companies	Miller Rd.	095798	Condo/TH		50			12/2010
	1018	Chelsea Cove, Phase III	Kirchhoff Companies	Miller Rd.	095798	OpenSp					12/2010
	962	Grape Hollow Subdivision	Grape Hollow Assoc. Ltd	Grape Hollow Rd.	702684	SFR		38		353	6/2007
	903	Park Hill Estates	Claudia George Family Ltd. Part.	Clapp Hill Rd.	791546	SFR		33		100	5/2006
	784	Retail/Apt Development	Dutchess Contracting/Sala	NY 55	478317	+ Apt		32		5	8/2003
	784	Retail/Apt Development	Dutchess Contracting/Sala	NY 55	478317	+ Retail			6500		8/2003
	984	Roosevelt Commons	Roosevelt Commons	NY 55	518304	+ Apt		48			10/2008
	984	Roosevelt Commons	Roosevelt Commons	NY 55	518304	+ Retail			55400		10/2008
	906	Springs at Beekman	Springs at Beekman	CR 8 (Greenhaven Rd.)	743494	+ OpenSp					5/2006
906	Springs at Beekman	Springs at Beekman	CR 8 (Greenhaven Rd.)	743494	+ SFR		199			5/2006	
T Clinton	810	Eastern Oaks	Brucato	CR 14 (Hollow Rd.)	795019	+ SFR		11		78	8/2004
T Dover	991	22 West Properties	Kalin	NY 22	716410	Indust			10000	4	12/2008
	1004	Cricket Valley Energy	Cricket Valley Energy Center, LLC	NY 22	493989	+ Indust			158069	153	11/2009
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Apt		368			2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Apt	Senior	200			2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Condo/TH		452			2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Condo/TH	Senior	25			2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Office					2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ Retail			238500		2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ SFR		280		883	2/2005
	831	Dover Knolls	Dover Knolls Development	NY 22	502949	+ SFR	Senior	51			2/2005
	1071	Olivet Center	Olivet Management LLC	NY 22	162702	Dorm					8/2013
	1071	Olivet Center	Olivet Management LLC	NY 22	162702	Office					8/2013

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T Dover	1071	Olivet Center	Olivet Management LLC	NY 22	162702	Pub/Inst					8/2013
	1071	Olivet Center	Olivet Management LLC	NY 22	162702	Retail					8/2013
	231	Sherman Hills	Dwy	NY 22	450330	SFR		34		59	1/1987
	788	Stony Brook Estates	Randallo	NY 22	390362	+ Condo/TH		28			8/2003
	788	Stony Brook Estates	Randallo	NY 22	390362	+ OpenSp					8/2003
	1032	Westchester Modular Employee Housing	Hatcher	Reagans Mill Rd.	167667	+ Condo/TH	Aff	16		4	11/2011
T East Fishkill	878	Arthursburg Corners	Gasland Petroleum Inc.	NY 82	360250	Office			50000		10/2005
	878	Arthursburg Corners	Gasland Petroleum Inc.	NY 82	360250	Retail			15600		10/2005
	769	Eagle Ridge Subdivision	Clove Branch Rd, LLC	CR 29 (Clove Branch Rd.)	350394	SFR		23		56	8/2003
	699	Hopewell Glen	Toll Brothers, Inc.	Fishkill Rd.	155726	Condo/TH		42			3/2006
	699	Hopewell Glen	Toll Brothers, Inc.	Fishkill Rd.	155726	SFR		248		160	8/2001
	1073	Hopewell Sports Dome	Hopewell Sports Dome Ventures	NY 52	606028	Rec			343908	32	11/2013
	710	Lake Walton Park Subdivision	Lake Walton Park, LLC	Cottage Dr.	680138	SFR		94		233	2/2002
	1076	Linuo Solar	Bright Land Solar, LLC	NY 52	606028	+ Indust			900000	157	1/2013
	662	Meadow Creek Corporate Park	T-Lime LLC	CR 27 (Lime Kiln Rd.)	346956	+ Indust			998000	151	2/2000
	662	Meadow Creek Corporate Park	T-Lime LLC	CR 27 (Lime Kiln Rd.)	346956	+ Office			270880	151	2/2000
	662	Meadow Creek Corporate Park	T-Lime LLC	CR 27 (Lime Kiln Rd.)	346956	+ Retail			2200	151	2/2000
	747	Montage	Sharbell Development	NY 52	802836	SFR		137		386	2/2003
	713	Ponds @ East Fishkill	Antolotti	Robinson Ln.	887660	SFR		43		54	2/2002
	719	Summit Woods	ABD Fishkill, LLC	NY 52	950427	+ OpenSp					2/2005
	719	Summit Woods	ABD Fishkill, LLC	NY 52	950427	+ SFR		175			2/2002
	817	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	276336	+ Office			15000		8/2004
	817	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	276336	+ Retail			14360		8/2004
647	Twin Creeks	Meric Assoc.	NY 376	395152	+ Condo/TH		89			8/2003	
647	Twin Creeks	Meric Assoc.	NY 376	395152	+ SFR		151			8/1999	
823	Woods of Tiffany	Tucker	Seaman Rd.	517325	SFR		34		135	8/2004	
T Fishkill	828	Chelsea @ the Waterfront	Chelsea Waterfront Development	Industrial Way	798930	Apt		350		52	2/2005
	828	Chelsea @ the Waterfront	Chelsea Waterfront Development	Industrial Way	798930	Rezone				52	2/2008
	1068	Comfort Suites Business Development	Kalux Development LLC	NY 52	306679	+ Hotel				7	11/2013
	1068	Comfort Suites Business Development	Kalux Development LLC	NY 52	306679	+ Retail			4800		11/2013
	1075	Dutchess Marketplace	America Premier Markets, LLC	US 9	078444	Retail			100000	15	12/2013
	1053	Elant: R15 to RB / Senior Citizen Housing Overlay	Elant at Fishkill/Birches at Fishkill	NY 9D	880476	+ Apt	Senior, Aff	84		20	2/2013
	773	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	565665	+ Condo/TH		109			8/2003
	773	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	565665	+ Retail			24000		8/2003
	1008	Highland Valley	Walloon Trust	US 9	723454	+ Rezone				77	4/2010
	925	Magnolia Townhouses	Route 9D LLC (Kuehner)	NY 9D	302873	+ Condo/TH		60			9/2006
	925	Magnolia Townhouses	Route 9D LLC (Kuehner)	NY 9D	302873	+ Condo/TH	Aff	16			9/2006
	1070	Marriott Residence Inn & Spring Hill Suites	True North Hotel Group	Westage Business Park Dr.	910559	Hotel			135877	6	12/2013
	844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPA Development LLC	Brockway Rd.	706665	Apt	Senior	38			1/2013
844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPA Development LLC	Brockway Rd.	706665	Assist		88			2/2005	
844	Waterfront@Fishkill V: Overlk Pt Chelsea Snr Lvg	RPA Development LLC	Brockway Rd.	706665	Condo/TH	Senior	24			2/2005	
T Hyde Park	636	Carriage Trail at Towne Centre	SARCAR Equities, LLC	NY 9G	368580	+ Condo/TH		317		88	8/1999
	1043	CIA - Student Recreation Center Expansion	Culinary Institute of America	US 9	889857	Pub/Inst			30000	107	12/2012
	1016	CIA/Marriott Hotel & Conference Center	New Ventures of Hyde Park, LLC	US 9	889857	Hotel		138			10/2010
	1016	CIA/Marriott Hotel & Conference Center	New Ventures of Hyde Park, LLC	US 9	889857	Retail					10/2010
	830	Creekside Estates	JAB Assoc. LLC	NY 9G	035859	OpenSp					4/2006
	830	Creekside Estates	JAB Assoc. LLC	NY 9G	035859	SFR		51		100	2/2005
	1063	Hyde Park Assisted Living Facility	Rogers	NY 9G	596391	Assist		76	26417	6	6/2013
	745	Jeffery Groves Estates	SCS Real Estate Development	CR 37 (N Cross Rd.)	330194	+ Condo/TH		38		26	2/2003
	745	Jeffery Groves Estates	SCS Real Estate Development	CR 37 (N Cross Rd.)	330194	+ SFR		9		26	2/2003
	1019	Lands of Cire Medical Office Building	Baxter	US 9	941754	Med			38352	2	12/2010

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T Hyde Park	885	Moorgate Subdivision	Lois Family, Ltd.	NY 9G	150315	SFR		26		159	1/2006
	1103	Rezone: Town Center Historic to Crossroads Core	Town Board	US 9	817350	+ Rezone				25	11/2014
	642	River Ridge/Maple Ridge	Cambridge Development	US 9	737221	Condo/TH		162		66	8/1999
	839	Serenity Hills	Malt, LLC	CR 16 (North Quaker Ln.)	432985	+ OpenSp					4/2006
	839	Serenity Hills	Malt, LLC	CR 16 (North Quaker Ln.)	432985	+ SFR		77		125	2/2005
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Condo/TH	Senior	325			2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Hotel			290000		2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Office			293000		2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Pub/Inst			85000		2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	Retail			405000		2/2007
	949	St. Andrew's at Historic Hyde Park	T-Rex Capital Group	US 9	131849	SFR		233		339	2/2007
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ Assist		120			9/2011
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ Condo/TH		122			8/2005
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ Condo/TH	Senior	300			9/2011
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ Hotel			160000		8/2005
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ Med					8/2005
	873	The Club at Hyde Park	Lauter Development LLC	CR 40A (St Andrews Rd.)	234159	+ SFR		1			8/2005
	818	The Meadows at Hyde Park	BVC Development	CR 39 (Cream St.)	567876	SFR		74		117	8/2004
	891	Vanderbilt Gardens	Hyde Park Development LLC	US 9	030990	+ OpenSp					3/2006
	891	Vanderbilt Gardens	Hyde Park Development LLC	US 9	030990	+ SFR		70			87
T LaGrange	160	Apple Acres	H.G. Page	CR 49 (Titusville Rd.)	998588	Condo/TH	Senior	86		40	8/2005
	880	Burnham Building	Burnham Building LLC	NY 55	850298	Indust					12/2005
	880	Burnham Building	Burnham Building LLC	NY 55	850298	Office			20400		12/2005
	883	Country Squire Estates	Dutchess Country Squire LLC	Rossway Rd.	101548	+ SFR		38		155	1/2006
	884	Daley Farms PPD	Daley Farms Properties LLC	CR 49 (Titusville Rd.)	081270	+ Condo/TH		76			1/2006
	884	Daley Farms PPD	Daley Farms Properties LLC	CR 49 (Titusville Rd.)	081270	+ OpenSp					1/2006
	884	Daley Farms PPD	Daley Farms Properties LLC	CR 49 (Titusville Rd.)	081270	+ Rezone				225	10/2012
	884	Daley Farms PPD	Daley Farms Properties LLC	CR 49 (Titusville Rd.)	081270	+ SFR		59			1/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Condo/TH		696		25	11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Office			88000	152	11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	OpenSp					11/2006
	936	H.G. Page Properties	H.G. Page Properties	CR 49 (Titusville Rd.)	735221	Retail			40000	152	11/2006
	937	H.G. Page Properties: Townhouses	H.G. Page Properties	CR 49 (Titusville Rd.)	057547	Condo/TH		95		25	11/2006
	688	Harvest Ridge	Nesheiwat Estate, Inc.	CR 21 (Noxon Rd.)	803005	+ SFR		55		111	2/2001
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Condo/TH		623			9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Hotel			78500		9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Office			93000		9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Pub/Inst			22500		9/2006
	924	LaGrange Town Center	Ginsburg/Rieger	NY 55	422782	+ Retail			71500		9/2006
	659	Lake Ridge	Bagnall	MacGhee Rd.	700066	SFR		26		40	2/2000
	782	Nesheiwat Estates	Nesheiwat Estates, Inc.	CR 21 (Noxon Rd.)	740133	SFR		50		62	8/2003
	869	Overlook Place PDD	Overlook Place LLC	CR 46 (Overlook Rd.)	896803	Condo/TH		91		6	8/2005
	861	Page Lumber Storage	Manchester Bridge Prop	NY 55	783279	Retail			37700	3	8/2005
	1088	Rezone: Industrial to Commercial	Town Board	NY 55	986198	+ Rezone				45	9/2014
	1098	Rezone: Multiple Districts	Town of LaGrange	NY 55	037969	+ Rezone				965	8/2014
	752	Rolling Meadows @ LaGrange	ABD Dutchess, LLC	NY 55	778118	SFR		130		171	2/2003
	421	Sleight Farm Subdivision	Carlyle Associates	CR 46 (Overlook Rd.)	148778	SFR		157		236	6/1990
1007	Taconic Center	Page Park Assoc.	NY 55/TSP	960960	Office			8840		3/2010	
1007	Taconic Center	Page Park Assoc.	NY 55/TSP	960960	Rec			20000		3/2010	
1007	Taconic Center	Page Park Assoc.	NY 55/TSP	960960	Retail			5250		3/2010	
973	Taconic Square	Mouse Enterprises, Inc.	NY 82/CR42	304356	+ Office			26000		6/2008	
973	Taconic Square	Mouse Enterprises, Inc.	NY 82/CR42	304356	+ Retail			26000		6/2008	
875	Titusville Corporate Park	H.G. Page	CR 49 (Titusville Rd.)	057547	Indust			126000	25	8/2005	

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T LaGrange	876	Warehouse/Storage	Hatfield	CR 43 (Degarmo Rd.)	805774	Retail			28800	16	8/2005	
	759	West Lake Realty Subdivision	West Lake Realty	Vail Rd.	393169	SFR		28		69	2/2003	
T Milan	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ Rec					8/2003	
	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR					8/2003	
	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	Aff				3/2012	
T North East ⁷	1020	Millerton Supermarket	Southern Realty & Development, LLC	US 44	790170	Retail			35812	12	12/2010	
T Pawling	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Apt	Senior, Aff	220			12/2013	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Apt	Senior, Aff	80			1/1998	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Condo/TH	Senior	100			8/1995	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Med			101000		12/2013	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Med			66000		7/2008	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ OpenSp					1/1998	
	524	Castagna Park	Jucca/Kearney Group	Aikendale Rd.	611351	+ Retail			200000		8/1995	
	697	Cushman Farms Subdivision	Peckham Industries, Inc.	Cushman Rd.	795864	SFR		30			333	8/2001
	901	Madison Woods Subdivision	Andriano	Dodge Rd.	595634	+ SFR		34			197	5/2006
	771	The Meadows of Pawling (f. Estates of Mission Hills)	Deerfield Estates LLC, Ethan Lazar	CR 20 (W Dover Rd.)	094957	+ OpenSp						12/2013
771	The Meadows of Pawling (f. Estates of Mission Hills)	Deerfield Estates LLC, Ethan Lazar	CR 20 (W Dover Rd.)	094957	+ SFR	Senior	42			101	8/2003	
T Pine Plains	1074	Dutch's Spirits – Distillery & Museum	Dutch's Spirits	Ryan Rd.	005780	+ Agri-bus			12500	407	11/2013	
	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ Rec				800	8/2003	
	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR		554		2025	8/2003	
	791	The Hudson Valley Club (Carvel Property Development) ⁵	1133 Taconic, LLC	Ferris Ln.	359795	+ SFR	Aff	88				3/2012
	787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Condo/TH	Senior	49			14	8/2003
	787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Office			5000			8/2003
787	Towne Center at Pine Plains (f. Stissing Farm Dev)	Stissing Farms, Inc.	NY 199	295292	Retail			5000			8/2003	
T Pleasant Valley	1044	Dutchess Quarry	Pekham Industries	CR 72 (North Ave.)	187469	Indust			10000	44	12/2012	
	983	Professional Bldg	Gasparro	US 44	430190	+ Office			10000	4	10/2008	
	940	Salt & Highway Equipment Storage	Town of Pleasant Valley	CR 73 (Sherow Rd.)	803085	+ Indust			18000	8	11/2006	
	790	Taconic Homes	Richman Group Capital Co	US 44	529760	Condo/TH		252			72	8/2003
T Poughkeepsie	1042	Ambassador Town Square	R&D Hotel, LLC	US 9	950800	Hotel			38550		11/2012	
	1042	Ambassador Town Square	R&D Hotel, LLC	US 9	950800	Retail			8417		11/2012	
	804	Casperkill Country Club	Ginsburg Development LLC	US 9	312843	+ Condo/TH		280				8/2004
	804	Casperkill Country Club	Ginsburg Development LLC	US 9	312843	+ SFR		185			348	8/2004
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Apt	Senior	84				11/2014
	1086	Dalia Senior Housing	KARC Planning Consultants, Inc.	NY 9G	448647	+ Retail			5443			12/2014
	1039	Emeritus at Poughkeepsie	Wegman Companies, Inc.	NY 113	049464	Assist			68000			5/2012
	1078	Fairview Commons	Page Park Associates	Fulton St.	161788	Apt		170				2/2014
	1078	Fairview Commons	Page Park Associates	Fulton St.	161788	Office			8500			12/2014
	776	Guardian Self-Storage Facility	Herb Redl	Love Rd.	187898	Indust			71200	6		8/2003
	947	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	830160	Office			28000	75		2/2007
	947	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	830160	Office			26620	75		2/2007
	1084	Lutheran Care Network Assisted Living	Lutheran Care Network, LLC	CR 38 (Van Wagner Rd.)	567523	Assist		69				10/2014
	1083	Marist College - Natural Science & Allied Health Building	Marist College	US 9	005805	+ Pub/Inst			43700			12/2014
	1085	Marist College - North Campus Housing	Marist College	US 9	891913	+ Dorm			331690			9/2014
1085	Marist College - North Campus Housing	Marist College	US 9	891913	+ Pub/Inst			9400			12/2014	
1036	Marist College - Student Center Music Addition and Renovation	Marist College	US 9	884713	Pub/Inst			25000		42	2/2012	
1010	Neptune Commerce Center	Neptune Capital Investors	US 9	154907	+ Retail			2767			12/2013	
982	One Dutchess Avenue (Dutton) ⁴	O'Neill-Group Dutton, LLC	Dutchess Ave.	786443	+ Apt		-			-	2/2009	
1079	Rezone: R-20 to MacDonnell Heights Center (MHC)	Town Board	NY 44	732301	+ Rezone					22	4/2014	

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T Poughkeepsie	1105	(SFR 20,000)	Town Board	NY 115	178021	Rezzone				164	3/2014
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Apt	Senior	85			10/2011
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Med			31534		10/2011
	1029	River Point Residential & West Park Professional Bldgs	W.A. Route 9, LLC	US 9	365369	+ Office			13976		10/2011
	986	Route 9D Professional Park	Socker Spring Park, LLC	NY 9D	390820	Office			41520	4	10/2008
	1082	Springside Neighborhood Development	Built Parcel Four, LLC	NY 44	838906	+ Apt		23			8/2014
	1082	Springside Neighborhood Development	Built Parcel Four, LLC	NY 44	838906	+ Retail			4700		12/2014
	155	Stratford Farms	Bower Rd. Associates	Bower Rd.	200995	SFR		134		89	5/1986
	1040	Stratford Farms Townhouses	ABD Stratford, LLC	Bower Rd.	320922	+ Condo/TH		26		91	5/2012
	757	The Gables - Phase IV	Herb Redl	NY 115	054988	+ Mobile		49		20	2/2003
	1030	Vassar College - Science Building	Vassar College	NY 376 (Raymond Ave.)	100450	Pub/Inst			82000	310	10/2011
T Red Hook	668	Anderson Commons ⁶	Kearney Property, Inc.	Fisk St.	460370	+ Condo/TH		24			8/2000
	668	Anderson Commons ⁶	Kearney Property, Inc.	Fisk St.	460370	+ SFR		28			1/2013
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ Condo/TH		48			12/2012
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ OpenSp					12/2012
	1046	Hoffman Traditional Neighborhood Development (TND)	Kirchhoff Properties, LLC	Old Farm Rd.	204261	+ SFR		48			12/2012
997	Preserve at Lakes Kill (f. Oaks@Landskill)	Landmark Properties of Suffolk, Ltd.	Feller Newmark Rd.	718975	+ SFR		11		95	1/2009	
T Rhinebeck ⁷	1034	Gardens at Rhinebeck, Phase III	Rhinebeck Gardens Group	Garden Way	010475	Condo/TH		92		23	12/2011
	975	Grasmere Farm Hotel	Mensch Grasmere, LLC	US 9	451779	+ Hotel			16000	525	7/2013
	975	Grasmere Farm Hotel	Mensch Grasmere, LLC	US 9	451779	+ Retail			25000		7/2013
	1090	(NI-O)	McGuire	US 9	626727	+ Rezzone				42	2/2014
	1048	Stanford Machine	Stanford Machine	NY 9G	860700	Indust			39000	130	12/2012
T Stanford	1081	Millbrook School Facilities Building	Millbrook School	Millbrook School Rd.	385632	Infra			11878		12/2014
T Union Vale	1028	East Mountain North Subdivision	Leonard, Habiague, Dryfoos	CR 21 (Wingdale Rd.)	400970	+ SFR		20		526	10/2011
T Wappinger	968	BAC Properties - Construction Of Bldg #1	Bac Properties, LLC	Airport Dr.	578332	Indust			30000	10	1/2008
	922	DCH Toyota -- Service Center	DCH Investments, Inc.	Old Route 9	553706	Retail			37747	4	9/2006
	778	La Fonda Del Sol	Rodriguez, LMD Property Holdings, LLC	CR 28 (Old Hopewell Rd.)	542585	Condo/TH		51			12/2014
	778	La Fonda Del Sol	Rodriguez, LMD Property Holdings, LLC	CR 28 (Old Hopewell Rd.)	542585	Office			3000		8/2003
	1011	Regency at Wappinger (f. Hilltop Village)	Toll Brothers/Contrail LLC	CR 94 (All Angels Hill Rd.)	630770	Condo/TH	Senior	93			6/2010
	1011	Regency at Wappinger (f. Hilltop Village)	Toll Brothers/Contrail LLC	CR 94 (All Angels Hill Rd.)	630770	SFR	Senior	132			6/2010
819	The Preserve	Prime Equities LLC	CR 28 (Old Hopewell Rd.)	240641	+ Condo/TH		53		48	8/2004	
V Fishkill	1051	Jackson Crossing	Jackson Crossing, LLC	Jackson St	685931	+ Apt		25			10/2013
	1051	Jackson Crossing	Jackson Crossing, LLC	Jackson St	685931	+ SFR		1			10/2013
V Red Hook	668	Anderson Commons ⁶	Kearney Property, Inc.	Fisk St.	460370	+ Condo/TH		-			8/2000
	668	Anderson Commons ⁶	Kearney Property, Inc.	Fisk St.	460370	+ SFR		-			1/2013
	1080	CVS Pharmacy	TMC Northeast2 LLC	US 9	490816	+ Retail			23400		5/2014
	865	Knollwood Commons	Knollwood Commons III	Firehouse La.	348532	Retail			7200		8/2005
	814	Red Hook Commons	Kearney Realty & Dev	US 9	262591	+ Retail					8/2004

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2014 Active Major Projects
 By Municipality

Municipality	PID	Project	Applicant	Access Road	Parcel¹	2	Activity	Restrictions³	# Units	Sq.Ft.	# Acres	Entry⁵
V Rhinebeck	1062	Northern Dutchess Hospital Expansion	Kirchoff Medical Properties	US 9	429525	+	Med			87000	11	6/2013
	1104	Rezone: Residential (R) to Fairground District	Village Board of Trustees	US 9	518488	+	Rezone				109	2/2014
	1064	Rhinebeck Village Place	Mirbeau of Rhinebeck, LLC	NY 308	387184		Hotel			45900		9/2013
	1064	Rhinebeck Village Place	Mirbeau of Rhinebeck, LLC	NY 308	387184		Retail			14100		11/2013
V Wappingers Falls ⁷	1014	Creekside Springs	Creekside Springs, LLC	Franklindale Ave.	181079		Apt		44		4	9/2010
	1099	Rezone: Village Wide Zoning Smart Code	Village of Wappingers Falls	NY 9D	condos	+	Rezone				683	8/2014

¹ Specific parcel information is available for review online via "Parcel Access" at www.dutchessny.gov

² A "+" indicates that the project involves more parcels than the single parcel identified.

³ Where indicated, the following project restrictions apply:

Senior = Age-Restricted (55+) Housing

Aff = Affordable Housing (income restricted)

⁴ One Dutchess Avenue (Dutton) spans 2 municipalities – the City of Poughkeepsie and the Town of Poughkeepsie. Project components are listed in the City of Poughkeepsie entry.

⁵ The Hudson Valley Club (Carvel Property Development) spans 2 municipalities – the Town of Pine Plains and the Town of Milan. Project components are listed in the Town of Pine Plains entry.

⁶ Anderson Commons spans 2 municipalities – the Town and Village of Red Hook. Project components are listed in the Town of Red Hook entry.

⁷ These municipalities did not provide the County with updated information. Projects included are those from the previous report, plus new ones that the County is aware of. Please note that the Major Projects information for these municipalities may not be accurate or complete.

Appendix

Municipal Telephone Numbers

(All area codes are 845 unless otherwise noted)

For more information contact:

Cities

Beacon	838-5000
Poughkeepsie	451-4055

Towns

Amenia	373-8118
Beekman	724-5300
Clinton	266-5704
Dover	832-6111
East Fishkill	221-2428
Fishkill	831-7800
Hyde Park	229-5111
LaGrange	452-8562
Milan	758-5133
North East	518-789-3657
Pawling	855-0959
Pine Plains	518-398-0086
Pleasant Valley	635-8395
Poughkeepsie	485-3657
Red Hook	758-4613
Rhinebeck	876-6296
Stanford	868-7250
Union Vale	724-5600
Wappinger	297-6256
Washington	677-3419

Villages

Fishkill	897-4430
Millbrook	677-6030
Millerton	518-789-4489
Pawling	855-1128
Red Hook	758-1081
Rhinebeck	876-1922
Tivoli	757-2021
Wappingers Falls	297-5277

Dutchess County Department of Planning and Development	486-3600
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