# 2018

# Major Projects Report

Dutchess County
Transportation Council

Dutchess County
Planning and Development

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# Acknowledgements

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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 2018). 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of the planning and approval process, and all projects stay in the report until they are either fully constructed[1], withdrawn by the sponsor, denied by the municipality, or not resubmitted following approval expiration.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 16).

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 or endorsement of a project by the 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:

- Parcel search capabilities
- Assessment data
- 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 news 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 in 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).

Projects that cross municipal boundaries will be listed under each municipality involved. Also, many projects have both residential and non-residential components. This list breaks each project down into its 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 2018 Data

As of December 2018, there were 135 separate projects listed (*some projects have both residential and non-residential components – see Table 5 for more information*). This includes:

- 91 residential proposals with a total of 12,873 proposed housing units (a 10.9% increase in the number of units from 2017, which included 11,607 housing units);
- 84 non-residential proposals with a total of 7,711,283 square feet (a 5.6% increase in square footage from 2017, which included 82 projects and 7,299,896 square feet);
- 6 rezoning proposals.

The 2018 Major Projects update involves the following additions and deletions (see Tables 3 and 4):

- 19 new projects were added to the report;
- 16 projects were removed from the report, as follows:
    - 10 projects were completed (constructed or rezoned);
    - 5 projects were withdrawn;
    - 1 project had approvals that expired;

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 East Fishkill, Fishkill, Hyde Park, LaGrange, and Poughkeepsie each have over 1,000 proposed housing units, with a combined total of 8,503 units. These five towns alone account for over 66% of all housing units proposed in Dutchess County for projects that meet the criteria to be listed in the Major Projects Report.

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, 5,952 non-senior apartments, condos, and townhouses are proposed. This accounts for over 46% of all proposed housing units on the list. Of these non-senior apartments/condos/townhouses, 784 units are considered affordable/workforce, meaning they have income and rent restrictions.

A significant number (1,271) of senior housing units are also proposed, most of which are apartments, townhouses, and condominiums. Of those, 152 units (approximately 13%) 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, Hyde Park, and Poughkeepsie lead with a combined total of over 4.7 million square feet proposed. In addition, the towns of Dover, LaGrange, and Pawling each have more than 200,000 square feet of non-residential space proposed.

# 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 "commercial" 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. Responsible agencies and developers should also consult the County's guidance on Complete Streets to ensure that proposed projects meet the accessibility needs of residents, workers, and visitors of all ages and abilities.

# 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.

**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:

| | | |
|---|---|---|
| Av. = 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 provides local decision-makers with a comprehensive overview 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 assess market conditions or general trends in the local economy.

We will continue our efforts to track development in the county and contact local municipalities to verify this information in order to provide the most accurate report possible. If you have any suggestions for making this information more useful to you, please contact us with your suggestions.

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# Data Tables

Table 1

# Summary of Active Major Projects by Municipality

January – December 2018

| Municipality | Residential[1] # of Projects | Residential[1] # of Units | Non-Residential[2] # of Projects | Non-Residential[2] # of Square Feet | Total[3] # of Projects |
|---|---|---|---|---|---|
| **Cities** | | | | | |
| Beacon | 10 | 981 | 6 | 225,482 | 12 |
| Poughkeepsie | 9 | 749 | 7 | 911,391 | 12 |
| **Towns** | | | | | |
| Amenia | 1 | 172 | 1 | 100,352 | 1 |
| Beekman* | 7 | 434 | 4 | 61,900 | 7 |
| Clinton | 1 | 11 | 1 | 15,520 | 2 |
| Dover | 3 | 62 | 5 | 216,359 | 6 |
| East Fishkill | 9 | 1,111 | 6 | 2,294,348 | 14 |
| Fishkill | 5 | 1,910 | 5 | 157,470 | 8 |
| Hyde Park | 5 | 1,137 | 3 | 1,320,652 | 6 |
| LaGrange* | 11 | 2,127 | 8 | 591,690 | 16 |
| Milan | – | – | 1 | 87,600 | 1 |
| North East | – | – | 1 | 35,812 | 1 |
| Pawling | 4 | 281 | 2 | 367,000 | 4 |
| Pine Plains | 2 | 691 | 2 | 12,500 | 3 |
| Pleasant Valley | 1 | 252 | 3 | 38,000 | 4 |
| Poughkeepsie | 12 | 2,218 | 18 | 1,125,043 | 23 |
| Red Hook | 2 | 107 | 1 | – | 2 |
| Rhinebeck | 2 | 104 | 3 | 57,000 | 4 |
| Stanford | – | – | – | – | – |
| Union Vale | 1 | 20 | – | – | 1 |
| Wappinger | 2 | 269 | 2 | 32,700 | 3 |
| Washington | – | – | – | – | – |
| **Villages** | | | | | |
| Fishkill | 1 | 25 | – | – | 1 |
| Millbrook | – | – | – | – | – |
| Millerton | – | – | – | – | – |
| Pawling | 1 | 12 | 1 | 3,000 | 1 |
| Red Hook | – | – | 1 | – | 1 |
| Rhinebeck | – | – | 1 | 56,264 | 1 |
| Tivoli | – | – | – | – | – |
| Wappingers Falls | 2 | 200 | 2 | 1,200 | 1 |
| **Total** | **91** | **12,873** | **84** | **7,711,283** | **135** |

[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, 2017 – 2018

By Municipality

| Municipality | Residential[1] # of Units 2017 | Residential[1] # of Units 2018 | Non-Residential[2] # of Square Feet 2017 | Non-Residential[2] # of Square Feet 2018 |
|---|---|---|---|---|
| **Cities** | | | | |
| Beacon | 918 | 981 | 54,085 | 225,482 |
| Poughkeepsie | 748 | 749 | 917,566 | 911,391 |
| **Towns** | | | | |
| Amenia | 172 | 172 | 100,352 | 100,352 |
| Beekman | 434 | 434 | 61,900 | 61,900 |
| Clinton | 11 | 11 | 15,520 | 15,520 |
| Dover | 62 | 62 | 216,359 | 216,359 |
| East Fishkill | 1,021 | 1,111 | 2,294,348 | 2,294,348 |
| Fishkill | 605 | 1,910 | 260,815 | 157,470 |
| Hyde Park | 1,134 | 1,137 | 1,220,352 | 1,320,652 |
| LaGrange | 2,127 | 2,127 | 591,690 | 591,690 |
| Milan | - | - | - | 87,600 |
| North East | - | - | 35,812 | 35,812 |
| Pawling | 426 | 281 | 367,000 | 367,000 |
| Pine Plains | 691 | 691 | 22,500 | 12,500 |
| Pleasant Valley | 252 | 252 | 38,000 | 38,000 |
| Poughkeepsie | 2,218 | 2,218 | 957,543 | 1,125,043 |
| Red Hook | 159 | 107 | - | - |
| Rhinebeck | 104 | 104 | 55,000 | 57,000 |
| Stanford | - | - | - | - |
| Union Vale | 20 | 20 | - | - |
| Wappinger | 267 | 269 | 34,490 | 32,700 |
| Washington | - | - | - | - |
| **Villages** | | | | |
| Fishkill | 26 | 25 | - | - |
| Millbrook | - | - | - | - |
| Millerton | - | - | - | - |
| Pawling | 12 | 12 | 300 | 3,000 |
| Red Hook | - | - | - | - |
| Rhinebeck | - | - | 56,264 | 56,264 |
| Tivoli | - | - | - | - |
| Wappingers Falls | 200 | 200 | - | 1,200 |
| **Total** | **11,607** | **12,873** | **7,299,896** | **7,711,283** |

[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.*

Table 3

# 2018 New Major Projects

January – December 2018

| Municipality | Project | Activity Description |
|---|---|---|
| C/Beacon | 152-158 Fishkill Avenue | 52 Condominiums/Townhouses Units |
| | 23-28 Creek Drive | 46 Apartment Units |
| | 248 Tioronda Avenue, (f. Beacon 248 Dev) | 93 Apartment Units |
| | 248 Tioronda Avenue, (f. Beacon 248 Dev) | 7 Affordable Apartment Units |
| | 248 Tioronda Avenue, (f. Beacon 248 Dev) | 25,400 Square Feet of Office |
| | 45 Beekman Street | 30 Apartment Units |
| | 45 Beekman Street | 10,000 Square Feet of Retail/Restaurant |
| | 511 Fishkill Avenue Industrial Arts Brewery | 37,247 Square Feet of Agri-business |
| | 511 Fishkill Avenue Industrial Arts Brewery | 72,428 Square Feet of Industrial |
| | 511 Fishkill Avenue Industrial Arts Brewery | 2,296 Square Feet of Office |
| | 511 Fishkill Avenue Industrial Arts Brewery | 16,346 Square Feet of Recreation |
| | 511 Fishkill Avenue Industrial Arts Brewery | 4,965 Square Feet of Retail/Restaurant |
| | 555 South Avenue | 170 Apartment Units |
| | 555 South Avenue | 10,000 Square Feet of Retail/Restaurant |
| C/Poughkeepsie | Crannell Square | 70 Apartment Units |
| | Crannell Square | 5 Affordable Apartment Units |
| | The Hive | 28 Apartment Units |
| | The Hive | 6,000 Square Feet of Office |
| | The Hive | 20,000 Square Feet of Retail/Restaurant |
| T/Dover | Camp Berkshire Youth Pavilion | 25,400 Square Feet of Public/Institutional |
| | J & J Log and Lumber Corp | 12,500 Square Feet of Industrial |
| T/East Fishkill | Hopewell Hamlet & NY 82 Corridor Rezoning | 111 Acre Rezoning |
| | Hopewell Village Green | 90 Age-Restricted Apartment Units |
| T/Fishkill | Rolling Hills at Fishkill | 450 Apartment Units |
| | Rolling Hills at Fishkill | 784 Affordable Apartment Units |
| | Rolling Hills at Fishkill | 35,000 Square Feet of Retail/Restaurant |
| | Rolling Hills at Fishkill | 22 Acre Rezoning |
| | Waterfront at Fishkill Phase V; Overlook Pointe | 77 Condominiums/Townhouses Units |
| | Waterfront at Fishkill Phase V; Overlook Pointe | 56 Condominiums/Townhouses Units |
| T/Hyde Park | Jeffery Groves Estates | 12 Condominiums/Townhouses Units |
| T/LaGrange | Open Space Recapture Overlay Zone; Sleight Farm | 54 Acre Rezoning |
| T/Milan | Taconic Retreat Conference Center | 87,600 Square Feet of Public/Institutional |
| T/Poughkeepsie | Marist College, McCann Center Addition, Phase II | 8,900 Square Feet of Public/Institutional |
| | Marist College, McCann Center Addition, Phase II | 64,000 Square Feet of Recreation |
| T/Wappinger | Old Hopewell Commons | 2,700 Square Feet of Office |
| | Old Hopewell Commons | 45 Apartment Units |

Table 4

# Projects Removed from Report

January – December 2018

| Municipality | Project | Activity Description | Reason* |
|---|---|---|---|
| C/Beacon | 9-11 Creek Dr Residential Development | 5 Affordable Apartment Units | C |
| | 9-11 Creek Dr Residential Development | 41 Apartment Units | C |
| | Beacon Theater | 1,965 Square Feet of Retail/Restaurant | C |
| | Beacon Theater | 4,590 Square Feet of Recreation | C |
| | Beacon Theater | 4 Affordable Apartment Units | C |
| | Beacon Theater | 31 Apartment Units | C |
| | Comp Plan Amendment and Rezoning | 68 Acre Rezoning | RZ |
| | Roundhouse at Beacon Falls | 68 Apartment Units | C |
| C/Poughkeepsie | 40 Cannon Street (f. Cardinal Court) | 7,175 Square Feet of Retail/Restaurant | C |
| | 40 Cannon Street (f. Cardinal Court) | 49 Apartment Units | C |
| | Trolley Barn | 25,000 Square Feet of Public/Institutional | C |
| T/Fishkill | Chelsea @ the Waterfront | 52 Acre Rezoning | W |
| | Comfort Suites Business Development | 4,800 Square Feet of Retail/Restaurant | W |
| | Cube Smart Self Storage | 120,858 Square Feet of Industrial | C |
| | Highland Valley | 77 Acre Rezoning | W |
| | Waterf@Fishkill V: Overlk Pt Chelsea Sr Lvg | 88 Bed Assisted Living Facility | C |
| | Waterf@Fishkill V: Overlk Pt Chelsea Sr Lvg | 24 Age-Restricted Condo/Townhouses Units | C |
| | Waterf@Fishkill V: Overlk Pt Chelsea Sr Lvg | 38 Age-Restricted Apartment Units | C |
| T/Hyde Park | Jeffery Groves Estates | 9 Single Family Residential Homes | W |
| T/Pine Plains | Towne Ctr at Pine Plains (f. Stissing Farm Dev) | 5,000 Square Feet of Office | C |
| | Towne Ctr at Pine Plains (f. Stissing Farm Dev) | 5,000 Square Feet of Retail/Restaurant | C |
| T/Poughkeepsie | Hudson Heritage | 25 Single Family Residential Homes | W |
| | Rezone Parcels from OR & R2-A to BH | 22 Acre Rezoning | RZ |
| T/Red Hook | Anderson Commons | 24 Condominiums/Townhouses Units | XP |
| | Anderson Commons | 28 Single Family Residential Homes | XP |

C = Constructed
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

# 2018 Active Major Projects

By Municipality

| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| C/Beacon | 1161 | 152-158 Fishkill Avenue | 152-158 Fishkill Avenue, LLC | Fishkill Av. | 041801 | + | Condo/TH | 52 Condominiums/Townhouses Units | 12/2018 |
| | 1160 | 23-28 Creek Drive | Unknown | Creek Dr. | 037625 | | Apt | 46 Apartment Units | 12/2018 |
| | 1023 | 248 Tioronda Avenue, (f. Beacon 248 Development) | Beacon 248 Holdings, LLC | Tioronda Av. | 993482 | + | Apt | 7 Affordable Apartment Units | 12/2018 |
| | 1023 | 248 Tioronda Avenue, (f. Beacon 248 Development) | Beacon 248 Holdings, LLC | Tioronda Av. | 993482 | + | Apt | 93 Apartment Units | 12/2018 |
| | 1023 | 248 Tioronda Avenue, (f. Beacon 248 Development) | Beacon 248 Holdings, LLC | Tioronda Av. | 993482 | + | Office | 25,400 Square Feet of Office | 12/2018 |
| | 1118 | 249 Main Street | 249 Main Street, LLC | Main St. | 852906 | | Apt | 25 Apartment Units | 12/2015 |
| | 1118 | 249 Main Street | 249 Main Street, LLC | Main St. | 852906 | | Apt | 3 Affordable Apartment Units | 12/2015 |
| | 1118 | 249 Main Street | 249 Main Street, LLC | Main St. | 852906 | | Retail/Restaurant | 11,000 Square Feet of Retail/Restaurant | 12/2015 |
| | 1162 | 45 Beekman Street | Spire | High St. | 689990 | | Apt | 30 Apartment Units | 12/2018 |
| | 1162 | 45 Beekman Street | Spire | High St. | 689990 | | Retail/Restaurant | 10,000 Square Feet of Retail/Restaurant | 12/2018 |
| | 1153 | 511 Fishkill Avenue Industrial Arts Brewery | DP 108, LLC | NY 52B | 580285 | | Agri-bus | 37,247 Square Feet of Agri-business | 12/2018 |
| | 1153 | 511 Fishkill Avenue Industrial Arts Brewery | DP 108, LLC | NY 52B | 580285 | | Indust | 72,428 Square Feet of Industrial | 12/2018 |
| | 1153 | 511 Fishkill Avenue Industrial Arts Brewery | DP 108, LLC | NY 52B | 580285 | | Office | 2,296 Square Feet of Office | 12/2018 |
| | 1153 | 511 Fishkill Avenue Industrial Arts Brewery | DP 108, LLC | NY 52B | 580285 | | Rec | 16,346 Square Feet of Recreation | 12/2018 |
| | 1153 | 511 Fishkill Avenue Industrial Arts Brewery | DP 108, LLC | NY 52B | 580285 | | Retail/Restaurant | 4,965 Square Feet of Retail/Restaurant | 12/2018 |
| | 1159 | 555 South Avenue | Scenic Beacon Developments | South Av. | 751258 | | Apt | 170 Apartment Units | 12/2018 |
| | 1159 | 555 South Avenue | Scenic Beacon Developments | South Av. | 751258 | | Retail/Restaurant | 10,000 Square Feet of Retail/Restaurant | 12/2018 |
| | 1077 | Beacon Hip Lofts | Beacon Hip Lofts, LLC | Front St. | 590165 | | Apt | 114 Apartment Units | 12/2013 |
| | 1131 | Edgewater | Scenic Beacon Developments, LLC | Edgewater Pl. | 581985 | + | Apt | 25 Affordable Apartment Units | 2/2017 |
| | 1131 | Edgewater | Scenic Beacon Developments, LLC | Edgewater Pl. | 581985 | + | Apt | 282 Apartment Units | 2/2017 |
| | 1021 | Roundhouse at Beacon Falls | 10 Blvd/10 Leonard St., LLCs | E Main St. | 171812 | + | Hotel | 51 Bed Motel/Hotel | 12/2010 |
| | 1119 | The View | DMS Consolidators, LTD | Beekman St. | 660924 | | Apt | 4 Affordable Apartment Units | 12/2015 |
| | 1119 | The View | DMS Consolidators, LTD | Beekman St. | 660924 | | Apt | 40 Apartment Units | 12/2015 |
| | 1123 | West End Lofts | Kearney Realty & Development | NY 9D | 688931 | | Apt | 78 Affordable Apartment Units | 12/2016 |
| | 1123 | West End Lofts | Kearney Realty & Development | NY 9D | 688931 | | Apt | 12 Apartment Units | 10/2016 |
| C/Poughkeepsie | 1155 | Crannell Square | Kearney Realty & Development | Catherine St. | 157094 | | Apt | 70 Apartment Units | 12/2018 |
| | 1155 | Crannell Square | Kearney Realty & Development | Catherine St. | 157094 | | Apt | 5 Affordable Apartment Units | 12/2018 |
| | 1143 | Downtown Rezoning (Innovation District) | City Council | | 106142 | | Rezone | 84 Acre Rezoning | 12/2017 |
| | 1127 | Fallkill Commons on Rose (f. Rose Street Development) | Hudson River Housing, Inc. | Rose St. | 354999 | + | Apt | 78 Apartment Units | 11/2016 |
| | 893 | Highview at Fallkill Creek | Phoenix Capital Partners, LLC | Milton St. | 623227 | | Condo/TH | 64 Condominiums/Townhouses Units | 4/2006 |
| | 1135 | Maple Street Development | Maple Street of Dutchess, LLC/Baxter | US 44 | 504927 | | Apt | 40 Apartment Units | 12/2017 |
| | 1139 | Northern Waterfront Rezone | City Council | N Water St. | 762276 | + | Rezone | 52 Acre Rezoning | 6/2017 |
| | 982 | One Dutchess Avenue (Dutton) | O'Neill-Group Dutton, LLC | Dutchess Av. | 766443 | + | Apt | 300 Apartment Units | 2/2009 |
| | 982 | One Dutchess Avenue (Dutton) | O'Neill-Group Dutton, LLC | Dutchess Av. | 766443 | + | OpenSp | 1 Acres of Preserved Open Space | 2/2009 |
| | 982 | One Dutchess Avenue (Dutton) | O'Neill-Group Dutton, LLC | Dutchess Av. | 766443 | + | Rec | 2,151 Square Feet of Recreation | 8/2017 |
| | 982 | One Dutchess Avenue (Dutton) | O'Neill-Group Dutton, LLC | Dutchess Av. | 766443 | + | Retail/Restaurant | 13,800 Square Feet of Retail/Restaurant | 2/2009 |
| | 1113 | Pelton Mount Carmel (f. Pelton Manor) | Pelton Partners, LLC | North Clover St. | 837228 | | Apt | 44 Apartment Units | 4/2015 |
| | 1122 | Queen City Lofts | Kearney Realty & Development Group | Main St. | 942131 | + | Apt | 70 Apartment Units | 8/2015 |
| | 1122 | Queen City Lofts | Kearney Realty & Development Group | Main St. | 942131 | + | Retail/Restaurant | 12,000 Square Feet of Retail/Restaurant | 8/2015 |
| | 802 | Southern Waterfront Development | Poughkeepsie Landing, LLC | Rinaldi Blvd. | 744884 | + | Apt | 50 Apartment Units | 12/2017 |
| | 802 | Southern Waterfront Development | Poughkeepsie Landing, LLC | Rinaldi Blvd. | 744884 | + | Pub/Inst | 49,000 Square Feet of Public/Institutional | 12/2017 |
| | 802 | Southern Waterfront Development | Poughkeepsie Landing, LLC | Rinaldi Blvd. | 744884 | + | Rec | 82,000 Square Feet of Recreation | 12/2017 |
| | 802 | Southern Waterfront Development | Poughkeepsie Landing, LLC | Rinaldi Blvd. | 744884 | + | Retail/Restaurant | 30,000 Square Feet of Retail/Restaurant | 2/2004 |
| | 1151 | The Hive | 35 Acad Realty, LLC (Eric Baxter) | Academy St. | 112003 | + | Apt | 28 Apartment Units | 10/2018 |
| | 1151 | The Hive | 35 Acad Realty, LLC (Eric Baxter) | Academy St. | 112003 | + | Office | 6,000 Square Feet of Office | 10/2018 |
| | 1151 | The Hive | 35 Acad Realty, LLC (Eric Baxter) | Academy St. | 112003 | + | Retail/Restaurant | 20,000 Square Feet of Retail/Restaurant | 10/2018 |
| | 1101 | Vassar Brothers Medical Center Expansion | Vassar Brothers Medical Center | Reade Pl. & Livingston St. | 822661 | + | Med | 696,440 Square Feet of Medical Facility | 12/2014 |
| T/Amenia | 754 | Silo Ridge | Silo Ridge Ventures, LLC | NY 22 | 628131 | + | Condo/TH | 13 Condominiums/Townhouses Units | 2/2003 |
| | 754 | Silo Ridge | Silo Ridge Ventures, LLC | NY 22 | 628131 | + | Hotel | 21 Bed Motel/Hotel | 2/2003 |
| | 754 | Silo Ridge | Silo Ridge Ventures, LLC | NY 22 | 628131 | + | Rec | 47,000 Square Feet of Recreation | 2/2003 |

Table 5

# 2018 Active Major Projects

By Municipality

| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| T/Amenia | 754 | Silo Ridge | Silo Ridge Ventures, LLC | NY 22 | 628131 | + | Retail/Restaurant | 7,000 Square Feet of Retail/Restaurant | 2/2003 |
| | 754 | Silo Ridge | Silo Ridge Ventures, LLC | NY 22 | 628131 | + | SFR | 159 Single Family Residential Homes | 2/2003 |
| T/Beekman | 896 | Beekman Chase | Toll Brothers, Inc. | Martin Rd. | 765965 | + | SFR | 34 Single Family Residential Homes | 5/2006 |
| | 1018 | Chelsea Cove, Phase III | Kirchhoff Companies | Miller Rd. | 095798 | | Condo/TH | 50 Condominiums/Townhouses Units | 12/2010 |
| | 1018 | Chelsea Cove, Phase III | Kirchhoff Companies | Miller Rd. | 095798 | | OpenSp | 26 Acres of Preserved Open Space | 12/2010 |
| | 962 | Grape Hollow Subdivision | Grape Hollow Assoc. Ltd. | Grape Hollow Rd. | 702684 | | SFR | 38 Single Family Residential Homes | 6/2007 |
| | 903 | Park Hill Estates | Claudia George Family Ltd. Part. | Clapp Hill Rd. | 791546 | | SFR | 33 Single Family Residential Homes | 5/2006 |
| | 784 | Retail/Apt Development | Dutchess Contracting/Sala | NY 55 | 478317 | + | Apt | 32 Apartment Units | 8/2003 |
| | 784 | Retail/Apt Development | Dutchess Contracting/Sala | NY 55 | 478317 | + | Retail/Restaurant | 6,500 Square Feet of Retail/Restaurant | 8/2003 |
| | 984 | Roosevelt Commons | Roosevelt Commons | NY 55 | 518304 | + | Apt | 48 Apartment Units | 10/2008 |
| | 984 | Roosevelt Commons | Roosevelt Commons | NY 55 | 518304 | + | Retail/Restaurant | 55,400 Square Feet of Retail/Restaurant | 10/2008 |
| | 906 | Springs at Beekman | Springs at Beekman | CR 8 (Greenhaven Rd.) | 743494 | + | OpenSp | 65 Acres of Preserved Open Space | 5/2006 |
| | 906 | Springs at Beekman | Springs at Beekman | CR 8 (Greenhaven Rd.) | 743494 | + | SFR | 199 Single Family Residential Homes | 5/2006 |
| T/Clinton | 810 | Eastern Oaks | Brucato | CR 14 (Hollow Rd.) | 795019 | + | SFR | 11 Single Family Residential Homes | 8/2004 |
| | 1121 | Old Stone Farm Conference Center | Jeffrey Newman, Dutchess, LLC | NY 9G | 591367 | + | Hotel | 20 Bed Motel/Hotel | 9/2016 |
| T/Dover | 991 | 22 West Properties | Kalin | NY 22 | 716410 | | Indust | 10,000 Square Feet of Industrial | 12/2008 |
| | 1149 | Camp Berkshire Youth Pavilion | Lloyd Scharffenberger | Berkshire Rd. | 343242 | | Pub/Inst | 25,400 Square Feet of Public/Institutional | 5/2018 |
| | 1004 | Cricket Valley Energy | Cricket Valley Energy Center, LLC | NY 22 | 493989 | + | Indust | 158,069 Square Feet of Industrial | 11/2009 |
| | 1144 | Harlem Valley Homestead | Nonno's Garden & Anra's Nest | Old Forge Rd. | 062777 | + | Agri-bus | Square Feet of Agri-business | 11/2017 |
| | 1144 | Harlem Valley Homestead | Nonno's Garden & Anra's Nest | Old Forge Rd. | 062777 | + | Hotel | 40 Bed Motel/Hotel | 11/2017 |
| | 1144 | Harlem Valley Homestead | Nonno's Garden & Anra's Nest | Old Forge Rd. | 062777 | + | Retail/Restaurant | 5,000 Square Feet of Retail/Restaurant | 11/2017 |
| | 1157 | J & J Log and Lumber Corp | Randolph L Williams | Old State Route 22 | 966545 | | Indust | 12,500 Square Feet of Industrial | 8/2018 |
| | 1071 | Olivet Center | Olivet Management, LLC | NY 22 | 162702 | + | Dorm | Bed Dormitory | 8/2013 |
| | 1071 | Olivet Center | Olivet Management, LLC | NY 22 | 162702 | + | Indust | 4,200 Square Feet of Industrial | 11/2017 |
| | 1071 | Olivet Center | Olivet Management, LLC | NY 22 | 162702 | + | Infra | 3,200 Square Feet of Infrastructure | 10/2015 |
| | 1071 | Olivet Center | Olivet Management, LLC | NY 22 | 162702 | + | Office | 18,700 Square Feet of Office | 11/2017 |
| | 1071 | Olivet Center | Olivet Management, LLC | NY 22 | 162702 | + | Rec | 17,190 Square Feet of Recreation | 10/2015 |
| | 231 | Sherman Hills Subdivison | Dwy | NY 22 | 402422 | | SFR | 34 Single Family Residential Homes | 1/1987 |
| | 788 | Stony Brook Estates | Randallo | NY 22 | 390362 | + | Condo/TH | 28 Condominiums/Townhouses Units | 8/2003 |
| | 788 | Stony Brook Estates | Randallo | NY 22 | 390362 | + | OpenSp | 63 Acres of Preserved Open Space | 8/2003 |
| T/East Fishkill | 769 | Eagle Ridge Subdivision | Clove Branch Rd, LLC | CR 29 (Clove Branch Rd.) | 350394 | | SFR | 23 Single Family Residential Homes | 8/2003 |
| | 699 | Hopewell Glen | Toll Brothers, Inc. | Fishkill Rd. | 155726 | | Condo/TH | 42 Condominiums/Townhouses Units | 3/2006 |
| | 699 | Hopewell Glen | Toll Brothers, Inc. | Fishkill Rd. | 155726 | | SFR | 248 Single Family Residential Homes | 8/2001 |
| | 1150 | Hopewell Hamlet & NY 82 Corridor Rezoning | Town Board | NY 82 | 301646 | + | Rezone | 111 Acre Rezoning | 9/2018 |
| | 1073 | Hopewell Sports Dome | Hopewell Sports Dome Ventures | NY 52 | 606028 | | Rec | 343,908 Square Feet of Recreation | 11/2013 |
| | 1158 | Hopewell Village Green | Hopewell Village Green | NY 82 | 924400 | | Apt | 90 Age-Restricted Apartment Units | 12/2018 |
| | 710 | Lake Walton Park Subdivision | Lake Walton Park, LLC | Cottage Dr. | 680138 | | SFR | 94 Single Family Residential Homes | 2/2002 |
| | 1076 | Linuo Solar | Bright Land Solar, LLC | NY 52 | 606028 | + | Indust | 650,000 Square Feet of Industrial | 1/2013 |
| | 662 | Meadow Creek Corporate Park | T-Lime, LLC | CR 27 (Lime Kiln Rd.) | 346956 | + | Indust | 998,000 Square Feet of Industrial | 2/2000 |
| | 662 | Meadow Creek Corporate Park | T-Lime, LLC | CR 27 (Lime Kiln Rd.) | 346956 | + | Office | 270,880 Square Feet of Office | 2/2000 |
| | 662 | Meadow Creek Corporate Park | T-Lime, LLC | CR 27 (Lime Kiln Rd.) | 346956 | + | Retail/Restaurant | 2,200 Square Feet of Retail/Restaurant | 2/2000 |
| | 747 | Montage | Sharbell Development | NY 52 | 802836 | | SFR | 122 Single Family Residential Homes | 2/2003 |
| | 713 | Ponds @ East Fishkill | Antolotti | Robinson Ln. | 887660 | | SFR | 43 Single Family Residential Homes | 2/2002 |
| | 719 | Summit Woods | ABD Fishkill, LLC | NY 52 | 950427 | + | OpenSp | 201 Acres of Preserved Open Space | 2/2005 |
| | 719 | Summit Woods | ABD Fishkill, LLC | NY 52 | 950427 | + | SFR | 175 Single Family Residential Homes | 2/2002 |
| | 817 | Taconic 82 Parallel Holdings Inc. | Parallel Holdings, Inc. | NY 82 | 276336 | + | Office | 15,000 Square Feet of Office | 8/2004 |
| | 817 | Taconic 82 Parallel Holdings Inc. | Parallel Holdings, Inc. | NY 82 | 276336 | + | Retail/Restaurant | 14,360 Square Feet of Retail/Restaurant | 8/2004 |
| | 647 | Twin Creeks | Meric Assoc. | NY 376 | 395152 | + | Condo/TH | 89 Condominiums/Townhouses Units | 8/2003 |
| | 647 | Twin Creeks | Meric Assoc. | NY 376 | 395152 | + | SFR | 151 Single Family Residential Homes | 8/1999 |
| | 823 | Woods of Tiffany | Tucker | Seaman Rd. | 517325 | | SFR | 34 Single Family Residential Homes | 8/2004 |

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By Municipality

| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| T/Fishkill | 1134 | 52 Route 9 LLC Warehouses and Office Building | 52 Route 9, LLC - Roy Moussaieff | US 9 | 882456 | | Indust | 21,550 Square Feet of Industrial | 12/2017 |
| | 1134 | 52 Route 9 LLC Warehouses and Office Building | 52 Route 9, LLC - Roy Moussaieff | US 9 | 882456 | | Office | 10,500 Square Feet of Office | 12/2017 |
| | 828 | Chelsea @ the Waterfront | Chelsea Waterfront Development | Industrial Way | 798930 | | Apt | 350 Apartment Units | 2/2005 |
| | 1068 | Comfort Suites Business Development | Kalux Development, LLC | NY 52 | 306679 | | Hotel | 64 Bed Motel/Hotel | 11/2013 |
| | 1068 | Comfort Suites Business Development | Kalux Development, LLC | NY 52 | 306679 | | Office | 8,000 Square Feet of Office | 4/2015 |
| | 1116 | Continental Commons | GLD3, LLC | Van Wyck Lake Rd. | 180430 | + | Hotel | 90 Bed Motel/Hotel | 6/2015 |
| | 1116 | Continental Commons | GLD3, LLC | Van Wyck Lake Rd. | 180430 | + | Pub/Inst | 720 Square Feet of Public/Institutional | 6/2015 |
| | 1116 | Continental Commons | GLD3, LLC | Van Wyck Lake Rd. | 180430 | + | Retail/Restaurant | 8,000 Square Feet of Retail/Restaurant | 6/2015 |
| | 1116 | Continental Commons | GLD3, LLC | Van Wyck Lake Rd. | 180430 | + | Retail/Restaurant | 8,000 Square Feet of Retail/Restaurant | 6/2015 |
| | 1116 | Continental Commons | GLD3, LLC | Van Wyck Lake Rd. | 180430 | + | Retail/Restaurant | 4,200 Square Feet of Retail/Restaurant | 6/2015 |
| | 1053 | Elant: R15 to RB / Senior Citizen Housing Overlay | Elant at Fishkill/Birches at Fishkill | NY 9D | 880476 | + | Apt | 84 Affordable, Age-Restricted Apartment Units | 2/2013 |
| | 773 | Fishkill Landing @ Waterfront | RPA Assoc/AVR Realty | Brockway Rd. | 565665 | + | Condo/TH | 109 Condominiums/Townhouses Units | 8/2003 |
| | 773 | Fishkill Landing @ Waterfront | RPA Assoc/AVR Realty | Brockway Rd. | 565665 | + | Retail/Restaurant | 24,000 Square Feet of Retail/Restaurant | 8/2003 |
| | 1152 | Rolling Hills at Fishkill | Hudson View Park Co. | Hudson View Dr. | 856672 | + | Apt | 450 Apartment Units | 12/2018 |
| | 1152 | Rolling Hills at Fishkill | Hudson View Park Co. | Hudson View Dr. | 856672 | + | Apt | 784 Affordable Apartment Units | 12/2018 |
| | 1152 | Rolling Hills at Fishkill | Hudson View Park Co. | Hudson View Dr. | 856672 | + | Retail/Restaurant | 35,000 Square Feet of Retail/Restaurant | 12/2018 |
| | 1152 | Rolling Hills at Fishkill | Hudson View Park Co. | Hudson View Dr. | 856672 | + | Rezone | 22 Acre Rezoning | 12/2018 |
| | 1145 | Waterfront at Fishkill Phase V; Overlook Pointe | RPE Overlook Development Corp. | Brockway Rd. | 713748 | + | Condo/TH | 77 Condominiums/Townhouses Units | 12/2018 |
| | 1145 | Waterfront at Fishkill Phase V; Overlook Pointe | RPE Overlook Development Corp. | Brockway Rd. | 713748 | + | Condo/TH | 56 Condominiums/Townhouses Units | 2/2018 |
| T/Hyde Park | 636 | Carriage Trail at Towne Centre | Elbow Creek, LLC | NY 9G | 368580 | + | Condo/TH | 317 Condominiums/Townhouses Units | 8/1999 |
| | 745 | Jeffery Groves Estates | North Cross, LLC | CR 37 (N Cross Rd.) | 330194 | + | Condo/TH | 12 Condominiums/Townhouses Units | 12/2018 |
| | 745 | Jeffery Groves Estates | North Cross, LLC | CR 37 (N Cross Rd.) | 330194 | + | Condo/TH | 38 Condominiums/Townhouses Units | 2/2003 |
| | 1019 | Lands of Cire Medical Office Building | Baxter | US 9 | 941754 | | Med | 38,352 Square Feet of Medical Facility | 12/2010 |
| | 642 | River Ridge/Maple Ridge | Diversified Realty Associates | US 9 | 762205 | + | Condo/TH | 162 Condominiums/Townhouses Units | 8/1999 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | Condo/TH | 325 Age-Restricted Condominiums/Townhouses Units | 2/2007 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | Hotel | 133 Bed Motel/Hotel | 2/2007 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | Office | 293,000 Square Feet of Office | 2/2007 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | Pub/Inst | 85,000 Square Feet of Public/Institutional | 2/2007 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | Retail/Restaurant | 405,000 Square Feet of Retail/Restaurant | 2/2007 |
| | 949 | St. Andrew's at Historic Hyde Park | T-Rex Capital Group | US 9 | 131849 | | SFR | 233 Single Family Residential Homes | 2/2007 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | Infra | 100,000 Square Feet of Infrastructure | 12/2016 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | Infra | 2,300 Square Feet of Infrastructure | 12/2018 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | Infra | 98,000 Square Feet of Infrastructure | 12/2018 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | Infra | 0 Square Feet of Infrastructure | 12/2018 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | OpenSp | 50 Acres of Preserved Open Space | 12/2017 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | Rec | 9,000 Square Feet of Recreation | 12/2016 |
| | 1132 | The Enclave at Hyde Park (f. The Meadows) | 54- Hyde, LLC c/o Sam Mermelstein | Long Branch Rd. | 566931 | + | SFR | 50 Single Family Residential Homes | 12/2016 |
| T/LaGrange | 160 | Apple Acres | H.G. Page | CR 49 (Titusville Rd.) | 998588 | | Condo/TH | 86 Age-Restricted Condominiums/Townhouses Units 0 | 8/2005 |
| | 880 | Burnham Building | Burnham Building, LLC | NY 55 | 850298 | | Indust | Industrial | 12/2005 |
| | 880 | Burnham Building | Burnham Building, LLC | NY 55 | 850298 | | Office | 20,400 Square Feet of Office | 12/2005 |
| | 883 | Country Squire Estates | Dutchess Country Squire, LLC | Rossway Rd. | 101548 | + | SFR | 38 Single Family Residential Homes | 1/2006 |
| | 884 | Daley Farms PPD | Daley Farms Properties, LLC | CR 49 (Titusville Rd.) | 081270 | + | Condo/TH | 76 Condominiums/Townhouses Units | 1/2006 |
| | 884 | Daley Farms PPD | Daley Farms Properties, LLC | CR 49 (Titusville Rd.) | 081270 | + | OpenSp | 88 Acres of Preserved Open Space | 1/2006 |
| | 884 | Daley Farms PPD | Daley Farms Properties, LLC | CR 49 (Titusville Rd.) | 081270 | + | SFR | 59 Single Family Residential Homes | 1/2006 |
| | 936 | H.G. Page Properties | H.G. Page Properties | CR 49 (Titusville Rd.) | 735221 | | Condo/TH | 696 Condominiums/Townhouses Units | 11/2006 |
| | 936 | H.G. Page Properties | H.G. Page Properties | CR 49 (Titusville Rd.) | 735221 | | Office | 88,000 Square Feet of Office | 11/2006 |
| | 936 | H.G. Page Properties | H.G. Page Properties | CR 49 (Titusville Rd.) | 735221 | | OpenSp | 60 Acres of Preserved Open Space | 11/2006 |
| | 936 | H.G. Page Properties | H.G. Page Properties | CR 49 (Titusville Rd.) | 735221 | | Retail/Restaurant | 40,000 Square Feet of Retail/Restaurant | 11/2006 |
| | 937 | H.G. Page Properties: Townhouses | H.G. Page Properties | CR 49 (Titusville Rd.) | 057547 | | Condo/TH | 95 Condominiums/Townhouses Units | 11/2006 |
| | 688 | Harvest Ridge | Newsheiwat Estate, Inc. | CR 21 (Noxon Rd.) | 803005 | + | SFR | 50 Single Family Residential Homes | 2/2001 |
| | 924 | LaGrange Town Center | Ginsburg/Rieger | NY 55 | 422782 | + | Condo/TH | 623 Condominiums/Townhouses Units | 9/2006 |
| | 924 | LaGrange Town Center | Ginsburg/Rieger | NY 55 | 422782 | + | Hotel | 58 Bed Motel/Hotel | 9/2006 |

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| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| T/LaGrange | 924 | LaGrange Town Center | Ginsburg/Rieger | NY 55 | 422782 | + | Office | 93,000 Square Feet of Office | 9/2006 |
| | 924 | LaGrange Town Center | Ginsburg/Rieger | NY 55 | 422782 | + | Pub/Inst | 22,500 Square Feet of Public/Institutional | 9/2006 |
| | 924 | LaGrange Town Center | Ginsburg/Rieger | NY 55 | 422782 | + | Retail/Restaurant | 71,500 Square Feet of Retail/Restaurant | 9/2006 |
| | 659 | Lake Ridge Senior Housing Development | Lake Ridge Associates, Inc. | MacGhee Rd. | 700066 | + | Senior | 26 Age-Restricted housing (55+ years old) Units | 2/2000 |
| | 1146 | Open Space Recapture Overlay Zone; Sleight Farm | Town Board | Sleight Plass Rd. | 037969 | + | Rezone | 54 Acre Rezoning | 11/2018 |
| | 869 | Overlook Place PDD | Overlook Place, LLC | CR 46 (Overlook Rd.) | 896803 | | Condo/TH | 91 Condominiums/Townhouses Units | 8/2005 |
| | 861 | Page Lumber Storage | Manchester Bridge Prop. | NY 55 | 783279 | | Retail/Restaurant | 37,700 Square Feet of Retail/Restaurant | 8/2005 |
| | 752 | Rolling Meadows @ LaGrange | ABD Dutchess, LLC | NY 55 | 778118 | | SFR | 130 Single Family Residential Homes | 2/2003 |
| | 421 | Sleight Farm Subdivision | Carlyle Associates | CR 46 (Overlook Rd.) | 148778 | | SFR | 157 Single Family Residential Homes | 6/1990 |
| | 1007 | Taconic Center | Page Park Assoc. | NY 55/TSP | 945946 | | Office | 8,840 Square Feet of Office | 3/2010 |
| | 1007 | Taconic Center | Page Park Assoc. | NY 55/TSP | 945946 | | Retail/Restaurant | 5,250 Square Feet of Retail/Restaurant | 3/2010 |
| | 875 | Titusville Corporate Park | H.G. Page | CR 49 (Titusville Rd.) | 057547 | | Indust | 126,000 Square Feet of Industrial | 8/2005 |
| T/Milan | 1147 | Taconic Retreat Conference Center | Taconic Retreat Center | White Dr. | 574466 | | Pub/Inst | 87,600 Square Feet of Public/Institutional | 3/2018 |
| T/North East | 1020 | Millerton Supermarket | Southern Realty & Development, LLC | US 44 | 790170 | | Retail/Restaurant | 35,812 Square Feet of Retail/Restaurant | 12/2010 |
| T/Pawling | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | Apt | 75 Affordable, Age-Restricted Apartment Units | 12/2013 |
| | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | Condo/TH | 100 Age-Restricted Condominiums/Townhouses Units | 8/1995 |
| | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | Med | 101,000 Square Feet of Medical Facility | 12/2013 |
| | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | Med | 66,000 Square Feet of Medical Facility | 7/2008 |
| | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | OpenSp | 105 Acres of Preserved Open Space | 1/1998 |
| | 524 | Castagna Park | Jucca/Kearney Group | Aikendale Rd. | 611351 | + | Retail/Restaurant | 200,000 Square Feet of Retail/Restaurant | 8/1995 |
| | 697 | Cushman Farms Subdivision | Peckham Industries, Inc. | Cushman Rd. | 795864 | | SFR | 30 Single Family Residential Homes | 8/2001 |
| | 901 | Madison Woods Subdivision | Andriano | Dodge Rd. | 595634 | + | SFR | 34 Single Family Residential Homes | 5/2006 |
| | 771 | The Meadows of Pawling (f. Estates of Mission Hills) | Deerfield Estates, LLC, Ethan Lazar | CR 20 (W Dover Rd.) | 094957 | + | OpenSp | 60 Acres of Preserved Open Space | 12/2013 |
| | 771 | The Meadows of Pawling (f. Estates of Mission Hills) | Deerfield Estates, LLC, Ethan Lazar | CR 20 (W Dover Rd.) | 094957 | + | SFR | 42 Age-Restricted (55+) Single Family Residential Units | 8/2003 |
| T/Pine Plains | 791 | Carvel Property Development | 1133 Taconic, LLC | Ferris Ln. | 359795 | + | Rec | 70 Acres of Recreation | 8/2003 |
| | 791 | Carvel Property Development | 1133 Taconic, LLC | Ferris Ln. | 359795 | + | SFR | 554 Single Family Residential Homes | 8/2003 |
| | 791 | Carvel Property Development | 1133 Taconic, LLC | Ferris Ln. | 359795 | + | SFR | 88 Affordable Single Family Residential Units | 3/2012 |
| | 1074 | Dutch's Spirits -- Distillery & Museum | Dutch's Spirits | Ryan Rd. | 005780 | + | Agri-bus | 12,500 Square Feet of Agri-business | 11/2013 |
| | 787 | Towne Center at Pine Plains (f. Stissing Farm Dev) | Stissing Farms, Inc. | NY 199 | 295292 | | Condo/TH | 49 Age-Restricted Condominiums/Townhouses Units | 8/2003 |
| T/Pleasant Valley | 1044 | Dutchess Quarry | Pekham Industries | CR 72 (North Av.) | 128279 | | Indust | 10,000 Square Feet of Industrial | 12/2012 |
| | 983 | Professional Bldg | Gasparro | US 44 | 420035 | + | Office | 10,000 Square Feet of Office | 10/2008 |
| | 940 | Salt & Highway Equipment Storage | Town of Pleasant Valley | CR 73 (Sherow Rd.) | 803085 | + | Indust | 18,000 Square Feet of Industrial | 11/2006 |
| | 790 | Taconic Homes | Richman Group Capital Co. | US 44 | 529760 | | Condo/TH | 252 Condominiums/Townhouses Units | 8/2003 |
| T/Poughkeepsie | 804 | Casperkill Country Club | Ginsburg Development, LLC | US 9 | 312843 | + | Condo/TH | 280 Condominiums/Townhouses Units | 8/2004 |
| | 804 | Casperkill Country Club | Ginsburg Development, LLC | US 9 | 312843 | + | SFR | 185 Single Family Residential Homes | 8/2004 |
| | 1108 | Creek Road Apartments | JPJR Holdings Inc. | Creek Rd. | 735705 | + | Apt | 31 Apartment Units | 12/2015 |
| | 1086 | Dalia Senior Housing | KARC Planning Consultants, Inc. | NY 9G | 448647 | + | Apt | 84 Age-Restricted Apartment Units | 11/2014 |
| | 1086 | Dalia Senior Housing | KARC Planning Consultants, Inc. | NY 9G | 448647 | + | Rec | 2,125 Square Feet of Recreation | 4/2015 |
| | 1086 | Dalia Senior Housing | KARC Planning Consultants, Inc. | NY 9G | 448647 | + | Retail/Restaurant | 5,443 Square Feet of Retail/Restaurant | 12/2014 |
| | 1086 | Dalia Senior Housing | KARC Planning Consultants, Inc. | NY 9G | 448647 | + | Rezone | 7 Acre Rezoning | 4/2015 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Apt | 354 Apartment Units | 12/2017 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Condo/TH | 36 Condominiums/Townhouses Units | 5/2016 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Office | 85,000 Square Feet of Office | 12/2017 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | OpenSp | 26 Acres of Preserved Open Space | 5/2018 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Rec | 0 Square Feet of Recreation | 5/2017 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Rec | 3,600 Square Feet of Recreation | 10/2018 |
| | 1128 | Eastdale Village (f. McDonnell Heights Town Center) | Kirchoff Properties, LLC | US 44 | 723342 | + | Retail/Restaurant | 19,500 Square Feet of Retail/Restaurant | 5/2016 |
| | 776 | Guardian Self-Storage Facility | Herb Redl | Love Rd. | 187898 | | Indust | 71,200 Square Feet of Industrial | 8/2003 |

Table 5

# 2018 Active Major Projects

By Municipality

| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| T/Poughkeepsie | 1137 | Hilton Homewood Suites | J Briad Development, LLC | Thomas Watson Dr. | 928489 | | Hotel | 113 Bed Motel/Hotel | 6/2017 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Apt | 500 Apartment Units | 7/2015 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Condo/TH | 250 Condominiums/Townhouses Units | 7/2015 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Med | 40,000 Square Feet of Medical Facility | 7/2018 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Office | 246,700 Square Feet of Office | 7/2018 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | OpenSp | 58 Acres of Preserved Open Space | 7/2018 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Rec | 17,000 Square Feet of Recreation | 7/2018 |
| | 1058 | Hudson Heritage | EFG/DRA Heritage, LLC | US 9 | 011149 | | Retail/Restaurant | 126,300 Square Feet of Retail/Restaurant | 7/2015 |
| | 1111 | Hyatt Place Hotel | Empire Hotel Development | US 9 | 287638 | | Hotel | 98 Bed Motel/Hotel | 10/2015 |
| | 947 | Industrial Retro / Kirchhoff | Industrial Retro / Kirchhoff | US 44 | 830160 | | Office | 28,000 Square Feet of Office | 2/2007 |
| | 947 | Industrial Retro / Kirchhoff | Industrial Retro / Kirchhoff | US 44 | 830160 | | Office | 26,620 Square Feet of Office | 2/2007 |
| | 1084 | Lutheran Care Network Assisted Living | Lutheran Care Network, LLC | CR 38 (Van Wagner Rd.) | 567523 | | Assist | 69 Bed Assisted Living Facility | 10/2014 |
| | 1083 | Marist College - Natural Science & Allied Health Building | Marist College | US 9 | 005805 | + | Pub/Inst | 43,700 Square Feet of Public/Institutional | 12/2014 |
| | 1085 | Marist College - North Campus Housing | Marist College | US 9 | 891913 | + | Dorm | 789 Bed Dormitory | 9/2014 |
| | 1085 | Marist College - North Campus Housing | Marist College | US 9 | 891913 | + | Pub/Inst | 9,400 Square Feet of Public/Institutional | 12/2014 |
| | 1133 | Marist College - Steel Plant Studios Addition | Marist College | US 9 | 969745 | + | Pub/Inst | 37,000 Square Feet of Public/Institutional | 12/2017 |
| | 1036 | Marist College - Student Center Music Addition | Marist College | US 9 | 884713 | | Pub/Inst | 25,000 Square Feet of Public/Institutional | 2/2012 |
| | 1148 | Marist College, McCann Center Addition, Phase II | Marist College | Edvard Beck Dr. | 870603 | + | Pub/Inst | 8,900 Square Feet of Public/Institutional | 3/2018 |
| | 1148 | Marist College, McCann Center Addition, Phase II | Marist College | Edvard Beck Dr. | 870603 | + | Rec | 64,000 Square Feet of Recreation | 3/2018 |
| | 1010 | Neptune Commerce Center | Neptune Capital Investors | US 9 | 154907 | + | Retail/Restaurant | 2,767 Square Feet of Retail/Restaurant | 12/2013 |
| | 1138 | Raymond Av Redevelopment (f. Arthur S May Redev) | PAZ Management Inc. | NY 376 | 755735 | + | Apt | 181 Apartment Units | 8/2017 |
| | 1138 | Raymond Av Redevelopment (f. Arthur S May Redev) | PAZ Management Inc. | NY 376 | 755735 | + | Retail/Restaurant | 14,990 Square Feet of Retail/Restaurant | 8/2017 |
| | 1029 | River Point Residential & West Park Professional Bldgs | W.A. Route 9, LLC | US 9 | 365369 | + | Apt | 85 Age-Restricted Apartment Units | 10/2011 |
| | 1029 | River Point Residential & West Park Professional Bldgs | W.A. Route 9, LLC | US 9 | 365369 | + | Med | 31,534 Square Feet of Medical Facility | 10/2011 |
| | 1029 | River Point Residential & West Park Professional Bldgs | W.A. Route 9, LLC | US 9 | 365369 | + | Office | 13,976 Square Feet of Office | 10/2011 |
| | 986 | Route 9D Professional Park | Socker Spring Park, LLC | NY 9D | 390820 | | Office | 41,520 Square Feet of Office | 10/2008 |
| | 1082 | Springside Neighborhood Development | Built Parcel Four, LLC | NY 44 | 838906 | + | Apt | 23 Apartment Units | 8/2014 |
| | 1082 | Springside Neighborhood Development | Built Parcel Four, LLC | NY 44 | 838906 | + | Retail/Restaurant | 4,700 Square Feet of Retail/Restaurant | 12/2014 |
| | 155 | Stratford Farms | Bower Rd. Associates | Bower Rd. | 200995 | | SFR | 134 Single Family Residential Homes | 5/1986 |
| | 1040 | Stratford Farms Townhouses | ABD Stratford, LLC | Bower Rd. | 320922 | + | Condo/TH | 26 Condominiums/Townhouses Units | 5/2012 |
| | 757 | The Gables - Phase IV | Herb Redl | NY 115 | 054988 | + | Mobile | 49 Mobile Homes | 2/2003 |
| T/Red Hook | 1046 | Hoffman Traditional Neighborhood Development (TND) | Kirchhoff Properties, LLC | Old Farm Rd. | 204261 | + | Condo/TH | 48 Condominiums/Townhouses Units | 12/2012 |
| | 1046 | Hoffman Traditional Neighborhood Development (TND) | Kirchhoff Properties, LLC | Old Farm Rd. | 204261 | + | OpenSp | 32 Acres of Preserved Open Space | 12/2012 |
| | 1046 | Hoffman Traditional Neighborhood Development (TND) | Kirchhoff Properties, LLC | Old Farm Rd. | 204261 | + | SFR | 48 Single Family Residential Homes | 12/2012 |
| | 997 | Preserve at Lakes Kill (f. Oaks@Landskill) | Landmark Properties of Suffolk, Ltd. | Feller Newmark Rd. | 718975 | + | SFR | 11 Single Family Residential Homes | 1/2009 |
| T/Rhinebeck | 1034 | Gardens at Rhinebeck, Phase III | Rhinebeck Gardens Group | Garden Way | 010475 | | Condo/TH | 76 Condominiums/Townhouses Units | 12/2011 |
| | 975 | Grasmere Farm Hotel | Mensch Grasmere, LLC | US 9 | 451779 | + | Hotel | 108 Bed Motel/Hotel | 7/2013 |
| | 1136 | Rock Ledge Country Inn & Multifamily Residences | Hudson Valley Rhinebeck, LLC | Ackert Hook Rd. | 041979 | | Condo/TH | 28 Condominiums/Townhouses Units | 7/2018 |
| | 1136 | Rock Ledge Country Inn & Multifamily Residences | Hudson Valley Rhinebeck, LLC | Ackert Hook Rd. | 041979 | | Hotel | Motel/Hotel | 12/2017 |
| | 1136 | Rock Ledge Country Inn & Multifamily Residences | Hudson Valley Rhinebeck, LLC | Ackert Hook Rd. | 041979 | | OpenSp | 60 Acres of Preserved Open Space | 7/2018 |
| | 1136 | Rock Ledge Country Inn & Multifamily Residences | Hudson Valley Rhinebeck, LLC | Ackert Hook Rd. | 041979 | | Rec | 2,000 Square Feet of Recreation | 7/2018 |
| | 1048 | Stanford Machine | Stanford Machine | NY 9G | 860700 | | Indust | 39,000 Square Feet of Industrial | 12/2012 |
| T/Union Vale | 1028 | East Mountain North Subdivision | Leonard, Habiague, Dryfoos | CR 21 (Wingdale Rd.) | 400970 | + | SFR | 20 Single Family Residential Homes | 10/2011 |
| T/Wappinger | 968 | BAC Properties - Construction Of Bldg #1 | Bac Properties, LLC | Airport Dr. | 578332 | | Indust | 30,000 Square Feet of Industrial | 1/2008 |
| | 1126 | Old Hopewell Commons | Anthony Segreti | CR 28 (Old Hopewell Rd.) | 542585 | | Apt | 44 Apartment Units | 4/2016 |
| | 1126 | Old Hopewell Commons | Anthony Segreti | CR 28 (Old Hopewell Rd.) | 542585 | | Office | 2,700 Square Feet of Office | 12/2018 |
| | 1011 | Regency at Wappinger (f. Hilltop Village) | Toll Brothers/Contrail, LLC | CR 94 (All Angels Hill Rd.) | 630770 | | Condo/TH | 93 Age-Restricted Condominiums/Townhouses Units | 6/2010 |
| | 1011 | Regency at Wappinger (f. Hilltop Village) | Toll Brothers/Contrail, LLC | CR 94 (All Angels Hill Rd.) | 630770 | | SFR | 132 Age-Restricted (55+) Single Family Residential Units | 6/2010 |

Table 5

# 2018 Active Major Projects

By Municipality

| Municipality | PID | Project | Applicant | Access Road | Parcel[1] | [2] | Activity | Activity Description | Entry |
|---|---|---|---|---|---|---|---|---|---|
| V/Fishkill | 1051 | Jackson Crossing | Jackson Crossing, LLC | Jackson St. | 685931 | + | Apt | 24 Affordable Apartment Units | 10/2013 |
| | 1051 | Jackson Crossing | Jackson Crossing, LLC | Jackson St. | 685931 | + | SFR | 1 Single Family Residential Home | 10/2013 |
| V/Pawling | 1141 | Main Street Pawling, LLC Mixed Use Building | Diana Tomassetti | E Main St. | 071977 | | Apt | 12 Apartment Units | 12/2017 |
| | 1141 | Main Street Pawling, LLC Mixed Use Building | Diana Tomassetti | E Main St. | 071977 | | Retail/Restaurant | 3,000 Square Feet of Retail/Restaurant | 12/2017 |
| V/Red Hook | 814 | Red Hook Commons | Kearney Realty & Dev. | US 9 | 262591 | + | Retail/Restaurant | Retail/Restaurant | 8/2004 |
| V/Rhinebeck | 1064 | Rhinebeck Village Place | Rhinebeck Village Place, LLC | NY 308 | 387184 | | Hotel | 60 Bed Motel/Hotel | 9/2013 |
| | 1064 | Rhinebeck Village Place | Rhinebeck Village Place, LLC | NY 308 | 387184 | | Rec | 7,051 Square Feet of Recreation | 11/2016 |
| | 1064 | Rhinebeck Village Place | Rhinebeck Village Place, LLC | NY 308 | 387184 | | Retail/Restaurant | 3,313 Square Feet of Retail/Restaurant | 11/2013 |
| V/Wappingers Falls | 1129 | Buckingham Management | Buckingham Management | Channingville Rd. | 071325 | | Apt | 200 Apartment Units | 11/2016 |
| | 1129 | Buckingham Management | Buckingham Management | Channingville Rd. | 071325 | | Rec | 1,200 Square Feet of Recreation | 11/2016 |

[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.

# Appendix

# Municipal Telephone Numbers

(All area codes are 845 unless otherwise noted)

**For more information contact:**

**Cities**

| | |
|---|---|
| Beacon | 838-5020 |
| Poughkeepsie | 451-4055 |

**Towns**

| | |
|---|---|
| Amenia | 373-8118 |
| Beekman | 724-5300 |
| Clinton | 266-5704 |
| Dover | 832-6111 |
| East Fishkill | 221-2427 |
| Fishkill | 831-7800 |
| Hyde Park | 229-5111 |
| LaGrange | 452-1830 |
| Milan | 758-5133 |
| North East | 518-789-3300 |
| Pawling | 855-3244 |
| Pine Plains | 518-398-7110 |
| Pleasant Valley | 635-8395 |
| Poughkeepsie | 485-3655 |
| Red Hook | 758-4613 |
| Rhinebeck | 876-6296 |
| Stanford | 868-1310 |
| Union Vale | 724-5953 |
| Wappinger | 297-6256 |
| Washington | 677-8321 |

**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