APPENDIX A.

MARKET ANALYSIS

Market Feasibility Report

SCHATZ BROWNFIELD OPPORTUNITY AREA (BOA)

June 2023

PREPARED FOR:

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May 12, 2023

To Whom It May Concern:

As requested, Camoin Associates has performed a market study for a proposed affordable housing project in the Schatz Brownfield Opportunity Area in Dutchess County, NY.

This market study has been prepared by Camoin Associates, a qualified and experienced real estate market analysis company. Camoin Associates is an independent company and has provided an objective market study. No principal or employee of Camoin Associates has any financial interest in the development for which this analysis has been undertaken.

The market study was conducted using standard practices and methodologies in accordance with the New York State Office of Finance and Development Capital Programs Manual. Data was collected and analyzed from both proprietary and public sources including Esri Business Analyst, CoStar, Lightcast, and the U.S. Census Bureau. This market analysis is based on available and current information and as such the conclusions are subject to change in the future.

Please do not hesitate to contact us with any questions or comments.

Respectfully submitted:

Daniel Stevens

Daniel Stevens, AICP
Director of Real Estate Development Services
Camoin Associates

CONTENTS

1. Executive Summary 4
2. Overview 8
3. Demographic and Economic Profile 25
4. Housing Supply 36
5. Rental market trends 40
6. Comparable Properties 49
7. Housing Demand Analysis 59
8. Summary of Interviews 70

Attachment A: Property Listings 72

Attachment B: Data Sources 79

1. EXECUTIVE SUMMARY

Camoin Associates conducted an economic and market data analysis of the Schatz Brownfield Opportunity Area (BOA), in Dutchess County, and the surrounding region. The purpose of this analysis was to determine the market feasibility of a proposed mixed-use redevelopment project. The market study examines the market viability of the project's affordable housing component in accordance with the requirements and elements identified in the New York State Office of Finance and Development Capital Programs Manual (September 2022).

SITE DESCRIPTION

The Project is proposed for the redevelopment of 60, 68-70 Fairview Avenue (the "Subject Property") on the boundary of the Town Poughkeepsie and the City of Poughkeepsie and includes the historic rehabilitation and adaptive reuse of existing structures along with new construction. The site includes two abandoned factory buildings that were operated by the Schatz Bearing Corporation, which will be redeveloped into affordable residential units. Throughout the report, "Poughkeepsie" refers to the combined City of Poughkeepsie and the surrounding Town of Poughkeepsie unless otherwise noted.

PROJECT SUMMARY

Additional construction of market-rate townhouse apartments is also planned for the development along with an ancillary commercial component measuring 10,000 sf to 15,000 sf.

The proposed multifamily development will consist of 282 residential units, a majority of which – 250 units – will be affordable units, with the remaining 32 being market-rate units.

At the time of this report, the precise unit mix for affordable units by area median income (AMI) level and unit size has not been finalized. The intention, however, is to provide housing at rental rates consistent with household incomes measuring 50%, 60%, 70%, and 110% of AMI. These affordable units are expected to average 853 square feet.

Unit Count

Beds	Count
1 Bed	165
2 Bed	85
Total	**250**

Source: Kearney Group and RUPCO

Note: Unit mix for market rate units is TBD.

Schatz Redevelopment Income Limits and Rental Rates

Percent of AMI	Bedroom Count	Income Limits	Rent/Month
50%	1 Bed	$41,650-$47,600	$925
50%	2 Bed	$53,550-$59,500	$1,107
60%	1 Bed	$49,980-$57,120	$1,149
60%	2 Bed	$64,260-$71,400	$1,375
70%	1 Bed	$58,310-$66,640	$1,372
70%	2 Bed	$74,970-$83,300	$1,643
110%	1 Bed	$91,630-$104,720	$2,041
110%	2 Bed	$117,810-$130,900	$2,586

Note: Rates based on 2023 AMI Levels

Source: Kearney Group/RUPCO/Camoin Associates

LOCATION ASSESSMENT

The Subject Property is considered to be very well located in the market area and favorable for strong market performance. The property is located adjacent to residential neighborhoods with immediate proximity to major transportation corridors, public transportation options, and major employers. The site is also walkable to many services and amenities in Poughkeepsie and the project is not anticipated to be automobile-dependent for future residents. Crime rates in the vicinity are below average and are not expected to adversely impact the project's feasibility.

DEMOGRAPHIC AND ECONOMIC TRENDS

There is a substantial population base in the immediate area and the Primary Market Area (PMA) of the Project of nearly 260,000 people or approximately 91,000 households. The median household income in Poughkeepsie and the Primary Market Area is below the state average and 29% of the population in the PMA earns below $35,000. The PMA has also a significant number of relatively low-wage jobs including 11,640 sales and related workers with median annual earnings under $34,000 per year (the second most common job type in the PMA) and 7,030 Healthcare support workers with median annual earnings of under $36,000 per year. Overall, the PMA has a concentration of relatively low-income households and workers providing a favorable context for new affordable housing in the market.

HOUSING SUPPLY

Housing values in Poughkeepsie and the PMA are relatively low compared to the County and state as a whole, which is driven in part by relatively lower-quality housing options. The local housing stock is relatively old with approximately one-quarter of units in Poughkeepsie being built in 1939 or earlier, substantially older than the housing stock in Dutchess County overall. The existing housing stock is also concentrated in single-family homes with 1- and 2-unit buildings accounting for approximately 71% of all units in the PMA. Overall, the existing housing supply is dated, presents evidence of quality issues, and has a relatively smaller number of multifamily units which indicates a favorable environment for new quality affordable multifamily rental units in the market.

MARKET TRENDS

The pace of affordable housing development in the PMA has lagged growth in market-rate rentals according to the real estate information provider CoStar with a growth rate of 3% (152 units) of affordable rental units over the past five years. This compares to a 12% gain (1,900 units) in market-rate rental units over the same timeframe. Vacancy rates among affordable units in the PMA are extremely low at approximately 1%, indicating an unhealthy market situation with unmet demand. The market rate vacancy rate, by comparison, is above 3%. Rental rates have risen over 22% since 2019 and the median market rental rate is approximately $1,800, which indicates that market-rate apartments are becoming further out of reach of many households and workers in the area.

MARKET COMPARABLES

An assessment of comparable properties in the PMA indicates that existing affordable housing properties are experiencing very strong demand and many currently have waitlists. Overall, a review of market comparables strongly indicates that the current supply of affordable units in the market is substantially mismatched with demand and that a new affordable housing property is likely to experience very strong levels of demand and leasing activity.

HOUSING DEMAND AND CAPTURE RATES

The housing demand analysis examined the household demand from income-qualified households, including currently cost burdened households in the PMA and future growth in households. The analysis found demand potential of 5,580 income-qualified households over five years within the PMA (an annual average of 1,116). With 250 proposed units, the overall capture rate for the project is anticipated to be 5.6%, which is considered reasonable and achievable in the market and is under the 20% capture rate threshold prescribed by state requirements.

Net Five-Year Demand and Schatz Redevelopment Project - 2022 to 2027

	One Bedroom Units	Two Bedroom Units	Total
Schatz Redevelopment	165	85	250
Five Year Incremental Demand	2,093	2,397	4,490
Schatz Redevelopment Capture Rate	**7.9%**	**3.5%**	**5.6%**

Source: Schatz Redevelopment Project/Camoin Associates

The unit mix of the project has not been finalized and therefore capture rates were not able to be calculated for each unit type by size and Area Median Income (AMI) bracket. However, based on the market demand, the maximum number of units by unit type was determined based on a maximum 20% capture rate for each unit type. As shown below, there is sufficient market potential for any mix of one- and two-bedroom apartments as part of the 250-unit development program.

Maximum Allowable Project Household Capture by AMI Bracket by Unit Size - 2022 to 2027

AMI Bracket	Studios	One Bedroom Units	Two Bedroom Units	Three or More Bedroom Units	Total
50% or Less	63	306	388	126	883
Up to 60%	11	49	40	5	105
Up to 70%	6	28	30	0	64
Up to 110%	8	35	21	0	64
Above 110%	10	44	23	0	77
Income Qualified Total	**88**	**418**	**479**	**131**	**1,116**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

ABSORPTION RATES

Based on the market research, analysis of comparable properties, and interviews conducted for the market study, it is expected that the project would experience relatively high absorption rates given the immense pent-up demand for quality affordable housing units in the PMA. Based on an estimated market achievable capture rate of 15%, it is projected that the Project will experience average absorption of approximately 8 units per month or 135 per year. The project would therefore achieve full lease-up at approximately 2.6 years. This absorption is likely conservative as it does not reflect any potential pre-leasing activity and because initial absorption upon completion will likely be higher given the presence of pent-up demand in the market.

Schatz Redevelopment Project - Income Qualified Rate of Absorption

	One Bedroom Units	Two Bedroom Units	Total
Five Year Incremental Demand	2,093	2,397	4,490
Annual Demand Growth	419	479	898
Absorption at 15% Capture Rate	63	72	135
Total Schatz Redevelopment Units	165	85	250
Number of Years to Full Occupancy	**2.6**	**1.2**	**2.6**

Source: Schatz Redevelopment Project/Camoin Associates

FEASIBILITY

Overall, an attractive location, strong market conditions, evidence of pent-up and unmet demand potential, market success of comparable projects, and other positive conditions indicate that the Project will perform very favorably in the market. Aside from macroeconomic threats such as the potential national recession, no significant weaknesses or threats to the viability and success of the project were identified.

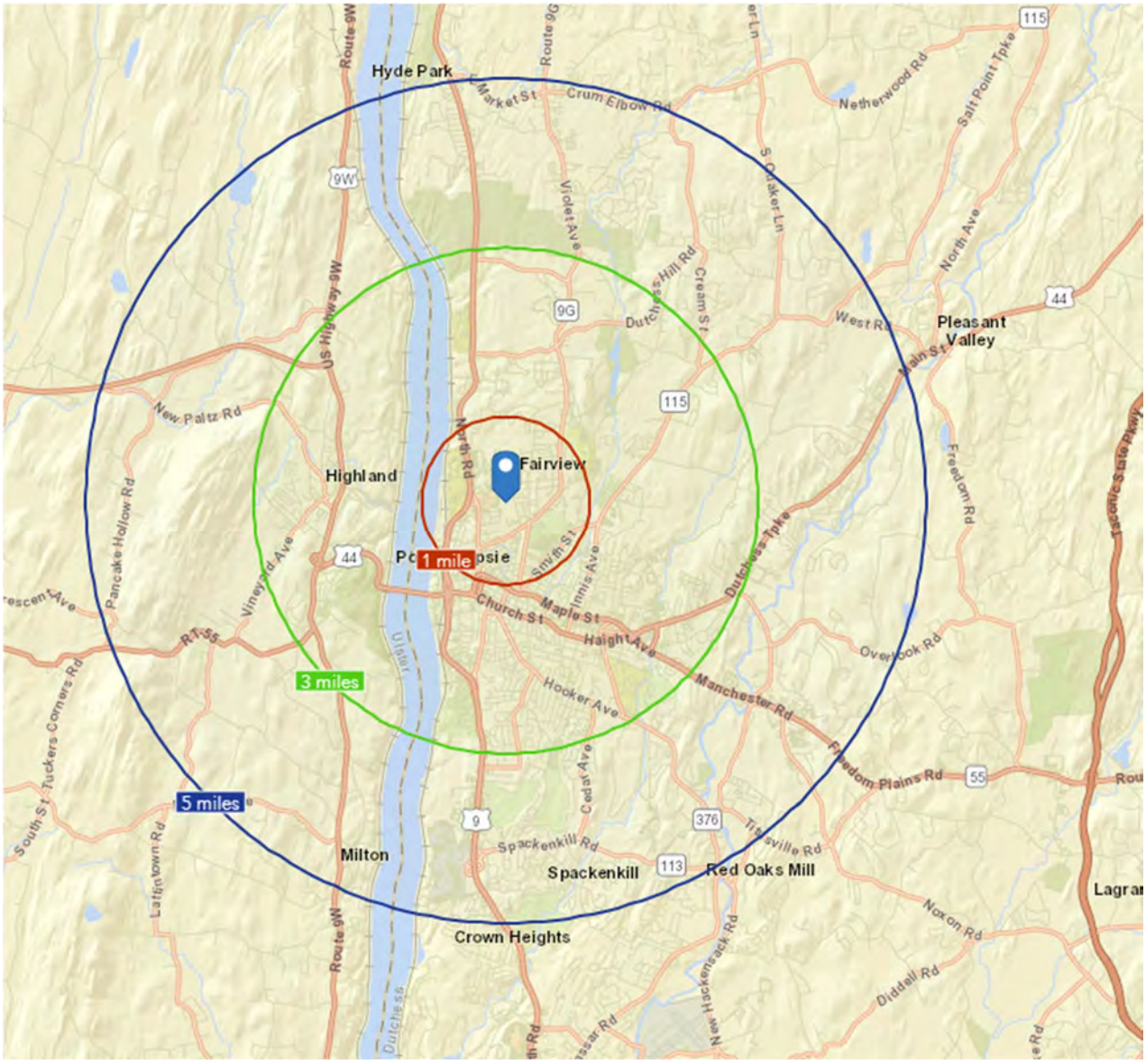
2. OVERVIEW

2.1 PROJECT DESCRIPTION

Project Location

The Project is proposed for two (2) parcels in the Town of Poughkeepsie formerly used by the Schatz Bearing Company. The Project site ("the Subject Property") consists of approximately 17.74 acres that would be redeveloped at full build-out. The site is located on the jurisdictional boundary between the Town of Poughkeepsie and the City of Poughkeepsie. The Property is flanked by residential neighborhoods.

Project Location Map



Project Site Overview

The Subject Property consists of the following parcels:

Project Area Parcels

Parcel ID	Address	Acres
6162-09-189635	68-70 Fairview Ave	11.18
6162-09-227572	60 Fairview Ave	6.56

Source: Dutchess County NY

The following map indicates the location of the Subject Property along Fairview Avenue.

Project Location

Parcel Map



Source: *Dutchess County, NY Parcel Access*

Development Program

The proposed development consists of rehabilitating existing structures as well as new construction. The development will consist of 282 units, split into 250 affordable units and 32 market-rate units. The affordable units will be available to households earning up to 50%, 60%, 70% and 110% of Dutchess County's Area Median Income (AMI). Additionally, 20% to 50% of apartments will be set aside for artists.

Between 10,000 and 15,000 square feet of commercial space, intended for both retail and restaurants, are included in the development. This redevelopment will be in addition to a 9,500 sf commercial structure on the Project Site that is anticipated to remain after development. The commercial component of the project is not assessed as part of this market study.

Proposed Development

Description	Proposed Development
Affordable/Mixed-Income Units	250 Units
Market-Rate Units	32 Units
Commercial (Retail and Restaurant)	10,000-15,000 SF
Existing Commercial on Premises	9,500 SF

Source: Kearney Group and RUPCO

Unit Mix

A total of 250 affordable units are planned with two-thirds of these, 165 of the units being 1-bedroom apartments. The remaining 85 units will be two-bedroom apartments. The unit mix for market rate units is still to be determined.

Unit Count

Beds	Count
1 Bed	165
2 Bed	85
Total	**250**

Source: Kearney Group and RUPCO

Note: Unit mix for market rate units is TBD.

Income Limits and Proposed Rents

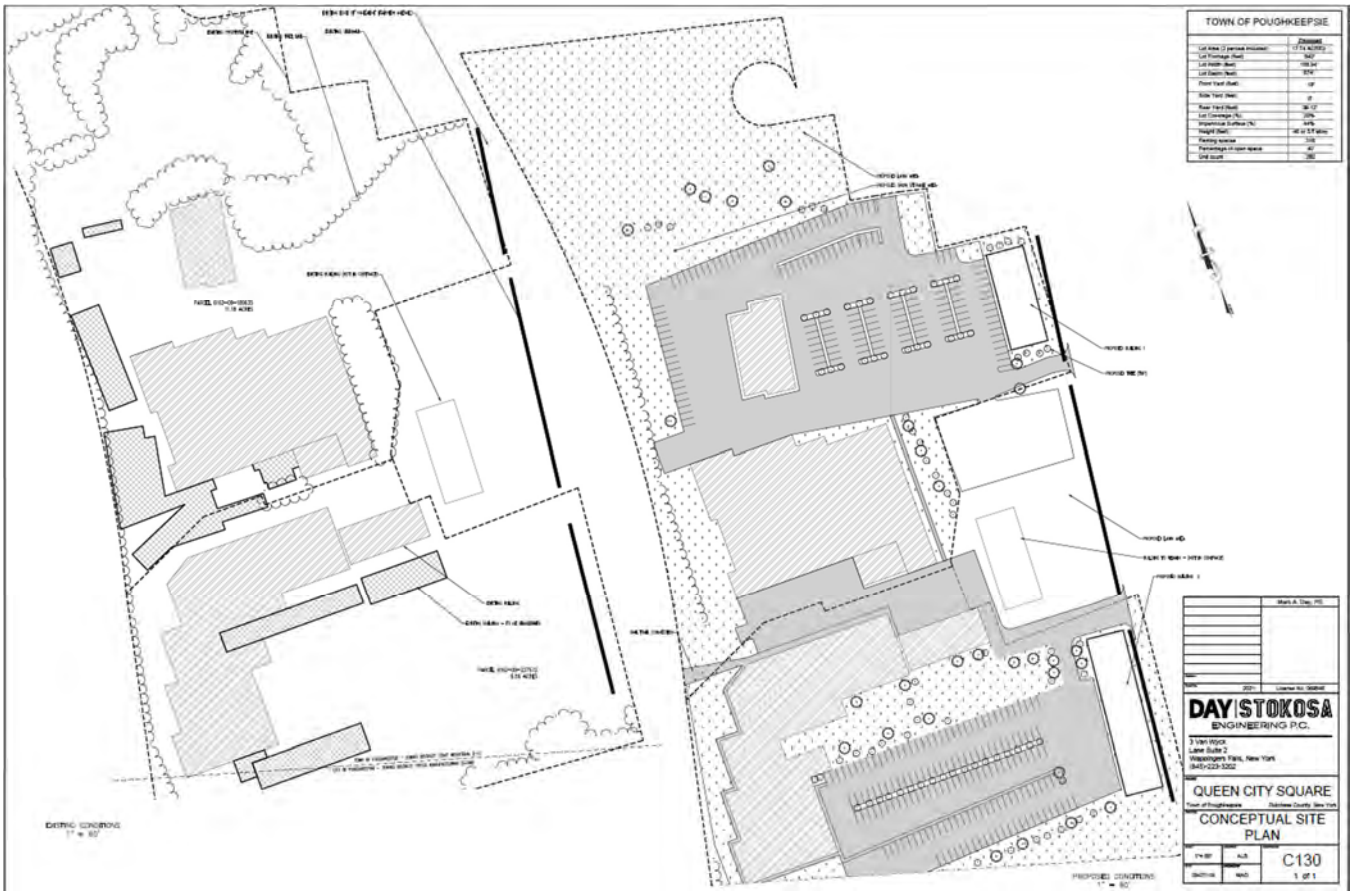
The affordable units will be available to households earning 50%, 60%, 70%, and 110% of the Area Median Income (AMI). Income limits and proposed rents are detailed in the table below.

Schatz Redevelopment Income Limits and Rental Rates based on 2022 AMI Levels

Percent of AMI	Bedroom Count	Income Limits	Rent/Month
50%	1 Bed	$39,350-$45,000	$874
50%	2 Bed	$50,600-$56,200	$1,047
60%	1 Bed	$47,220-$54,000	$1,086
60%	2 Bed	$60,720-$67,440	$1,298
70%	1 Bed	$55,090-$63,000	$1,296
70%	2 Bed	$70,840-$78,680	$1,551
110%	1 Bed	$86,570-$99,000	$1,302
110%	2 Bed	$111,320-$123,640	$1,558

Source: Kearney Group/RUPCO/Camoin Associates





Computer rendering and site layout of planned development

2.2 Locational Assessment

Regional Access

The Project Site is part of New York City's northernmost suburb within Dutchess County. The location of the site provides immediate proximity to a significant population base, major employment centers, and other services and amenities. Residents will benefit from several links to the New York Metro area and the BosWash Corridor with relatively easy access to two commuter train lines and Interstates 84 and 87.

Within a 60-minute drive from the sites are destinations such as Rockefeller Center, Times Square, Kingston, Danbury, CT, and Sussex, NJ.

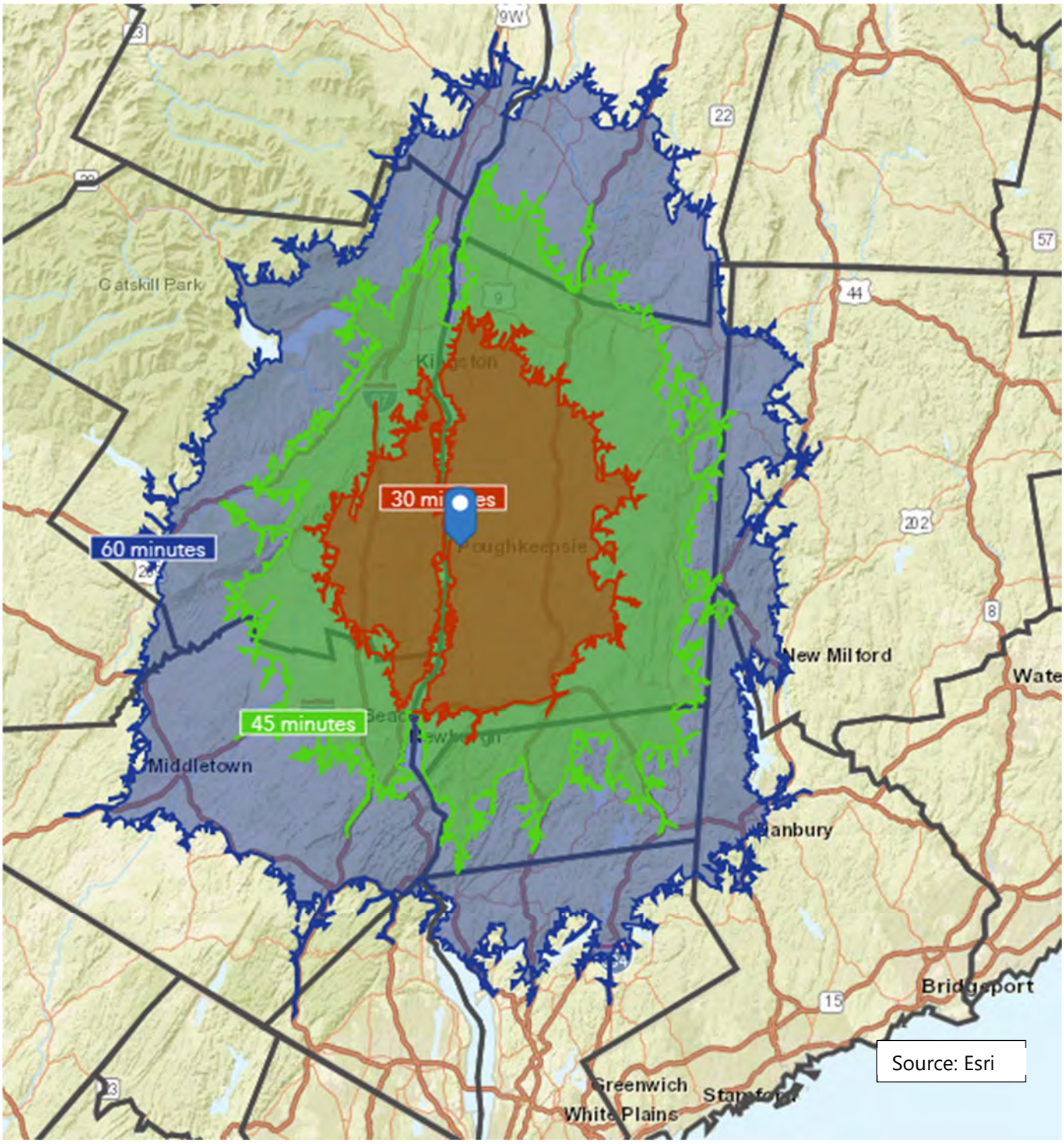
The total population within a 60-minute drive from the project site is over 1.1 million. This area also encompasses over 417,000 households. The table below details population and household figures at a 30-, 45-, and 60-minute driving radius of the project site.

Population and Drive Time from Site (2022)

Driving time from Site	Total Population	Total Households
30 Minutes	270,328	103,167
45 Minutes	535,275	204,543
60 Minutes	1,134,860	417,619

Source: Esri

The map on the following page details the geographical reach within 30-, 45-, and 60-minute drive times from the project site.



30-, 45-, and 60-minute drive times from the project site

Surrounding Land Uses

The Subject Property is located near Route 9, which provides north-south access to surrounding towns like Hyde Park, and Wappingers, as well as Routes 44 and 55, which provide East-West Access to surrounding areas like Highland, Arlington, LaGrange, and Pleasant Valley.

Surrounding land includes several types of uses, including medical facilities, residential neighborhoods, and commercial space.



Surrounding Land Uses – see next page for descriptions



1: North – Residential neighborhood. Source: Google Street View, September 2018



2: East – Residential neighborhood and a permanently-closed pizzeria. Source: Google Street View, October 2019



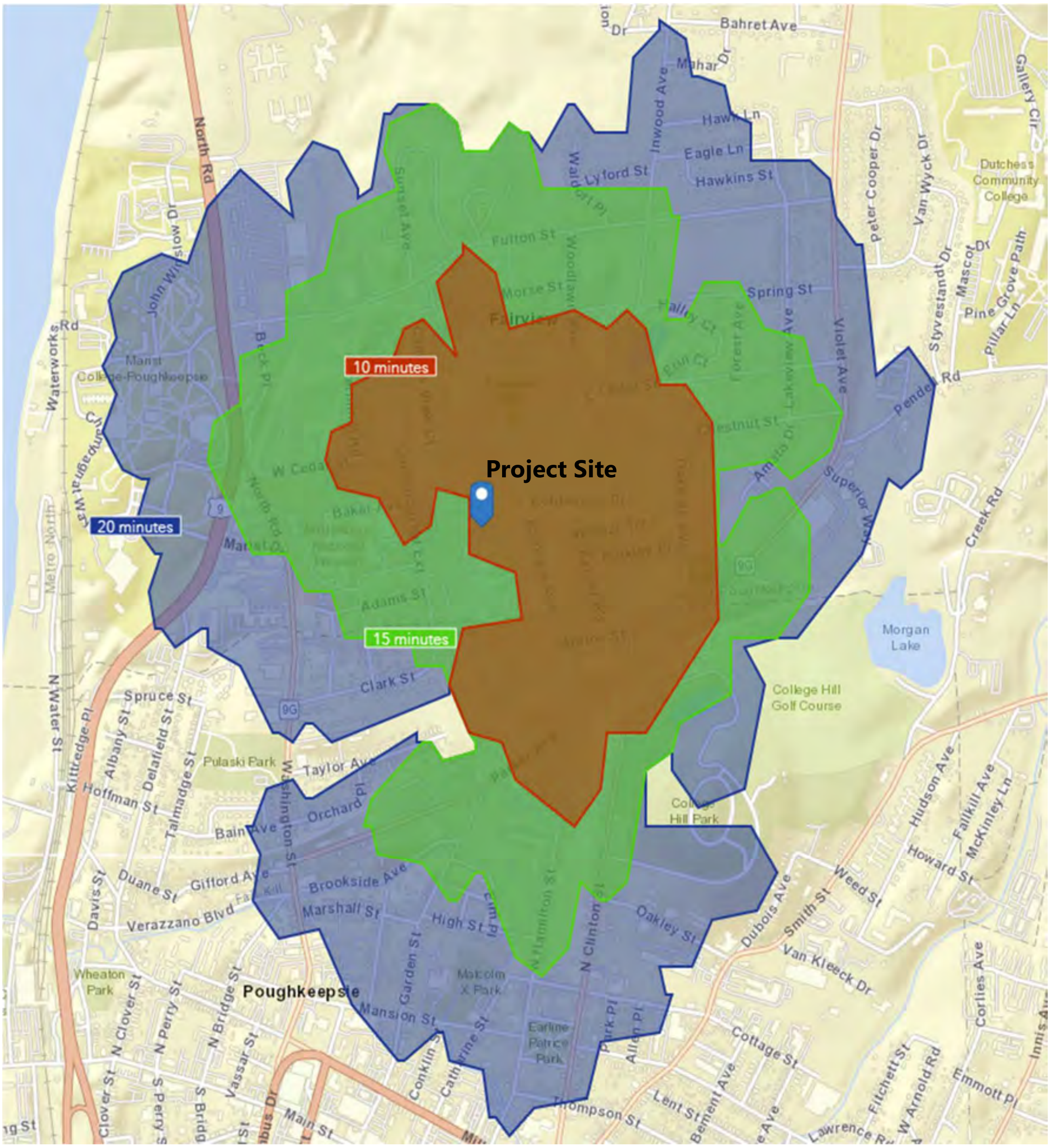
3: South – Residential neighborhood and a funeral home. Source: Google Street View, October 2019



4: West – Behind the Project Site: residential neighborhood and medical offices. Source: Google Street View, July 2018

Downtown Walkability from Project Site

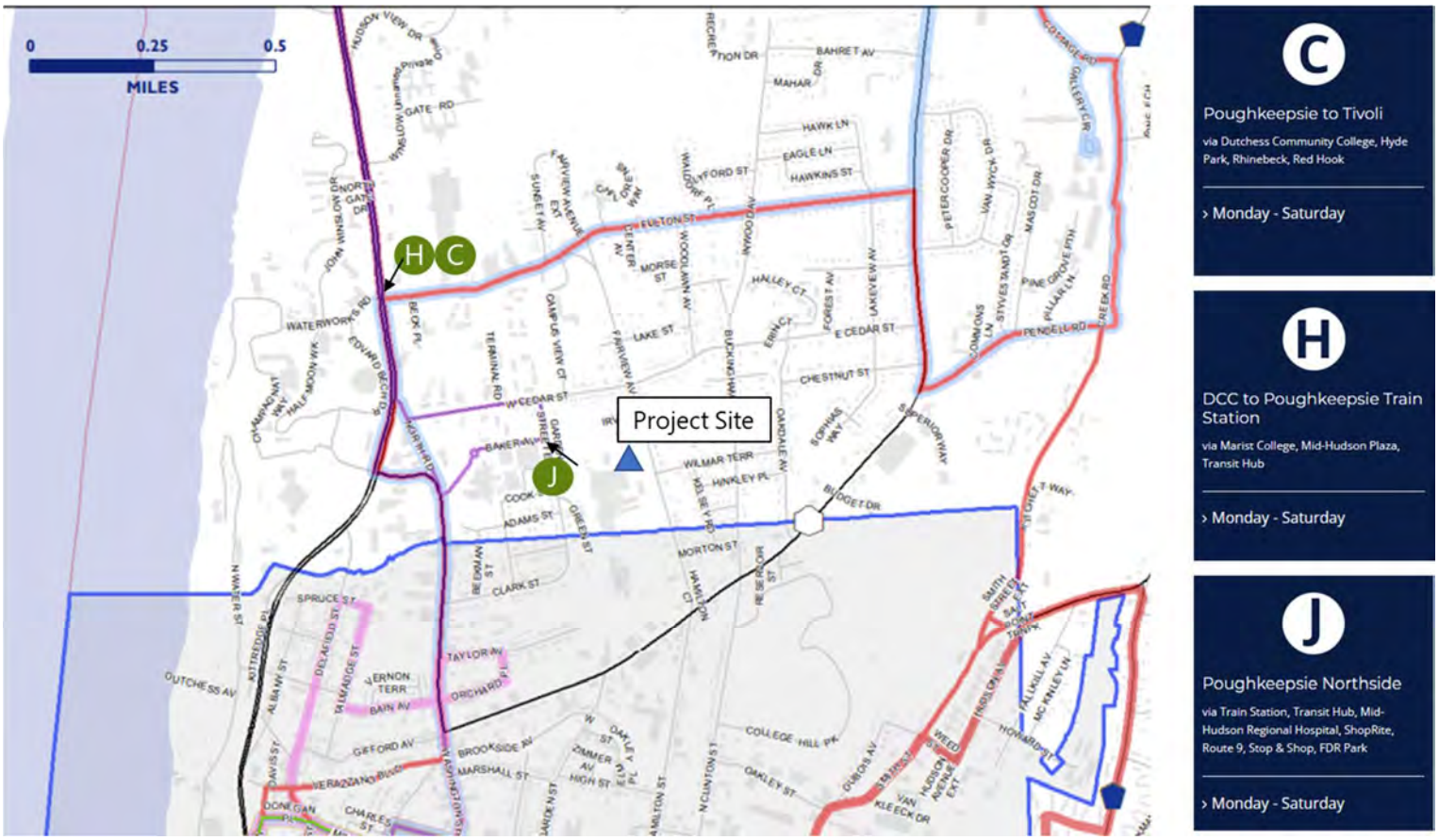
The Project Site's location near downtown will offer future residents the ability to access nearby Poughkeepsie assets by foot and via public transportation. Within a 10-minute walk from the project site are amenities such as the Marist College Campus and other various parks. A 15-minute walk provides access to MidHudson Regional Hospital and various restaurants and shops, and a 20-minute walk encompasses pharmacies, the outer reaches of Marist College Campus, and shopping at the Mid-Hudson Plaza.



Walking Distances from the Project Site

Additionally, the property is well-served by public transportation and is in the vicinity of three bus routes (C, H, and J) that are within reasonable walking distance. The bus stop for Route J, located at MidHudson Regional Hospital, is within a 10-minute walking distance, while the stops for Routes C and H are approximately 15 minutes away on foot.

Map: Public Transportation Availability (Bus Routes)

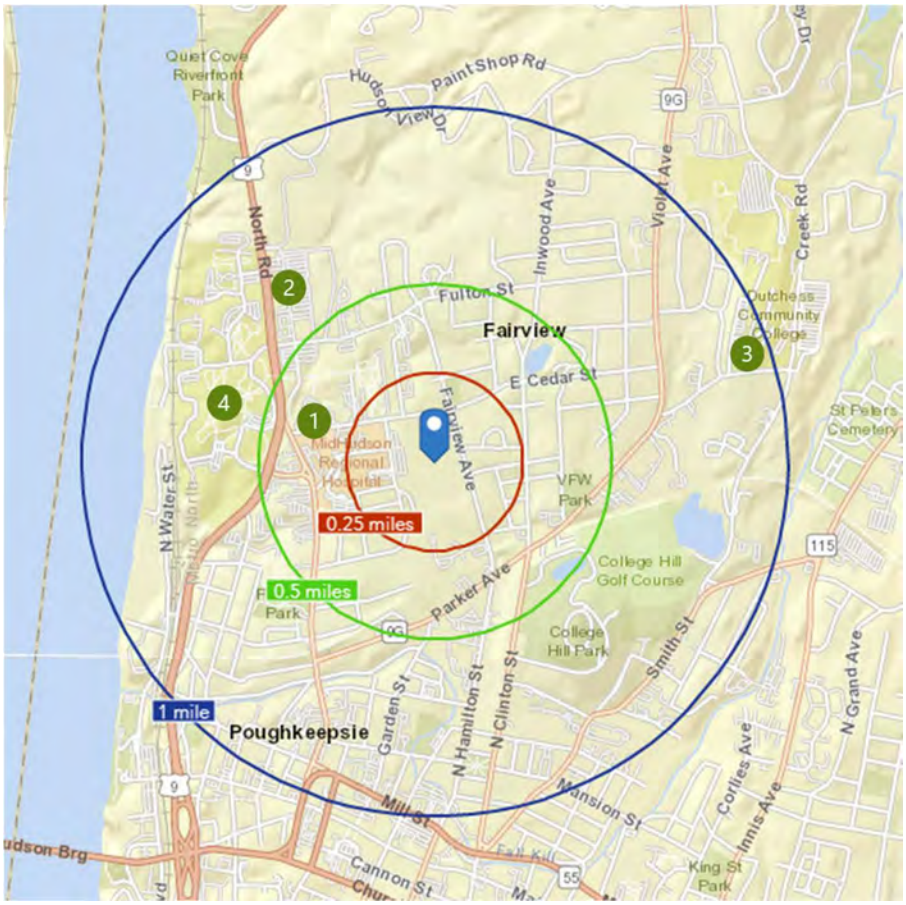


Source: Dutchess County Government

Local Area Assets and Amenities

The immediate area of the Subject Property has several notable assets and amenities as shown in the following table. This includes a major hospital, a shopping center, and notable educational institutions. MidHudson Regional Hospital and the local colleges may be sources of housing demand for the proposed apartments from employees and students. With Marist College, Vassar College, Dutchess Community College, and Bard College, there are a significant number of educational institutions that drive housing demand, both for students and faculty. Off-campus housing options, such as apartments, townhouses, and houses, are available but can oftentimes be too expensive for students. The student demand for off-campus housing adds to the already high demand for rental properties in the regional housing market.

Map: Local Area Assets and Amenities



Local Area Assets and Amenities

Map ID	Name	Approx. Distance	Description
1	MidHudson Regional Hospital	0.5 Miles	MidHudson Regional Hospital is a 243-bed hospital providing acute care services, including a Level II Trauma Center, Heart and Vascular Institute, and various other specialties.
2	Mid Hudson Plaza Shopping Center	1.1 Miles	MidHudson Plaza is a 235,000 SF shopping center offering access to retailers such as Home Depot and Ocean State Job Lot in addition to restaurants, barber shops, and more. Neighboring retailers include pharmacies, supermarkets, auto parts suppliers, fitness centers, coffee shops, and more.
3	Dutchess County Community College	1.4 Miles	Dutchess County Community College is a NY State Community College that enrolls over 8,600 students across over 50 academic programs. The College offers on-campus housing in the form of suites.
4	Marist College	1.5 Miles	Marist College is a private liberal arts college that enrolls about 6,500, with a student body primarily made up of traditional undergraduates. The college offers housing for over 3,300 undergraduates in corridor, suite, apartment, and townhouse residences.

Source: Google Maps

Crime Summary

Crime data collected by Esri Business Analyst utilizes information from the FBI Uniform Crime Report and demographic data from the U.S. Census and Applied Geographic Solutions (AGS). The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above-average risk of occurring compared to the US. Values below 100 indicate the area has a below-average risk of occurring compared to the U.S. The Crime Indexes provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft.

The crime index was examined for a 0.25, 0.5-mile and 1-mile radius from the Subject Property and compared to Poughkeepsie. The 2022 Total Crime Index for all radii is lower than the US with the highest total crime index for the area seen in the 1-mile radius. The Personal Crime Index shows mixed results depending on the radius. Within a 0.25-mile radius, the personal crime index measures 79. As the geography expands, this index then increases to a high of 148 in the 1-mile radius. Similar to the total crime index, property crime for all radii is below the U.S.

Overall, the 0.25-mile radius and 0.5-mile radius score below the U.S in crime indicators. These lower measures indicate a relatively low level of crime which will increase the redevelopment's attractiveness to potential residents.

Crime Summary

Site	0.25-Mile Radius	0.5-Mile Radius	1-Mile Radius	Poughkeepsie
2022 Total Crime Index	**84**	**72**	**96**	**75**
2022 Personal Crime Index	**79**	**82**	**148**	**102**
2022 Murder Index	99	101	173	100
2022 Rape Index	99	97	122	146
2022 Robbery Index	93	95	188	104
2022 Assault Index	71	74	137	93
2022 Property Crime Index	**84**	**70**	**87**	**71**
2022 Burglary Index	52	49	70	53
2022 Larceny Index	99	80	98	81
2022 Motor Vehicle Theft Index	35	31	41	29

Note: Green=Lower crime index compared to Poughkeepsie (combined City and Town)

Source: Esri

Project Marketability

The Schatz BOA redevelopment project is a highly marketable project, revitalizing a historic building and transforming it into a 250-unit affordable housing development. A unique feature of the project is its location. Poughkeepsie is a growing city with a vibrant downtown area, and the Schatz BOA redevelopment is situated in the heart of this area, making it easily accessible to prospective residents and visitors. The planned project includes several features that will prove attractive to prospective tenants:

- The ease of transportation makes this location highly desirable. The project is in a very walkable section of the town and is near a newly established rail trail. Additionally, the project is located near major highways, public transportation, and other amenities, adding convenience for residents and visitors.
- The project's focus on sustainability and environmental responsibility is also likely to appeal to potential tenants that are environmentally conscious.
- The inclusion of affordable units targeted at individuals and families earning under 110% of AMI will contribute much-needed supply of affordable housing options within the community.
- Students and young professionals looking for quality and affordable housing will also be drawn to the redevelopment. The redevelopment will be able to tap into the off-campus housing market created by the several institutions of higher learning located in the region.
- Poughkeepsie is a net importer of workers. This redevelopment will be marketable to those commuters that are seeking affordable housing closer to work. This will create more live, work, and play opportunities for prospective residents.
- Planned amenities include an onsite management office and superintendent, a commercial plaza, open space and seating areas, a connection to the Northside Line Trail, onsite laundry facilities, common rooms, indoor and outdoor bike storage, and a rooftop terrace.

The Schatz BOA redevelopment project will feature several elements that make it a highly desirable property. Its location, commitment to sustainability, and affordable units are likely to appeal to a broad range of tenants and can help to make the development a vibrant and thriving part of Poughkeepsie.

2.3 PRIMARY MARKET AREA

The PMA is the geographic area "from which a property is expected to draw the majority of its tenants" as defined by the New York State Office of Finance and Development and as presented in the Capital Programs Manual Underwriting Standards (Section 5.07 of the Capital Programs Manual). The market analysis must clearly identify boundaries and provide a clear explanation of the basis for the boundaries. Applicants are strongly encouraged to use entire census tracts or block groups in defining the PMA. As such, Camoin Associates has used census tracts as the "building blocks" of the PMA.

Camoin Associates considered the following in delineating the PMA boundaries:

1. Location of Residence for Local Workers: the census tracts where those employed in the City and Town of Poughkeepsie currently live. Commuting patterns are a strong indicator of live/work patterns and indicate typical patterns in the area of the Subject Property.

2. Location of Work for Local Residents: Similarly, the census tracts where local residents (Town and City of Poughkeepsie) work were also examined. The tracts indicate the typical commuting distance range and destinations for those living locally.

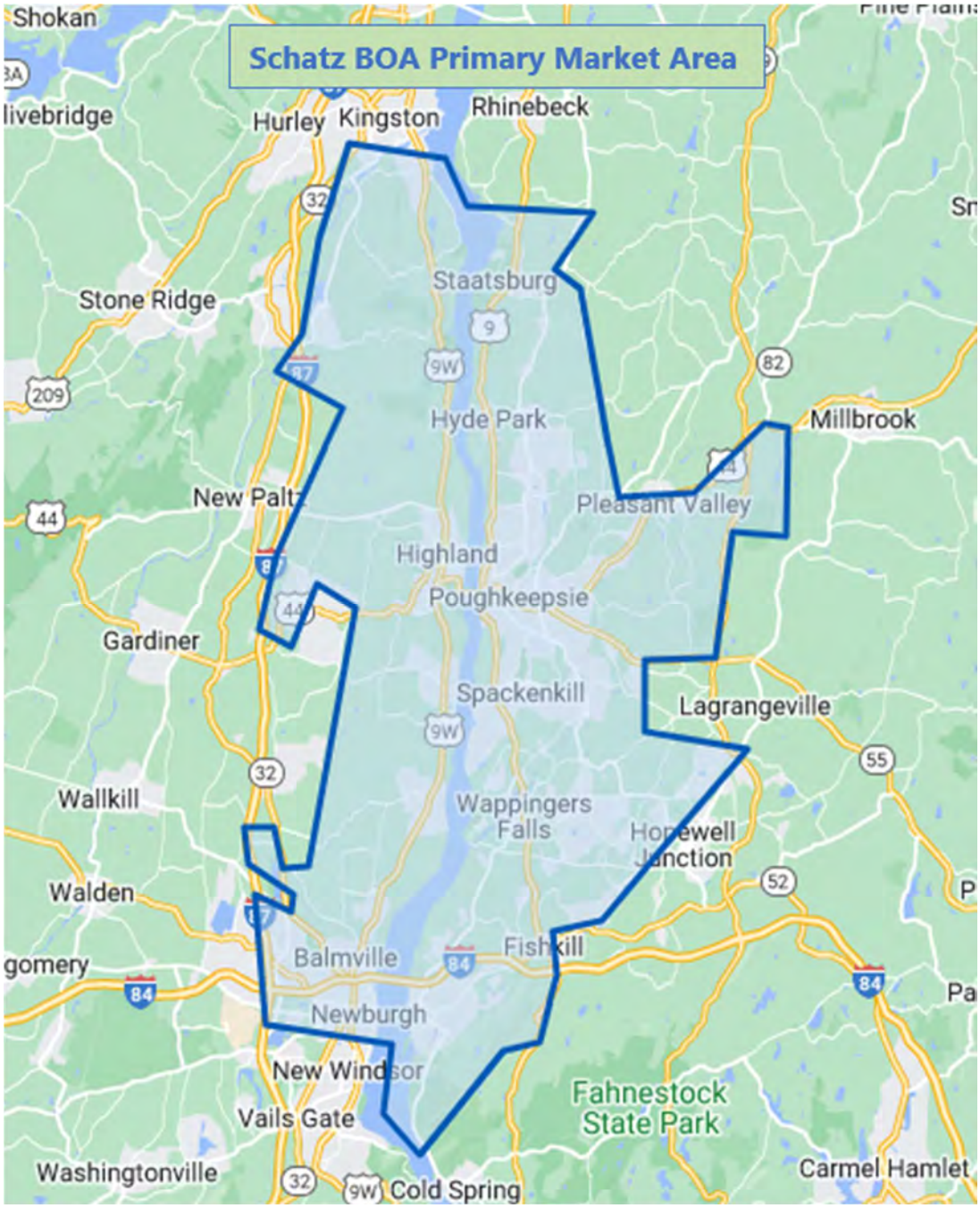
3. Commuting Patterns of Low-Income Workers: to better understand the PMA in the context of the proposed affordable housing project, the commuting patterns of low-income workers were examined (those earning $1,250 or less per month).

4. Median Household Income: The median household income of surrounding census tracts was also examined as relatively lower-income census tracts will have residents that are more likely to occupy an affordable housing unit compared to census tracts with relatively high-income households

5. Median Home Value: Similarly, census tracts with lower housing values are more likely to have residents that will occupy an affordable housing unit at the Subject Property.

6. Drive Time Distances: The radius of several drive time distances from the Subject Property were mapped to help calibrate and adjust the PMA boundaries.

The resulting proposed PMA consists of 64 census tracts surrounding the Subject Property. The map on the following page shows its boundaries and the census tracts that are included.


Schatz BOA Primary Market Area
Shokan
Hurley
Kingston
Rhinebeck
Stone Ridge
Staatsburg
Hyde Park
Millbrook
New Paltz
Pleasant Valley
Highland
Poughkeepsie
Gardiner
Spackenkill
Lagrangeville
Wallkill
Wappingers Falls
Walden
Balmville
Fishkill
Newburgh
New Windsor
Vails Gate
Fahnestock State Park
Washingtonville
Cold Spring
Carmel Hamlet

3. DEMOGRAPHIC AND ECONOMIC PROFILE

3.1 DEMOGRAPHIC TRENDS

DEMOGRAPHIC SUMMARY

- The combined Town & City of Poughkeepsie have a population of about 76,500 across 29,000 households. Together, their population grew by 1.3% from 2010-2020, outpacing Dutchess County and the State of New York, but just below the Primary Market Area. Poughkeepsie's (combined city and town) population is projected to grow by 0.2% in the five years from 2022-2027.
- Poughkeepsie (combined city and town) has a median age of 37.0 years, compared to 39.5 in the PMA, 42.3 in Dutchess County, and 29.6 in the State.
- From 2010-2020 Poughkeepsie (combined city and town) gained 1,320 households, representing 4.8% growth. Over the next five years, projected growth of 1.0% is expected to add another 288 households.
- Households have an average size of 2.4 people in Poughkeepsie (combined city and town), down slightly from 20.5 in 2010.

Demographic Summary

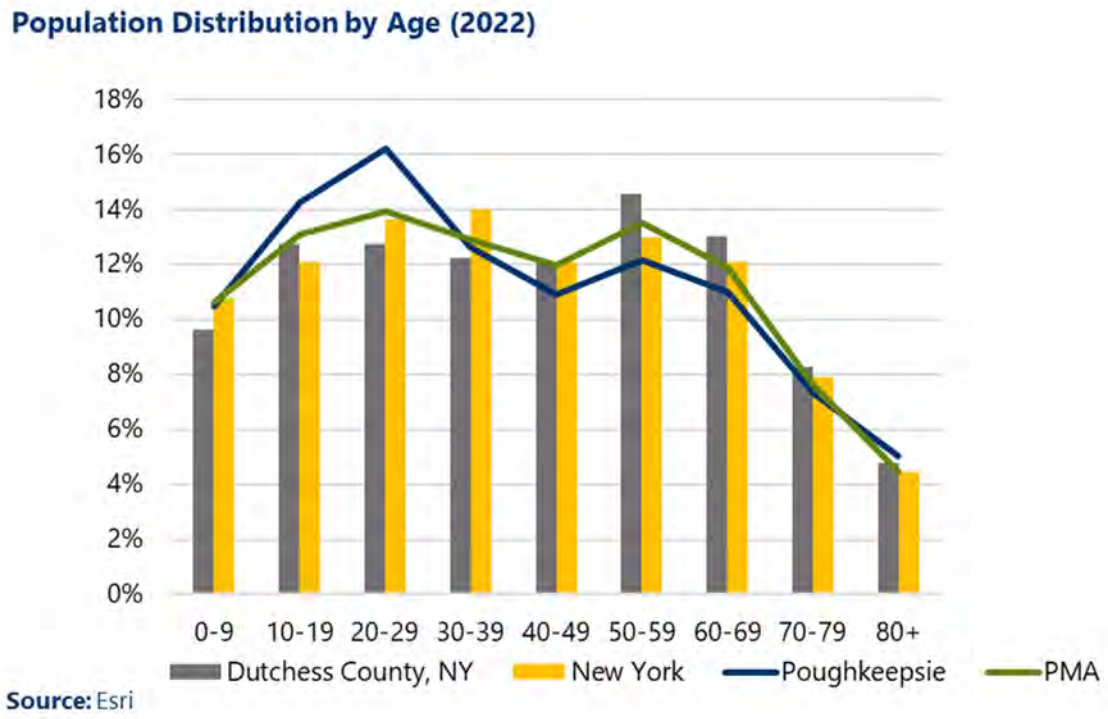
	Poughkeepsie	Primary Market Area	Dutchess County	New York
Total Population				
2010 Population	76,077	252,742	297,488	19,378,102
2020 Population	77,048	257,379	295,911	20,201,249
2022 Population	76,489	255,468	293,108	20,154,573
2027 Population	76,619	255,838	292,373	19,778,809
2010-2020 % Change	1.3%	1.8%	-0.5%	4.2%
2022-2027 Projected % Change	0.2%	0.1%	-0.3%	-1.9%
Median Age				
2010 Median Age	34.7	37.6	40.2	37.9
2022 Median Age	37.0	39.5	42.3	39.6
2027 Median Age	37.9	40.1	42.6	40.7
Total Households				
2010 Households	27,676	90,944	107,965	7,317,755
2020 Households	28,996	96,299	111,927	7,715,172
2022 Households	29,031	96,100	111,363	7,717,376
2027 Households	29,319	96,887	111,948	7,623,810
2010-2020 % Change	4.8%	5.9%	3.7%	5.4%
2022-2027 Projected % Change	1.0%	0.8%	0.5%	-1.2%
Average Household Size				
2010 Average Household Size	2.48	2.60	2.57	2.57
2020 Average Household Size	2.43	2.51	2.49	2.54
2022 Average Household Size	2.41	2.50	2.48	2.53
2027 Average Household Size	2.39	2.48	2.46	2.51
2010-2020 % Change	-2.0%	-3.5%	-3.1%	-1.2%
2022-2027 Projected % Change	-0.8%	-0.8%	-0.8%	-0.8%

Source: Esri

Age Distribution

With a median age of 37.0 years, the Poughkeepsie population registers significantly younger than the PMA, Dutchess County, and New York.

- With respect to the counties, this differential is driven in part by Poughkeepsie's notably higher proportion of residents aged 10-19 and 20-29 years old as compared to the PMA surrounding regions. Overall, 41% of Poughkeepsie's population is under 30 years old, compared to 38% in the PMA, 35% in Dutchess County, and 37% in New York.
- That said, Poughkeepsie has a relatively similar share of its population aged 70+, though it lags in population aged 40-69.



Source: Esri

Median Age

Year	Poughkeepsie	PMA	Dutchess County	New York
2010	34.7	37.6	40.2	37.9
2022	37.0	39.5	42.3	39.6
2027 (projected)	37.9	40.1	42.6	40.7

Source: Esri

HOUSEHOLDS INCOME

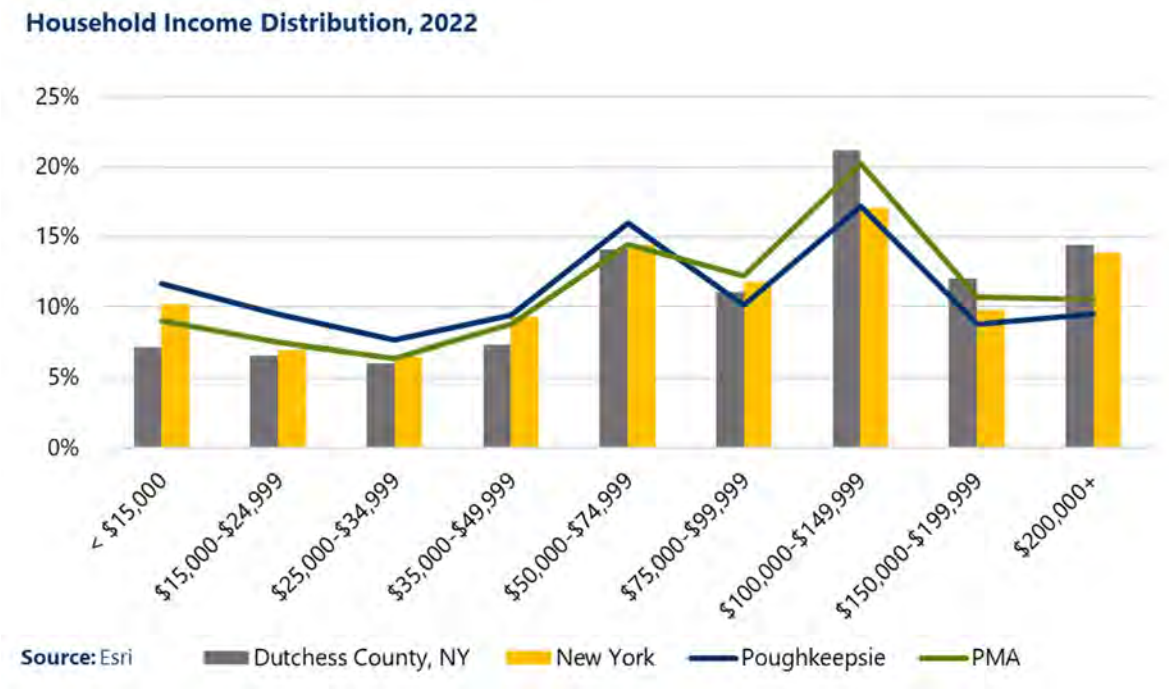
Incomes for Poughkeepsie residents fall notably below those at the state and county levels. Key findings related to incomes include:

- Annual median household income in the State of New York measures $79,320. In Poughkeepsie, however, income levels fall about $13,000 shy of that pace, registering at only 84% of the state mark.
- Through the middle incomes, Poughkeepsie and the surrounding geographies show similar shares. For Poughkeepsie, 26% of households see income in the $50,000 to $100,000 range, similar to the PMA (27%) and State (26%).
- At the lower end, however, the disparity becomes apparent, as 29% of the population has incomes below $35,000. For the PMA, this share is 23%, compared to 20% in the County and 24% in the State.
- Conversely, almost a quarter of New York State households (24%) earn $150,000, but for Poughkeepsie households, only 18% earn at this level.

Income

	Poughkeepsie	PMA	Dutchess County	New York
2022 Per Capita Income	$38,032	$41,401	$47,364	$45,962
2027 Per Capita Income	$45,243	$48,757	$55,964	$54,263
2022 Median Household Income	$66,421	$81,436	$93,518	$79,320
2027 Median Household Income	$81,928	$97,835	$108,706	$95,104
Change in Median HH Income, Projected	23.3%	20.1%	16.2%	19.9%

Source: Esri, Camoin Associates



HOUSING TENURE

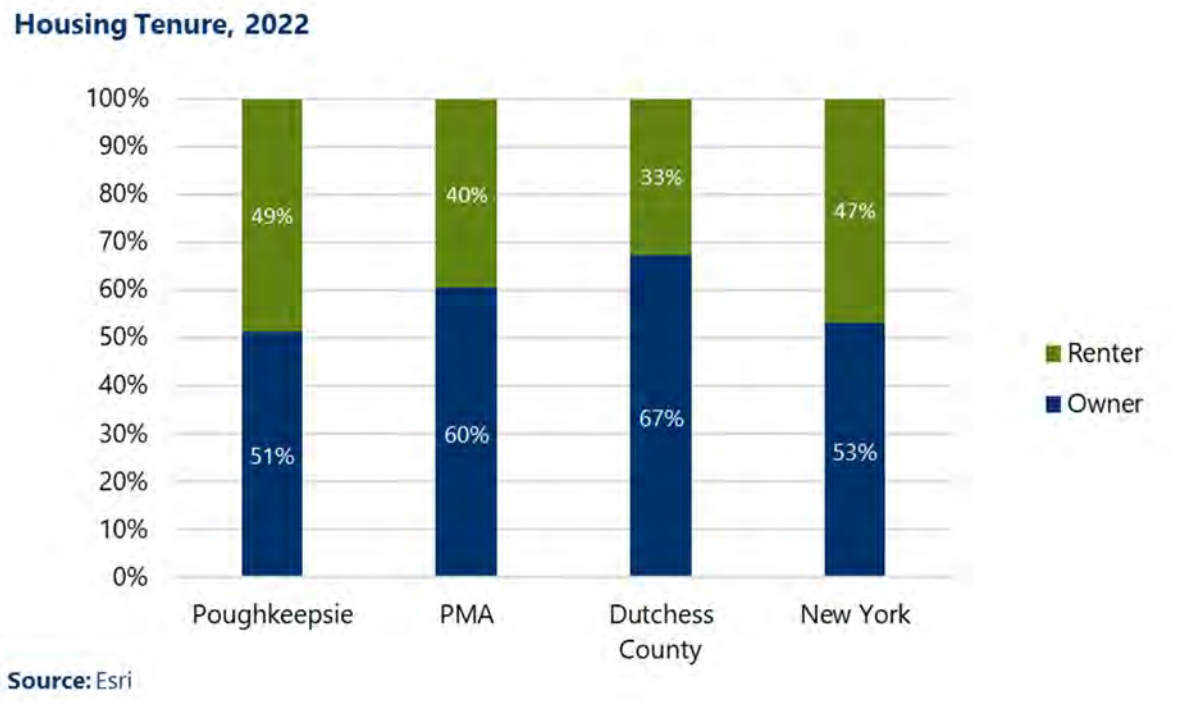
Poughkeepsie shows a notably higher concentration of rental housing compared to the PMA and Dutchess County.

- Approximately half of housing units are rentals, compared to 40% in the PMA and 33% in Dutchess County in 2022. Poughkeepsie more closely represents the overall renter share in the State (47%).
- The share of households who rent their property increased in Poughkeepsie, the PMA, and Dutchess County between 2010-2022. This trend is expected to reverse between 2022-2027.

Housing Tenure

	2010		2022		2027	
	Owner	Renter	Owner	Renter	Owner	Renter
Poughkeepsie	15,229	12,447	14,889	14,142	15,129	14,190
	55%	45%	51%	49%	52%	48%
PMA	57,084	33,860	58,055	38,045	58,869	38,018
	63%	37%	60%	40%	61%	39%
Dutchess County	75,068	32,897	75,077	36,286	75,916	36,032
	70%	30%	67%	33%	68%	32%
New York	3,897,837	3,419,918	4,102,601	3,614,775	4,100,450	3,523,360
	53%	47%	53%	47%	54%	46%

Source: Esri, Camoin Associates



Source: Esri

3.2 ECONOMIC TRENDS

The unemployment rate for Poughkeepsie has declined steadily since the peak of the COVID-19 pandemic in the spring of 2020. In August 2022, the unemployment rate in Poughkeepsie was 3.5%, down from a high of 8.4% in 2020. This suggests that the local economy recovered from the pandemic-induced recession by recording unemployment rates that are lower than the pre-pandemic years.

Another positive trend is the growth of the Health Care sector which is the largest job sector in the PMA. The PMA experienced a significant increase in healthcare-related employment. This is due in part to the growth of healthcare facilities in the area, including the expansion of the key medical facilities in Poughkeepsie. Additionally, the Accommodation & Food Services and Educational Services sectors have also shown significant growth from 2012 to 2022. These two sectors combined have added 3,637 jobs over that period.

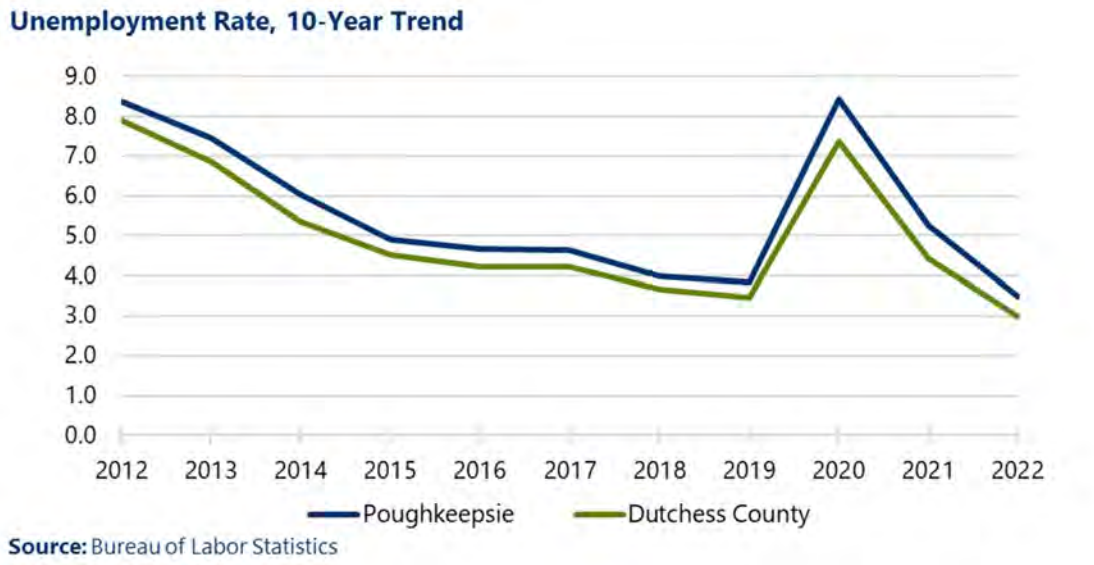
However, one of the largest job sectors in the PMA did decline. The retail sector lost -1,012 jobs from 2012 to 2022. This can be attributed to the pandemic, the rise of e-commerce, and changing consumer habits.

Overall, the PMA has experienced mixed economic trends as some industries have shown strong growth from 2012 to 2022, while others have experienced job loss and decline.

EMPLOYMENT SUMMARY

After the 2020 pandemic-driven surge in job losses, unemployment in Poughkeepsie and Dutchess County has returned to 2019 rates.

- Poughkeepsie's unemployment rate has consistently remained slightly higher than Dutchess County's unemployment rate in the last decade (see next page). In 2022, Poughkeepsie's unemployment rate was 3.5%, down from 5.3% the year before and the lowest rate during the last decade.



Source: Bureau of Labor Statistics

The combined City & Town of Poughkeepsie represent about 24% of Dutchess County's employment and together they registered 34,141 jobs in 2022 – just slightly under pre-pandemic employment levels.

- On par with regional and national trends, Poughkeepsie's labor force has struggled to return to pre-pandemic levels. Its labor force was 2.5% smaller in 2022 than it was in 2019. The pattern is similar in Dutchess County, has seen a decline of -2.6%.

Labor Force Trends

	Poughkeepsie			Dutchess County		
Year	Labor Force	Employment	Unemployment Rate	Labor Force	Employment	Unemployment Rate
2012	35,943	32,929	8.4	146,160	134,622	7.9
2013	35,721	33,058	7.5	145,403	135,453	6.9
2014	34,890	32,788	6.0	142,064	134,432	5.4
2015	34,964	33,245	4.9	142,997	136,526	4.5
2016	34,990	33,356	4.7	143,108	137,045	4.2
2017	35,761	34,104	4.6	145,985	139,767	4.2
2018	35,927	34,496	4.0	146,721	141,342	3.7
2019	36,280	34,888	3.8	148,184	143,053	3.5
2020	35,652	32,657	8.4	144,551	133,963	7.4
2021	34,973	33,134	5.3	142,246	135,918	4.4
2022	35,375	34,141	3.5	144,347	140,050	3.0

Source: US Bureau of Labor Statistics

INDUSTRY BREAKDOWN

Total employment stands at 107,000 jobs in the PMA after posting an overall 4% increase over the past decade.

- Health Care and Social Assistance is the largest sector of the PMA's economy, with almost 20,000 jobs in 2022. Other major industries are Retail Trade, with about 15,500 jobs, and Accommodation and Food Services, with 10,300 jobs.
- The industry that grew the fastest in the decade from 2012-2020 was Educational Services, adding almost 2,000 jobs, an increase of 26%. Accommodation and Food Services came in close second, adding almost 1,700 jobs (up 19%).
- Other industries have seen significant declines during the same time period. Manufacturing saw the most job loss, declining by 1,800 jobs, trailed by Government (-1,422 jobs) and Retail Trade (-1,012 jobs).

10-Year Industry Trends (PMA)

NAICS	Description	2012 Jobs	2022 Jobs	2012 - 2022 Change	2012 - 2022 % Change
62	Health Care and Social Assistance	19,085	19,915	830	4%
44	Retail Trade	16,559	15,548	(1,012)	(6%)
72	Accommodation and Food Services	8,641	10,309	1,668	19%
61	Educational Services	7,529	9,498	1,969	26%
90	Government	10,578	9,157	(1,422)	(13%)
31	Manufacturing	8,901	7,080	(1,821)	(20%)
56	Administrative and Support and Waste Management and Remediation Services	5,519	6,569	1,050	19%
23	Construction	4,645	5,723	1,078	23%
48	Transportation and Warehousing	3,364	4,711	1,347	40%
42	Wholesale Trade	3,618	3,635	17	0%
54	Professional, Scientific, and Technical Services	3,214	3,419	205	6%
52	Finance and Insurance	2,750	2,716	(35)	(1%)
81	Other Services (except Public Administration)	2,781	2,605	(176)	(6%)
53	Real Estate and Rental and Leasing	1,516	1,583	68	4%
71	Arts, Entertainment, and Recreation	1,723	1,539	(184)	(11%)
51	Information	1,112	923	(190)	(17%)
22	Utilities	627	807	180	29%
11	Agriculture, Forestry, Fishing and Hunting	658	642	(16)	(2%)
55	Management of Companies and Enterprises	326	370	45	14%
99	Unclassified Industry	123	238	115	93%
21	Mining, Quarrying, and Oil and Gas Extraction	143	183	41	28%
	Total	**103,412**	**107,171**	**3,758**	**4%**

Source: Lightcast

INDUSTRY BREAKDOWN (REGIONAL COMPARISON)

Contrary to the PMA, total employment in Dutchess County has seen a slight decline over the past decade after the net loss of 1,600 jobs since 2012.

- Similar to the PMA, Dutchess County's largest industry was Health Care and Social Assistance, with over 19,000 jobs in 2022. Its other major industries were Government, Retail Trade, and Educational Services.
- Dutchess County's fastest-growing industry from 2012-2022 was Educational Services, growing by 2,469 jobs.
- Other major industries saw significant decline. As in the PMA, Manufacturing saw significant job loss, losing 3,633 jobs throughout the decade. Government lost 2,832 during the time period.

10-Year Industry Trends (Dutchess County)

NAICS	Description	2012 Jobs	2022 Jobs	2012 - 2022 Change	2012 - 2022 % Change
62	Health Care and Social Assistance	18,859	19,131	272	1%
90	Government	21,580	18,748	(2,832)	(13%)
44	Retail Trade	14,097	13,558	(539)	(4%)
61	Educational Services	10,421	12,890	2,469	24%
72	Accommodation and Food Services	8,302	9,809	1,507	18%
31	Manufacturing	10,597	6,964	(3,633)	(34%)
23	Construction	5,760	6,387	627	11%
56	Administrative and Support and Waste Management and Remediation Services	5,235	5,238	2	0%
81	Other Services (except Public Administration)	5,140	4,928	(212)	(4%)
48	Transportation and Warehousing	2,989	3,932	943	32%
54	Professional, Scientific, and Technical Services	3,597	3,457	(140)	(4%)
52	Finance and Insurance	2,967	2,844	(124)	(4%)
42	Wholesale Trade	1,983	1,783	(200)	(10%)
71	Arts, Entertainment, and Recreation	2,096	1,689	(407)	(19%)
53	Real Estate and Rental and Leasing	1,623	1,622	(1)	(0%)
11	Agriculture, Forestry, Fishing and Hunting	1,082	1,387	306	28%
51	Information	1,447	1,166	(281)	(19%)
55	Management of Companies and Enterprises	966	1,105	139	14%
22	Utilities	572	761	189	33%
99	Unclassified Industry	303	525	222	73%
21	Mining, Quarrying, and Oil and Gas Extraction	196	261	65	33%
	Total	**119,812**	**118,185**	**(1,627)**	**(1%)**

Source: Lightcast

MAJOR EMPLOYERS

Dutchess County, NY has a diverse range of employers across different industries. Some of the major employers in the county include:

- **IBM** - The global technology company has a significant presence in Dutchess County with its Poughkeepsie location being one of the largest IBM facilities in the world.
- **Health Quest Systems** - A healthcare system with several hospitals and medical facilities in the region, including Northern Dutchess Hospital, Vassar Brothers Medical Center, and Putnam Hospital Center.
- **Dutchess County Government** - The county government is one of the largest employers in the area, providing a range of services to residents including law enforcement, public transportation, and public works.
- **Marist College** - A private liberal arts college in Poughkeepsie, NY with a student population of over 6,000.
- **Central Hudson Gas & Electric Corp** - A regulated utility company providing natural gas and electricity to residents and businesses in Dutchess County and surrounding areas.
- **Gap Inc.** - The clothing retailer has a large distribution center in Fishkill, NY which employs hundreds of workers.
- **MidHudson Regional Hospital** - A member of the Westchester Medical Center Health Network, providing healthcare services to the community.
- **Arlington Central School District** - The second-largest school district in Dutchess County, serving over 8,000 students in the area.

ANNUAL EARNINGS

Overall, wages tend to be slightly higher in Poughkeepsie than in the PMA.

- Office and Administrative Support Occupations makes up the largest group of Poughkeepsie jobs, with median annual earnings of just over $44,000.
- Several occupations with relatively high annual earnings are present in Poughkeepsie and the PMA. Educational Instruction and Library Occupations account for over 4,000 jobs in Poughkeepsie, with earnings over $76,000. Similarly, Healthcare Practitioners and Technical Occupations represent almost 4,000 jobs in Poughkeepsie and over 7,000 jobs in the PMA, with median annual earnings over $90,000. Additionally, Management Occupations, the highest-earning industry, accounts for over 2,700 jobs in Poughkeepsie and 6,400 in the PMA.

Occupations & Annual Earnings

Description	Poughkeepsie		PMA	
	2022 Jobs	Median Annual Earnings	2022 Jobs	Median Annual Earnings
Office and Administrative Support Occupations	5,516	$44,070	12,770	$43,747
Sales and Related Occupations	4,503	$34,183	11,640	$33,606
Educational Instruction and Library Occupations	4,261	$76,294	7,600	$71,574
Healthcare Practitioners and Technical Occupations	3,875	$97,407	7,252	$92,478
Healthcare Support Occupations	3,543	$37,497	7,030	$35,321
Food Preparation and Serving Related Occupations	3,275	$29,268	9,249	$29,301
Transportation and Material Moving Occupations	2,990	$39,504	9,183	$39,509
Management Occupations	2,754	$133,085	6,390	$124,272
Business and Financial Operations Occupations	2,521	$82,365	5,562	$81,754
Production Occupations	1,750	$39,681	3,767	$38,389
Installation, Maintenance, and Repair Occupations	1,676	$54,103	4,470	$52,450
Building and Grounds Cleaning and Maintenance Occupations	1,516	$35,307	4,132	$35,569
Construction and Extraction Occupations	1,407	$58,959	4,586	$56,892
Computer and Mathematical Occupations	1,311	$99,620	2,348	$97,311
Community and Social Service Occupations	930	$54,643	1,968	$54,460
Personal Care and Service Occupations	829	$32,465	2,109	$30,782
Arts, Design, Entertainment, Sports, and Media Occupations	660	$62,404	1,393	$60,784
Protective Service Occupations	642	$41,911	2,566	$46,366
Architecture and Engineering Occupations	525	$85,199	1,043	$83,314
Legal Occupations	286	$112,183	882	$110,366
Life, Physical, and Social Science Occupations	284	$72,725	647	$74,886
Military-only occupations	63	$29,662	263	$31,288
Farming, Fishing, and Forestry Occupations	52	$28,706	324	$28,885

Source: Lightcast

COMMUTING TRENDS

Poughkeepsie is a "net importer" of workers, with more workers commuting into the city than leaving to commute elsewhere.

- Poughkeepsie workers travel relatively long distances to work. In 2019, almost 22,500 of Poughkeepsie workers lived outside of the Primary Market Area, representing over half of all workers at 56%.
- This figure is slightly more exaggerated for low-income workers making less than $1,250 per month. Of the 8,240 low-income workers in 2019, about 58% commuted from outside of the Primary market Area, representing 4,759 workers.

Poughkeepsie Workers - Area of Residence (2019)

	Count	Share
Inside the PMA	17,401	43.6%
Outside the PMA	22,476	56.4%
Total Poughkeepsie Workers	**39,877**	**100%**

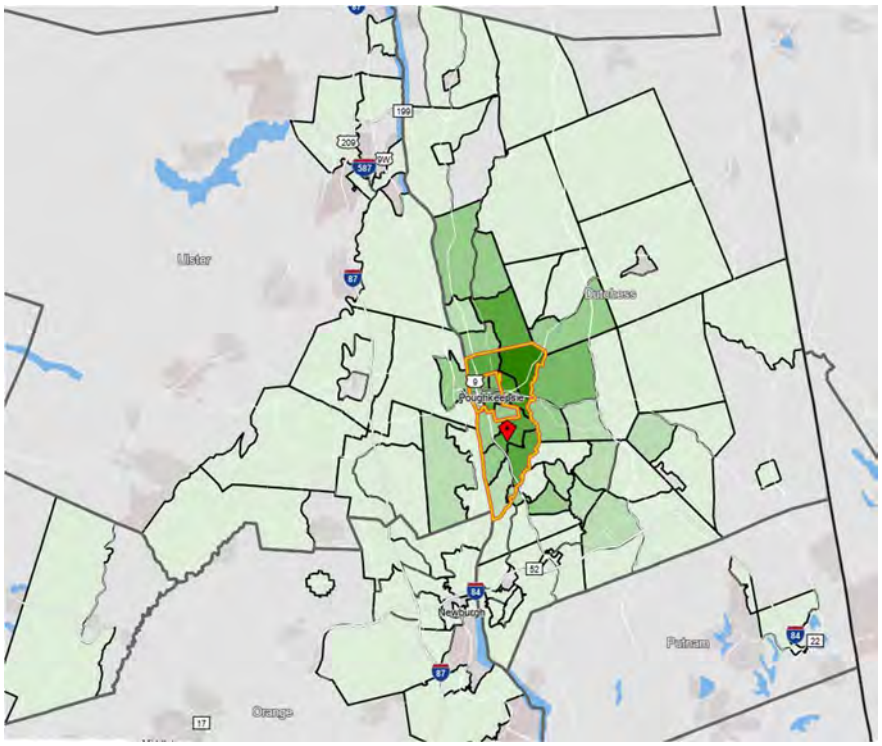
Source: US Census Bureau OnTheMap

Low Income ($1,250/month or less) Poughkeepsie Workers - Area of Residence (2019)

	Number	Percent
In Primary Market Area	3,481	42.2%
Outside of Primary Market Area	4,759	57.8%
Total Low-Income Workers	**8,240**	**100.0%**

Source: US Census Bureau OnTheMap

Census Tracts where Low Income ($1,250/month or less) Poughkeepsie Workers Live

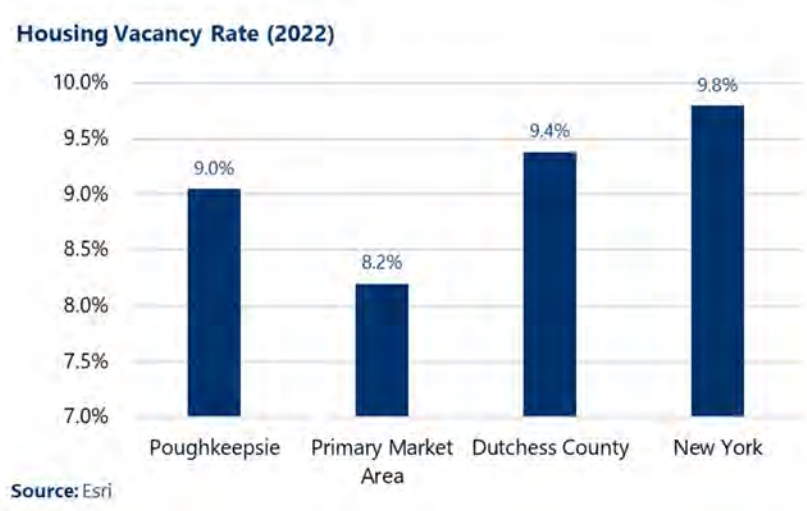


4. HOUSING SUPPLY

4.1 VACANCY

Even when housing is in short supply, in a market with tens of thousands of units a small proportion will, for a variety of reasons, remain unoccupied.

- Poughkeepsie has a similar vacancy rate as Dutchess County and New York, but comes in higher than the Primary Market Area (PMA)
- Of the 2,155 vacant units in Poughkeepsie, almost 700 are for rent, representing about a third of all vacant units. The largest category of vacant units is "other vacant," which includes any other reason for being vacant, such as foreclosure, personal reasons, legal proceedings, used for storage, needs repair, uninhabitable, etc.
- Poughkeepsie has a significantly smaller share of vacant units for seasonal, recreational, or occasional use. 6% of Poughkeepsie's units fall into this category, compared to 32% in Dutchess County and 35% in New York.



Vacancy Status (2021)

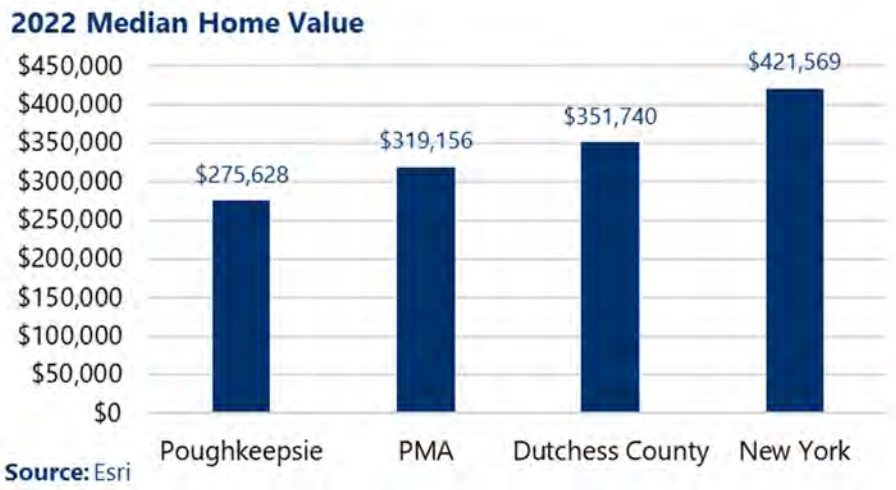
	Poughkeepsie		Dutchess County		New York	
	Count	Share	Count	Share	Count	Share
For rent	692	32%	1,671	17%	144,434	16%
Rented, not occupied	98	5%	327	3%	40,012	4%
For sale only	198	9%	889	9%	56,112	6%
Sold, not occupied	78	4%	325	3%	39,340	4%
For seasonal, recreational, or occasional use	126	6%	3,229	32%	325,133	35%
For migrant workers	0	0%	0	0%	1,699	0%
Other vacant	963	45%	3,498	35%	312,298	34%
Total Vacant	**2,155**	**100%**	**9,939**	**100%**	**919,028**	**100%**

Source: American Community Survey 2021 5-Year Estimates

4.2 HOUSING VALUES

For homeowners and home buyers, pricing in Poughkeepsie register well below the surrounding areas and the state.

- The median value of an owner-occupied home in Poughkeepsie was just over $275,000 in 2022.
- Poughkeepsie's median home value is about $44,000 less than the PMA, $76,000 less than Dutchess County, and $146,000 less than New York state.
- The greatest concentration of owner-occupied units in Poughkeepsie, the PMA, and Dutchess County fall within the $300,000-$399,999 range, with about a quarter of units in Poughkeepsie and slightly higher shares in the PMA and Dutchess County
- Compared to the PMA and Dutchess County, Poughkeepsie tends to have a higher share of homes valued less than $300,000 and a smaller share of homes valued between $300,000 and $1 Million.





4.3 GROSS RENT

Rental rates in Poughkeepsie register as slightly more affordable than the amounts charged more broadly at the county or state level.

- The median gross rent in Poughkeepsie was about $1,150 in 2021, similar to Dutchess County and almost $100 less than New York's median. About half of the rented units had rent between $1,000-$1,499.
- Approximately one-third (34%) of rental units have gross rent under $1,000 in Poughkeepsie, similar to Dutchess County (31%) and New York (35%).

Gross Rent (2021)

	Poughkeepsie		Dutchess County		New York	
	Count	Share	Count	Share	Count	Share
Less than $500	1,140	8.9%	1,772	5.6%	352,382	10.8%
$500 to $999	3,236	25.2%	8,178	25.7%	805,851	24.8%
$1,000 to $1,499	6,361	49.5%	13,913	43.8%	928,106	28.5%
$1,500 to $1,999	1,663	12.9%	5,205	16.4%	588,721	18.1%
$2,000 to $2,499	285	2.2%	1,907	6.0%	274,200	8.4%
$2,500 to $2,999	65	0.5%	538	1.7%	130,375	4.0%
$3,000 or more	98	0.8%	280	0.9%	172,154	5.3%
Median (dollars)		**$1,146**		**$1,194**		**$1,240**

Source: American Community Survey, 2021 5-Year Estimates

4.4 HOUSING UNIT CHARACTERISTICS

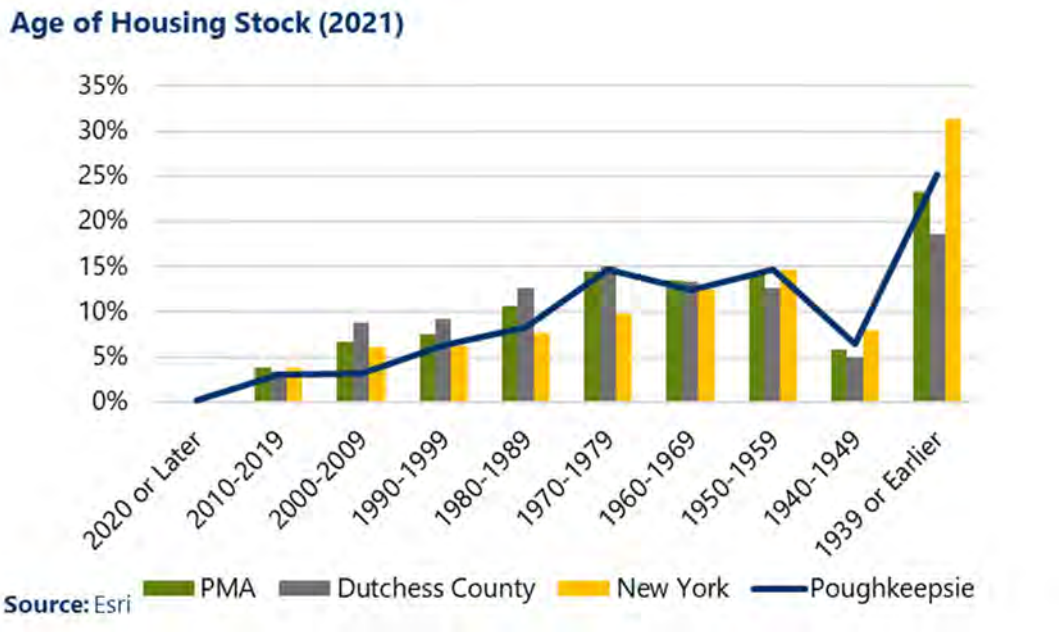
Poughkeepsie's housing stock is primarily made up of older units, and almost half of all units are single-family homes.

- Approximately 2,400 of Poughkeepsie's housing units are in structures with 50 or more units, representing about 7% of all housing units. This is a higher share than the PMA and Dutchess County, but less than half that of New York.
- Approximately 47% of all multifamily units in Poughkeepsie are in structures with between 2-4 units, a similar figure as in the PMA, Dutchess County, and New York.
- The largest share of housing in Poughkeepsie was built in 1939 or earlier, representing about a quarter of all housing units. Only 6% of Poughkeepsie's housing units have been built in 2000 or later, compared to about 10% in the PMA and New York and 12% in Dutchess County.

Housing by Structure Type (2021)

	Poughkeepsie		PMA		Dutchess County		New York	
	Count	Share	Count	Share	Count	Share	Count	Share
1 Detached Unit	15,160	47%	58,454	56%	77,642	64%	3,520,294	42%
1 Attached Unit	1,524	5%	6,264	6%	6,541	5%	451,779	5%
2 Units	3,592	11%	9,133	9%	7,547	6%	842,496	10%
3 or 4 Units	3,445	11%	9,615	9%	8,083	7%	576,786	7%
5 to 9 Units	2,237	7%	6,542	6%	6,940	6%	434,270	5%
10 to 19 Units	2,058	6%	4,227	4%	4,444	4%	358,508	4%
20 to 49 Units	1,141	4%	2,908	3%	2,726	2%	699,401	8%
50 or More Units	2,421	7%	5,125	5%	3,798	3%	1,379,633	16%
Mobile Homes	765	2%	2,600	2%	3,920	3%	182,940	2%
Boat/RV/Van/etc.	27	0%	27	0%	33	0%	3,071	0%
Total Housing Units	**32,370**	**100%**	**104,895**	**100%**	**121,674**	**100%**	**8,449,178**	**100%**

Source: Esri



5. RENTAL MARKET TRENDS

5.1 PREVIOUS RENTAL MARKET STUDIES

2021 Dutchess County Rental Housing Survey

The 2021 Dutchess County Rental Housing Survey prepared by the Dutchess County Department of Planning and Development assesses the state of the local rental housing market and presents comprehensive data and analysis was gathered from rental properties throughout the county. The report focuses on three major sectors:

- Market Rate Apartment Complexes (20+ units)
- Tax Credit and Inclusionary Apartments
- Subsidized Housing

The City and Town of Poughkeepsie hold nearly half of all market rate rental units in the county. When combined, the City and Town of Poughkeepsie include more than 4,000 (46.7%) rental units within market rate apartment complexes.

Low vacancy rates are limiting the availability of rental units in Dutchess. In Dutchess County at the time of the study, there were only 51 units out of 8,630 total units that were vacant. This 0.6% vacancy rate was the lowest the county has seen in 41 years and well below the 5% vacancy rate cited in the report which indicates a healthy rental market. The report speculates that this low rate of vacancies is driven in part by the eviction moratoria mandated put in place during the pandemic.

Extremely low vacancy rates have been the norm for Dutchess County over the last several years. The county's market-rate apartment complexes posted consistent declines in availability over the prior five-year period. The year 2017 saw the highest vacancy rate reported at 2.4% with 2018 and 2019 each showing 1.5%, and 2020 posting vacancies of 0.9%. The downward trend continued into 2021 when a mere 0.6% of units were available to lease.

Long waitlists make obtaining subsidized housing difficult. Of the subsidized housing complexes surveyed, only 1 out of the 24 has no waitlist. Waitlist for some complexes reach as much as 7 years.

Rising rental rates require increased incomes to maintain affordability. Over the past five years (2016 to 2021), rental rates for market priced units have jumped by 20% to 40% for apartments, depending on the number of bedrooms. In addition, household income required to afford a rental unit jumped by more than 7% from 2020 to 2021 alone.

2021 For-Sale Housing Report

The 2021 For-Sale Housing Report, also prepared by the Dutchess County Department of Planning and Development, includes historical for-sale housing trends over the last decade and a 2021 snapshot of the for-sale housing market in the county. This is the inaugural edition of a report that is intended to and will be published annually.

New construction of single-family homes declined sharply after 2006. Dutchess County saw a real estate construction boom in the early 2000's. Since that boom faded, however, the county has witnessed a period of stable but notably lower levels of new single-family housing construction.

Household size has seen consistent declines over several decades. Household size has been on the decline since 1960. With fewer people in each home, this has added to the housing crunch by requiring more units to house the same number of people. In contrast to household size declining, however, the size of new houses has increased from 1,400 SF in the 1950s to over 2,400 SF in 2020.

Home prices have surged over the past decade, leaving limited options for first-time buyers. Following a brief period of declines, the median price of a home in Dutchess County dropped below $265,000 in 2013. By 2020, this measure had jumped well over 25% to more than $340,000. During this same timeframe the number of single-family homes sold nearly doubled to more than 3,200 units but price appreciation brought a steadily diminishing proportion of units available to first-time or limited-means buyers. As a result, the percentage of sales registering at or below $300,000 dropped from 61% in 2015 to just 35% in 2020.

5.2 RENTAL HOUSING OVERVIEW

The PMA includes over 17,500 rental apartments, according to the real estate information service CoStar, with affordable rate units comprising a sizable share of the area's total inventory (28%). A modest 2% of units are found in mixed market rate/affordable properties.

- Over the past five years the total inventory of rental units increased by over 1,900 units, a rise of over 12%. The majority of these (80%) were market-rate rental units. The number of mixed affordable/market rate units nearly doubled over this timeframe, but this accounted for only 167 units as it is a relatively small portion of the market. Even fewer affordable units were constructed from 2017 to 2022 (152), yielding a much more limited 3% increase in inventory.
- Total demand growth has essentially matched new units added, yielding little adjustment in vacancies over the past five years – vacancies stood at 3.4% by the end of 2022. The overall trend hides significant differences by segment, however. Affordable units have a vacancy rate of just over 1% of the total inventory. This is below even the low proportion seen just five years prior. By contrast, vacancy rates for market-rate units edged up slightly since 2017.
- Rental rates have, overall, jumped significantly over the past several years. Since 2017, the market-wide increase has exceeded 22%, and for market-rate units that figure approaches 25%, rising to over $1,800 per unit. Affordable rates continue to hover under $1,100 after climbing 13% over the same timeframe.

5.3 SUPPLY AND DEMAND GROWTH

The past decade has seen a steady flow of new deliveries with more than 2,600 new rental units constructed in the PMA since 2013. This brough a 17% net increase in available stock over the past decade.

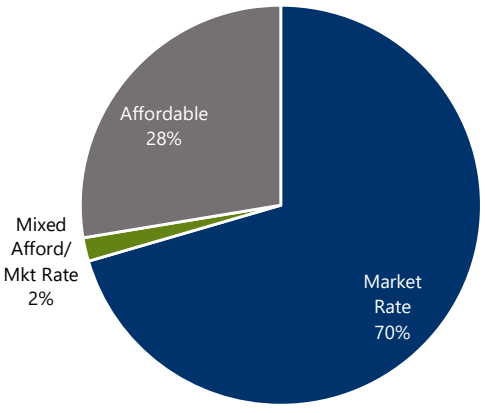
- These new units have been met by even stronger demand growth, however, with net absorption registering just over 2,800 units.
- Multifamily vacancies dropped rapidly from 2013 to 2018, falling by more than half and settling at just 2.5%.

PMA Apartment Rental Metrics - 2022

	Market Rate	Mixed Mk		
Inventory - Buildings	369			
Inventory - Units	12,345			
Percent of Units	70.5%			
Rent Per Unit - Asking	$1,843			
Rent Per Unit - Effective	$1,826			
Concession Rate	0.9%			
Vacancy Rate	4.2%			
Five Year Change - 201				
Inventory - Buildings	14			
Inventory - Units	1,594			
Rent Per Unit - Effective	24.5%			
Vacancy Rate	0.4%	-4.0%	-1.4%	-0.1%
Five Year Sum - 2018 to 2022				
Absorption in Units	1,493	170	212	1,873
Percent of Current Inventory	12.1%	50.7%	4.4%	10.7%

Source: CoStar

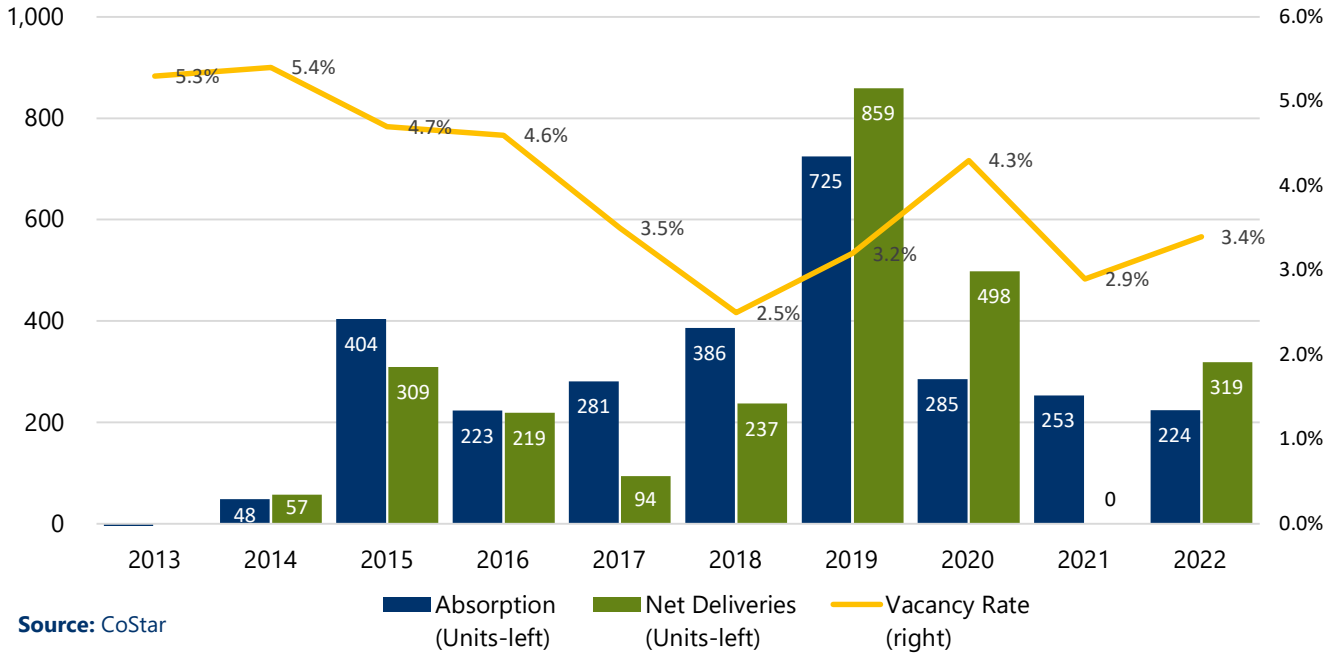
PMA Apartment Inventory by Segment - 2022



Source: CoStar

- A notable surge in deliveries, led by the opening of the Eastdale Village and One Dutchess developments, again pushed up vacancy rates through 2020 but steady demand growth held rates well below 4%

PMA Deliveries, Absorption and Vacancies - 10 Year Pattern



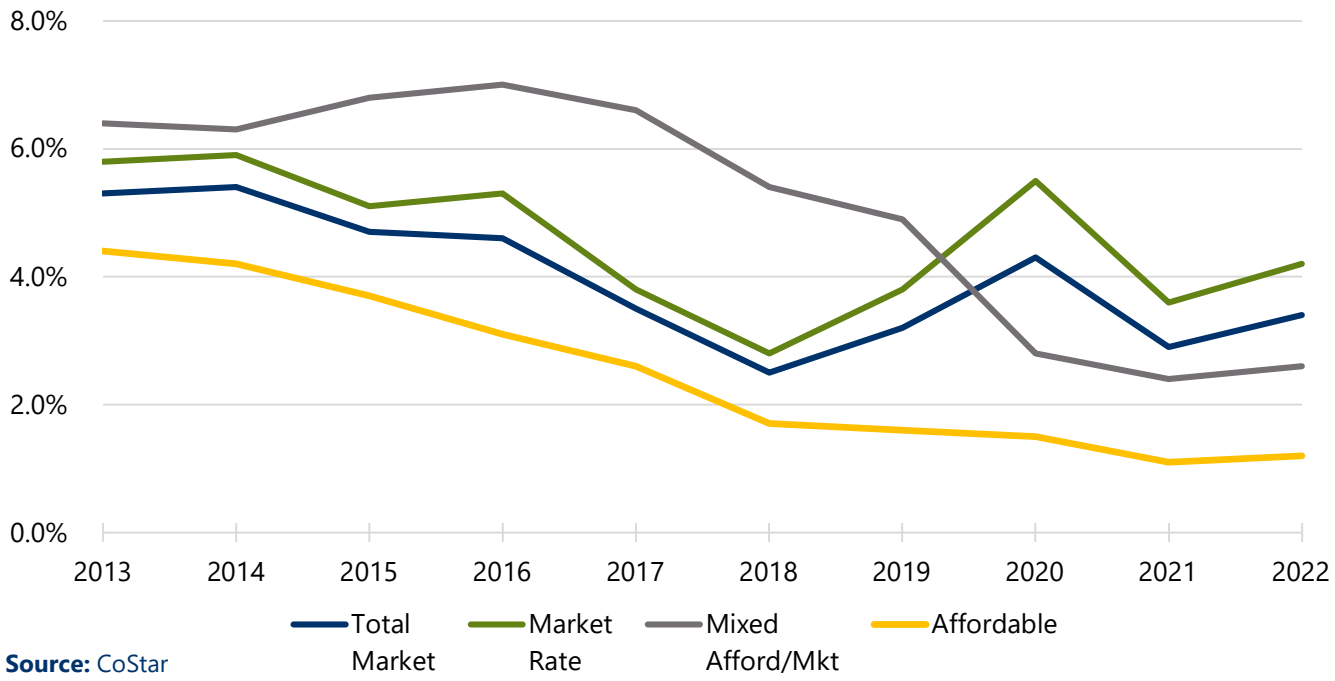
Source: CoStar

5.4 VACANCIES BY SEGMENT

Over the past decade the PMA has witnessed an overall downward trend in apartment availability, though paths have differed for each of the market segments.

- The availability of affordable units has remained the most limited throughout the past ten years relative to market rate units. Vacancies for this segment registered just over 4% in 2013 and steadily declined over the decade, ending 2022 at an exceptionally tight 1.4%.
- Vacancies for market-rate properties, just shy of 6% in 2013, began a similar overall downward trend, dipping briefly below 3% in 2018. The following two years, however, saw the completion of no less than 8 new market-rate multifamily projects, bringing a total of more than 1,100 new units onto the market.
    - This boost in supply again drove vacancies up into the mid-5% range but with these new units came additional demand, driving vacancies back down the following year.

Apartment Vacancy Rates by Segment

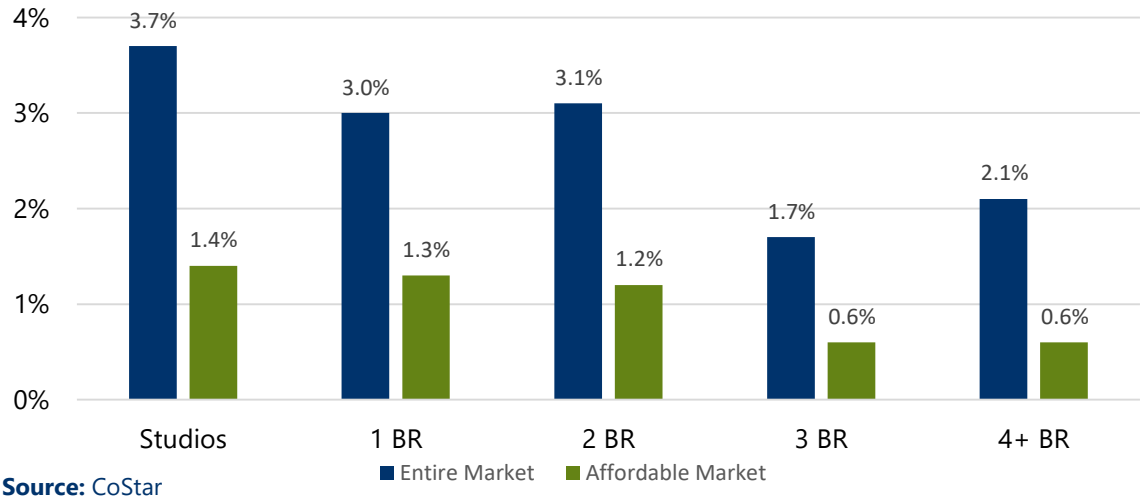


Source: CoStar

Additional review shows that the shortage of affordable housing is pervasive across differing household types.

- For all sizes, from studios through 4-bedroom units, vacancy rates for affordable units remain less than half of those seen for market rate units with the most severe shortage facing those in need of larger homes.

Multifamily Vacancy Rates by Number of Bedrooms in PMA - 2022



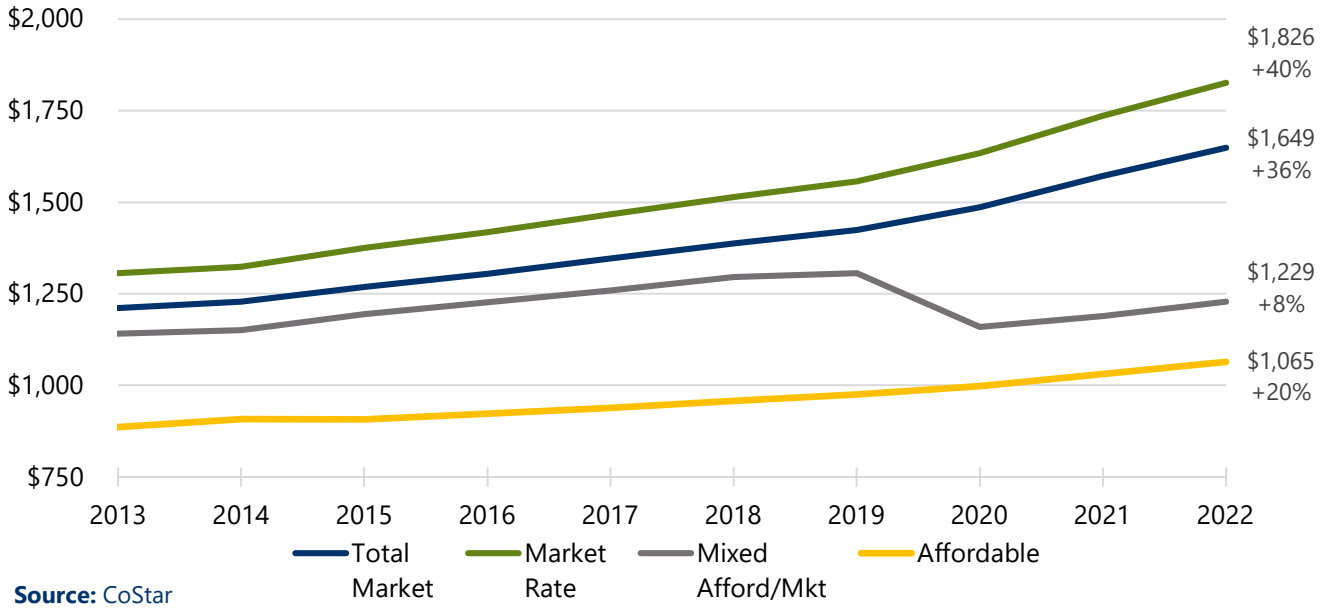
Source: CoStar

5.5 PRIMARY MARKET AREA RENTAL RATES BY SEGMENT

Rental rates throughout the PMA have seen tremendous increases over the past decade, registering a 36% increase from 2012 to 2022 and far outpacing inflation and wage gains of local workers.

- Accounting for more than three-quarters of all units, the market rate segment saw the strongest gains (+40%) in rental rates and was the primary force behind the overall market increase.
- In tandem, the rise in rents for affordable units posted a 20% rise over the past ten years – a more modest rate of increase than seen for market rate units but substantial, nevertheless.
- Properties made up of mixed market and affordable units saw rental rates climb 15% from 2012 to 2019, but then took a notable step back in 2020. This came with the opening of the 72-unit West End Lofts in Beacon which offered reduced rate living & creative spaces to artists at very moderate rates. The result was to increase the total inventory of these mixed rate units by more than one quarter (27%) and bring down average pricing by 11% in one year. This was followed by a 6% rebound in rental rates over the subsequent two years but on net, this segment registered a much more modest 8% overall increase over the 2013 to 2022 timeframe.

PMA Apartment Rental Rates - 10 Year Growth by Segment



Source: CoStar

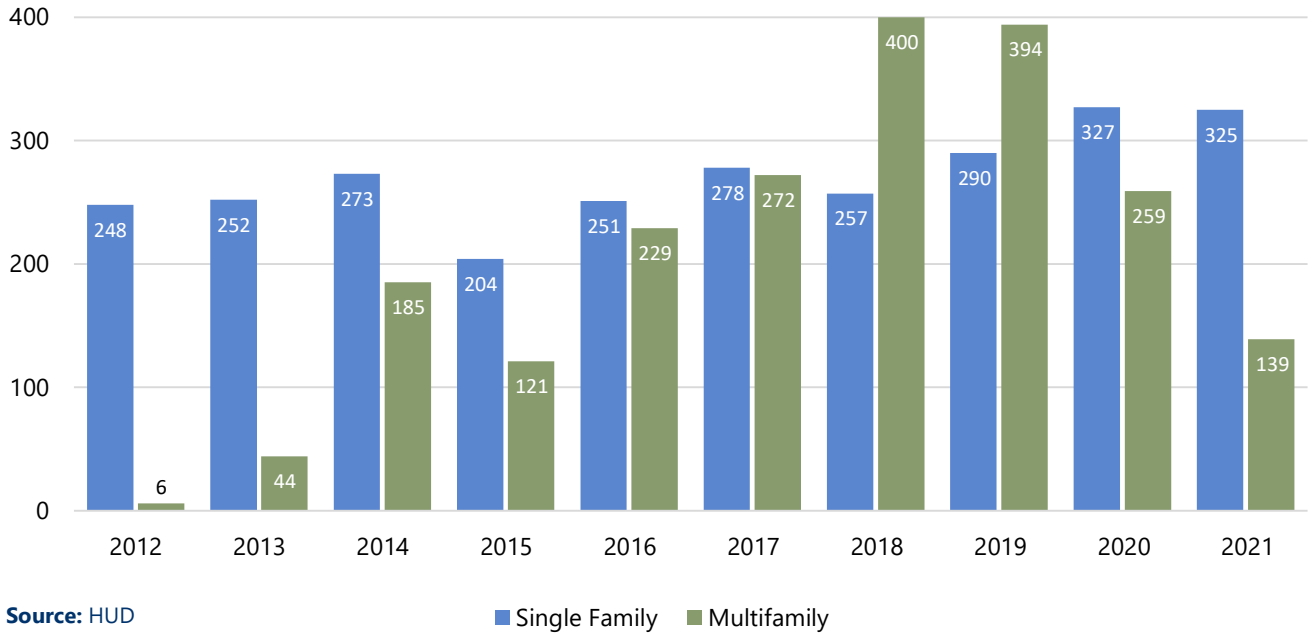
5.6 PRIMARY MARKET AREA NEW RESIDENTIAL CONSTRUCTION

Over the ten years spanning 2012 to 2021, communities within the PMA issued more than 4,750 residential building permits. Note that portions of some issuing locations fall outside of the actual PMA but for the most part, these figures are representative of the intended market area.

- Slightly over half of these issued permits (57%) were for the construction of new single-family units.
- The balance, 2,050 of these permits, was issued for the construction of multifamily properties.

Only a very modest proportion (4%) were intended for the construction of two- to four-unit buildings. The bulk, 1,966 of these permits, were issued for larger multifamily developments with 5 or more units. These include the Eastdale Village and One Dutchess projects, both in Poughkeepsie, which added 774 units in total, and the Summit Lane, Meadow Ridge, Farrell Communities and Water Club developments which provided an additional 656 units.

Housing Permits Issued in PMA Communities



Source: HUD

5.7 PMA RENTAL HOUSING DEVELOPMENT PIPELINE

A review of new and planned multifamily development information coming from the real estate data service CoStar shows three new projects currently under construction and two more in the planning pipeline.

- The largest of these is Edgewater Place in Beacon with 264 units. This mixed market rate and affordable development is due for delivery this year.
- Also expected in 2023 is The Academy in Poughkeepsie in which all of the 28 units will carry affordable rents.
- The second phase of the One Dutchess property in Poughkeepsie is currently under construction with 84 market rate units scheduled for 2024 availability.
- Two projects are in the planning process, one in Poughkeepsie and the other in Wappingers Falls. These would bring a total of 62 market-rate units if both are developed.

PMA Rental Property Pipeline

Property Name	Address	City	Units	Style	Expected Completion	Rental Type
Under Construction						
Edgewater Place	22 Edgewater Place	Beacon	264	Mid-Rise	2023	Mixed Mkt/Afford
The Academy	35 Academy St	Poughkeepsie	28	Mid-Rise	2023	Affordable
One Dutchess - Phase 2	1 Dutchess Ave	Poughkeepsie	84	Mid-Rise	2024	Market
Proposed						
	102 Old Post Rd	Wappingers Falls	15	Low-Rise	2024	Market
Pelton Mount Carmel	36 N Clover St	Poughkeepsie	47	Garden	On Hold	Market

Source: CoStar

6. COMPARABLE PROPERTIES

6.1 COMPARABLE PROPERTIES OVERVIEW

The Primary Market Area (PMA) includes a total of 111 multifamily properties with more than 50 units. With a total of more than 15,300 rental units, these developments average 138 units each. In identifying comparable properties for review, a focus was placed on those financed through the LIHTC. This criterion narrowed the field of possible candidates to 47 multifamily properties with a total of more than 3,250 units.

Amenities at the Schatz property includes onsite superintendent and management office, a commercial plaza, an open space and seating areas, a connection to the Northside Line Trail, onsite laundry facilities, common rooms, indoor and outdoor bike storage, and a rooftop terrace. The developments selected as comparable properties each include a mix of these and other similar features.

In addition, offerings from the seven apartments chosen as references register comparable size and pricing as the Schatz Redevelopment project. While the expected unit size of 853 sf at the Schatz Redevelopment project does register somewhat higher than average, it nevertheless falls within the overall range found amongst the comparable properties.

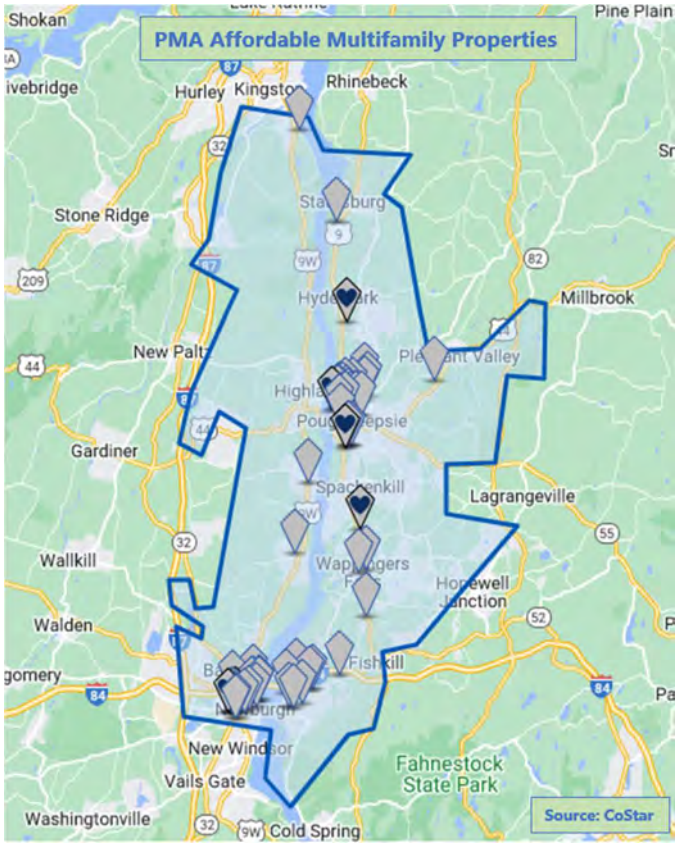
The comparable properties also present a range of pricing. On a rent-per-sf basis, levels extend from less than $1.00/sf at the Queen City Lofts to as much as $2.04/sf at the Rip Van Winkle property. Initial figures provided by the Kearney Group and RUPCO register around $1.73/sf - towards the higher end of that range but still well within the general bounds of the other properties.

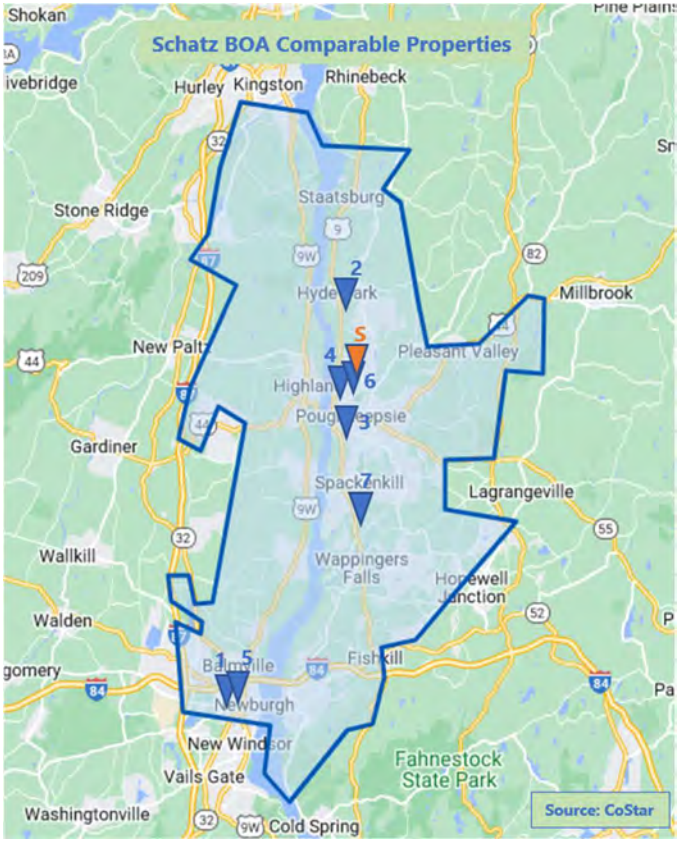
Information for some potential comparable property candidates was not readily available. The final set of properties were those apartments where the most complete rental rate, square footage, and occupancy rate information were available.

Schatz Bearing Site Redevelopment - Comparable Properties

Property name	Address	Municipality	Design	Residents	Year Built	Number Of Units
Schatz Redevelopment (S)	60,68-70 Fairview Ave	Poughkeepsie	Low-Rise	All Households	1950*	250
Cerone Place Apartments (1)	35 Cerone Pl	Newburgh	Mid-Rise	Senior	1997	60
Stone Ledge Apartments (2)	21 Farm Ln	Hyde Park	Low-Rise	Senior	2006	84
Spring Manor Apartments (3)	600 Spring Manor Cir	Poughkeepsie	Garden	Senior	2004	88
Rip Van Winkle House Apartments (4)	10 Rinaldi Blvd	Poughkeepsie	Hi-Rise	All Households	1995	179
Independence Square (5)	11 Washington Ter	Newburgh	Low-Rise	All Households	2015	73
Queen City Lofts (6)	178 Main St	Poughkeepsie	Mid-Rise	All Households	2019	70
Lexington Club At Galleria (7)	1964 S Rd	Poughkeepsie	Low-Rise	Senior	2003	160

Note: *Original manufacturing structure built in 1950


PMA Affordable Multifamily Properties
Shokan
Hurley
Kingston
Rhinebeck
Stone Ridge
Millbrook
New Paltz
Gardiner
Lagrangeville
Wallkill
Walden
Fishkill
New Windsor
Vails Gate
Fahnestock State Park
Washingtonville
Cold Spring
Source: CoStar


Schatz BOA Comparable Properties
Shokan
Hurley
Kingston
Rhinebeck
Stone Ridge
Staatsburg
Millbrook
New Paltz
Pleasant Valley
Gardiner
Lagrangeville
Wallkill
Wappingers Falls
Walden
Fishkill
Newburgh
New Windsor
Vails Gate
Fahnestock State Park
Washingtonville
Cold Spring
Source: CoStar

6.2 COMPARABLE PROPERTIES UNIT MIX AND AMENITIES

Schatz Bearing Site Redevelopment - Comparable Properties

Project name	Schatz Redevelopment	Cerone Place Apartments	Stone Ledge Apartments	Spring Manor Apartments	Rip Van Winkle House Apartments	Independence Square	Queen City Lofts	Lexington Club At Galleria
Number of Units	**250**	**60**	**84**	**88**	**179**	**73**	**70**	**160**
Studio	0	0	0	0	0	0	49	0
One Bedroom	165	30	41	44	45	38	0	98
Two Bedroom	85	30	43	44	45	30	21	62
Three Bedroom	0	0	0	0	45	5	0	0
Four Bedroom	0	0	0	0	44	0	0	0
Average Rental Rate	**$1,476**	**$994**	**$1,186**	**$1,066**	**$1,731**	**$903**	**$824**	**$1,185**
Studio	-	-	-	-	-	-	$780	-
One Bedroom	$925-$2,041	$806	$1,060	$952	$1,171	$813	-	$1,108
Two Bedroom	$1,107-$2,586	$1,182	$1,306	$1,180	$1,618	$979	$927	$1,307
Three Bedroom	-	-	-	-	$2,046	$1,133	-	-
Four Bedroom	-	-	-	-	$2,095	-	-	-
Average Square Footage	**853**	**750**	**796**	**834**	**849**	**846**	**930**	**657**
Studio	-	-	-	-	-	-	900	-
One Bedroom	NA	650	617	764	700	725	-	584
Two Bedroom	NA	850	968	905	800	954	1,000	772
Three Bedroom	-	-	-	-	900	1,124	-	-
Four Bedroom	-	-	-	-	1,000	-	-	-
Average Rent/SF	**$1.73**	**$1.33**	**$1.49**	**$1.28**	**$2.04**	**$1.07**	**$0.89**	**$1.80**
Studio	-	-	-	-	-	-	$0.87	-
One Bedroom	NA	$1.24	$1.72	$1.25	$1.67	$1.12	-	$1.90
Two Bedroom	NA	$1.39	$1.35	$1.30	$2.02	$1.03	$0.93	$1.69
Three Bedroom	-	-	-	-	$2.27	$1.01	-	-
Four Bedroom	-	-	-	-	$2.10	-	-	-
Avg Concessions %	-	0.3%	0.3%	0.3%	0.3%	0.4%	0.3%	0.7%
Occupancy %	-	99.3%	99.2%	99.3%	99.7%	98.3%	99.4%	94.3%

Source: CoStar

Comparable Property Amenities

Property name	Address
Schatz Redevelopment	Onsite management office, Onsite superintendent, Commercial Plaza, Open Space/Seating Areas, Connection to Northside Line Trail, Onsite Laundry facilities, Common rooms, Indoor and outdoor bike storage, Rooftop terrace
Cerone Place Apartments	Elevator, Clubhouse, Fitness Center, Gameroom, Air Conditioning, Wheelchair Accessible Rooms, Dishwasher, Disposal, Balcony
Stone Ledge Apartments	Fully equipped kitchens, Dishwasher, Garbage disposal, Washer & dryer hookups, Elevator, Air Conditioning, Library, Clubhouse with great room, Fitness Center, Heat & hot water included, Planned resident activities
Spring Manor Apartments	Clubhouse, Elevators, Fitness Center, Library, Decorative Lighting Fixtures, Wood Plank Flooring, Fully Equipped Kitchens, Individual Central Heating and Air, Walk-in Closets, Window Coverings and Blinds, 9' Ceilings, Air Conditioning, Business Center, Playground, Concierge, Walking Trails, Wheelchair Accessible Rooms
Rip Van Winkle House Apartments	Elevator, Waterfront, Air Conditioning, Wheelchair Accessible Rooms
Independence Square	Air Conditioning, Wheelchair Accessible Rooms
Queen City Lofts	24 Hour Access, Air Conditioning, Renters Insurance Program, Maintenance on site, Online Services, Two-Story Loft Style Units, 12' High Windows, Rooftop Terrace, Community Room, Performance Space
Lexington Club At Galleria	Air Conditioning, Business Center, Clubhouse, Fitness Center, Pool, Tanning Salon, Breakfast/Coffee Concierge, Cabana, Gameroom, Grill, Wheelchair Accessible Rooms

Source: CoStar, apartments.com, individual property sites

6.3 COMPARABLE PROPERTY PROFILES

Cerone Place Apartments

35 Cerone Place, Newburgh						
Building Type	Mid-Rise					
Segment	Senior					
Year Constructed	1997					
	Total	**Studio**	**One Bedroom**	**Two Bedroom**	**Three Bedroom**	**Four Bedroom**
Number of Units	60	0	30	30	0	0
Average Rental Rate	994	-	806	1,182	-	-
Average Square Footage	$750	-	$650	$850	-	-
Average Rent/SF	$1.33	-	$1.24	$1.39	-	-
Avgerage Concessions %	0.3%					
Occupancy Rate	99.3%					
Parking	32 available; Ratio of 0.53/Unit					
Heat	Included					
Electricity	Included					
Amenities	Elevator, Clubhouse, Fitness Center, Gameroom, Air Conditioning, Wheelchair Accessible Rooms, Dishwasher, Disposal, Balcony					
Property Management	TPM - Cerone Place - (845) 208-0385					

Source: HUD/CoStar



Stone Ledge Apartments

21 Farm Lane, Hyde Park

Building Type	Low-Rise
Segment	Senior
Year Constructed	2006

	Total	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of Units	84	0	41	43	0	0
Average Rental Rate	1,186	-	1,060	1,306	-	-
Average Square Footage	$796	-	$617	$968	-	-
Average Rent/SF	$1.49	-	$1.72	$1.35	-	-

Average Concessions %	0.3%
Occupancy Rate	99.2%
Waiting List	3 Years
Parking	N/A
Heat	Included
Electricity	Not Included
Amenities	Fully equipped kitchens, Dishwasher, Garbage disposal, Washer & dryer hookups, Elevator, Air Conditioning, Library, Clubhouse with great room, Fitness Center, Heat & hot water included, Planned resident activities
Property Management	Conifer - Stone Ledge Apartments - (845) 229-0625



Spring Manor Apartments

600 Spring Manor Circle, Poughkeepsie

Building Type	Garden
Segment	Senior
Year Constructed	2004

	Total	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of Units	88	0	44	44	0	0
Average Rental Rate	1,066	-	952	1,180	-	-
Average Square Footage	$834	-	$764	$905	-	-
Average Rent/SF	$1.28	-	$1.25	$1.30	-	-

Average Concessions %	0.3%
Occupancy Rate	99.3%
Waiting List	1+ Years
Parking	170 available; Ratio of 1.93/Unit
Heat	Included
Electricity	Not Included
Amenities	Fixtures, Wood Plank Flooring, Fully Equipped Kitchens, Individual Central Heating and Air, Walk-in Closets, Window Coverings and Blinds, 9' Ceilings, Air Conditioning, Business Center, Playground, Concierge, Walking Trails, Wheelchair Accessible Rooms
Property Management	Richman - Spring Manor - (845) 485-4600

Source: HUD/CoStar



Rip Van Winkle House Apartments

10 Rinaldi Blvd, Poughkeepsie

Building Type	Hi-Rise
Segment	All Households
Year Constructed	1995

	Total	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of Units	179	0	45	45	45	44
Average Rental Rate	1,731	-	1,171	1,618	2,046	2,095
Average Square Footage	$849	-	$700	$800	$900	$1,000
Average Rent/SF	$2.04	-	$1.67	$2.02	$2.27	$2.10

Average Concessions %	0.3%
Occupancy Rate	99.7%
Waiting List	200+ households/Not Income Qualified/Updated Weekly
Parking	170 available; Ratio of 0.95/Unit
Heat	Not Included
Electricity	Not Included
Amenities	Elevator, Waterfront, Air Conditioning, Wheelchair Accessible Rooms
Property Management	PK - Rip Van Winkle House - (845) 454-9665

Source: HUD/CoStar



Independence Square

11 Washington Terrace, Newburgh

Building Type	Low-Rise
Segment	All Households
Year Constructed	2015

	Total	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of Units	73	0	38	30	5	0
Average Rental Rate	903	-	813	979	1,133	-
Average Square Footage	$846	-	$725	$954	$1,124	-
Average Rent/SF	$1.07	-	$1.12	$1.03	$1.01	-

Average Concessions %	0.4%
Occupancy Rate	98.3%
Parking	75 available; Ratio of 1.01/Unit
Heat	Not Included
Electricity	Not Included
Amenities	Air Conditioning, Wheelchair Accessible Rooms
Property Management	Devon - Independence Square - (845) 787-5900

Source: HUD/CoStar



Queen City Lofts

178 Main Street, Poughkeepsie						
Building Type	Mid-Rise					
Segment	All Households					
Year Constructed	2019					
	Total	**Studio**	**One Bedroom**	**Two Bedroom**	**Three Bedroom**	**Four Bedroom**
Number of Units	70	49	0	21	0	0
Average Rental Rate	824	780	-	927	-	-
Average Square Footage	$930	$900	-	$1,000	-	-
Average Rent/SF	$0.89	$0.87	-	$0.93	-	-
Average Concessions %	0.3%					
Occupancy Rate	99.4%					
Parking	N/A					
Heat	Included					
Electricity	Included					
Amenities	24 Hour Access, Air Conditioning, Renters Insurance Program, Maintenance on site, Online Services, Two-Story Loft Style Units, 12' High Windows, Rooftop Terrace, Community Room, Performance Space					
Property Management	KRD - Queen City Lofts Apartments - (845) 454-4219					

Source: HUD/CoStar



Lexington Club At Galleria

1964 South Road, Poughkeepsie

Building Type	Low-Rise
Segment	Senior
Year Constructed	2003

	Total	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of Units	160	0	98	62	0	0
Average Rental Rate	1,185	-	1,108	1,307	-	-
Average Square Footage	$657	-	$584	$772	-	-
Average Rent/SF	$1.80	-	$1.90	$1.69	-	-

Average Concessions %	0.7%
Occupancy Rate	94.3%
Waiting List	150 Households/Income Pre-Qualified/Updated Biannually
Parking	175 available; Ratio of 1.09/Unit
Heat	Included
Electricity	Included
Amenities	Air Conditioning, Business Center, Clubhouse, Fitness Center, Pool, Tanning Salon, Breakfast/Coffee Concierge, Cabana, Gameroom, Grill, Wheelchair Accessible Rooms
Property Management	The Michaels Organization - Lexington - (856) 596-0500

Source: HUD/CoStar



7. HOUSING DEMAND ANALYSIS

7.1 SUMMARY OVERVIEW

The housing demand analysis measures the anticipated incremental need for additional housing in the Primary Market Area (PMA) coming from income qualified households. These projections are then compared against the planned Schatz Redevelopment to ensure that the project captures a reasonable share of this demand.

Analysis is performed at a detailed level of granularity, differentiating households by income (50%, 60%, 70%, and 110% of Area Median Income) and by the number of residents per household. These figures are then consolidated into demand for one-bedroom, two-bedroom, and larger units. The proposed Schatz Redevelopment project is then shown to represent a modest fraction of the overall need by income level.

In the following summary, two specific sources of demand are identified. Note that the focus remains on households registering income at or below 110% of AMI as the Schatz Redevelopment project is intended to serve income qualified households. A more detailed analysis, broken out by AMI bracket, follows this summary.

Growth in income qualified households

Estimates provided by Esri for 2022 count slightly more than 30,600 households in the PMA with income measuring 110% of AMI or less. Projections out to 2027 anticipate a slight decrease in these income qualified households (down 133 households over five years).

Anticipated declines, however, are concentrated within households of 3 or more people. Expectations are that most renters of the Schatz Redevelopment property will be made up of 1- and 2-person households and, combined, these are projected to increase by 655 households over the 2022 to 2027 timeframe.

Demand from cost burdened households

As of 2022, the PMA includes an estimated 17,000 renter households with incomes below the 110% AMI level *and also* face housing costs registering more than 30% of their incomes. By the year 2027, it is further estimated that one-third of these households will choose to relocate.

The upshot will be a total of 5,700 households entering the rental market in search of new accommodations over the five-year period. Again, this demand will come primarily from the smaller-sized households.

Demand for Rental Housing - Income Qualified Households by Household Size

	Persons Per Household					
	1	2	3	4	5 or more	Total
Growth in Number of Households						
2022	12,265	8,403	4,307	2,706	2,961	30,642
2027	12,912	8,411	4,135	2,402	2,649	30,509
Demand from Growth	**647**	**8**	**-172**	**-304**	**-312**	**-133**
Cost Burdened Households who Move						
Total 2022 Households	7,143	4,821	2,309	1,436	1,374	17,083
Propensity to Move by 2027:		33.4%				
Demand from Movers	**2,389**	**1,612**	**772**	**480**	**459**	**5,713**
Combined Five-Year Demand						
Total Demand	**3,036**	**1,620**	**600**	**176**	**147**	**5,580**

Source: HUD/Esri/American Community Survey reports S2503 and B25009/Camoin Associates

Measuring demand by size of units

Measures of demand by persons per household must be converted to estimated demand by size of unit. This process involves distributing the number of households within each size to unit sizes based on propensity to rent those types of units. This mapping is seen below:

Mapping of Demand by Persons Per Household to Demand by Unit Type

	Persons Per Household				
	1	2	3	4	5 or more
Studios	15%	0%	0%	0%	0%
1 Bedroom	65%	10%	0%	0%	0%
2 Bedroom	20%	90%	60%	0%	0%
3 Bedroom	0%	0%	40%	80%	70%
4+ Bedrooms	0%	0%	0%	20%	30%
Total	100%	100%	100%	100%	100%

Source: Camoin Associates

Applying this mapping *from* household size *to* unit size to the projected demand by income-qualified households entering the market translates to the need for 2,136 one-bedroom units and 2,424 two-bedroom units to be available over the 2022 to 2027 timeframe.

Maximum Capture Rates

As specified by the Capital Programs Manual, "Capture rates must be twenty percent or less for each targeted income limit by unit type as well as for the total project." In addition, this 20% rate is applied to projected demand *after* accounting for currently vacant units and units in the planning pipeline.

In the case of the PMA, projected demand for 5,580 units over the 2022 to 2027 timeframe. At the time of this report preparation, there are also 62 vacant affordable units and an additional 28 currently under construction (35 Academy St, Poughkeepsie). Accounting for these units results in a measure of total unmet demand for 5,490 affordable units.

Applying the 20% constraint on development size to this measure of unmet demand restricts any single new development to provide no more than 1,098 affordable units in total – 88 studios, 419 one-bedroom units, 479 two-bedroom units, and 112 larger units.

Plans for the Schatz Redevelopment Project envision the creation of far fewer units – 250 in total with 165 one-bedroom units and 65 two-bedroom units. There are no plans to create any larger units.

Income Qualified Renter Demand by Unit Size and Maximum Capture Rates

	Units Demanded	Less Vacant and Planned Units	Unmet Demand for Units	Maximum Allowed Absorption	Schatz Redevelopment Project
Studios	455	17	438	88	0
One Bedroom Units	2,136	43	2,093	418	165
Two Bedroom Units	2,424	27	2,397	479	85
Three+ Bedroom Units	565	3	562	131	0
Total	**5,580**	**90**	**5,490**	**1,116**	**250**

Source: HUD/Esri/American Community Survey reports S2503 and B25009/Camoin Associates

Schatz Redevelopment Capture Rates

At full occupancy, the Schatz Redevelopment project will capture less than 8% of anticipated unmet demand for one-bedroom units and 4% of two-bedroom units. In total, the capture rate registers less than 5% of the combined one- and two-bedroom units demanded by income qualified households. This puts the expected rate of capture well below the maximum permitted per the Capital Programs Manual of 20%.

Net Five-Year Demand and Schatz Redevelopment Project - 2022 to 2027

	One Bedroom Units	Two Bedroom Units	Total
Schatz Redevelopment	165	85	250
Five Year Incremental Demand	2,093	2,397	4,490
Schatz Redevelopment Capture Rate	**7.9%**	**3.5%**	**5.6%**

Source: Schatz Redevelopment Project/Camoin Associates

Values displayed in this Summary Overview represent aggregated values of more detailed estimates presented in the following pages.

7.2 GROWTH IN DEMAND FOR AFFORDABLE RENTAL UNITS

Based on income distributions and the number of households by size for rental households, along with HUD defined AMI figures, the number of households within defined AMI brackets are derived for both 2022 and 2027.

CURRENT HOUSEHOLDS BY INCOME

The Primary Market Area (PMA) includes over 96,000 households, 60% homeowner households and 40% renters.

- Over half (54%) of owner households see income over $100,000 per year. Of renters, however, only 18% are at this level of income.
- Conversely, over half (52%) of renter households have incomes at or below $50,000. Just 18% of owner households, however, have incomes at this level.
- For those households with income at or below $50,000, nearly two-thirds are renters (63%).

Households by Income Bracket within PMA - 2022

Income Bracket	Owner Households	Renter Households	Total Households
Less than $5,000	1,152	1,647	2,799
$5,000 to $9,999	409	1,293	1,702
$10,000 to $14,999	869	3,054	3,923
$15,000 to $19,999	1,238	1,795	3,033
$20,000 to $24,999	1,071	2,210	3,281
$25,000 to $34,999	2,480	4,181	6,661
$35,000 to $49,999	4,280	5,669	9,949
$50,000 to $74,999	7,981	6,947	14,928
$75,000 to $99,999	7,223	4,250	11,473
$100,000 to $149,999	13,343	4,598	17,941
$150,000 or more	18,010	2,401	20,411
Total	**58,056**	**38,045**	**96,101**

Source: Esri/American Community Survey report S2503

PERSONS PER HOUSEHOLD BY INCOME LEVEL

The current distribution of renter household sizes was leveraged to determine market demand for each size unit.

- More than two out of five households now include only a single person (43%). This percent share has increased by 4.6% over the past five years (2016 to 2021).
- The proportion of two-person households held essentially steady over this time period but larger household sizes, those with three or more members, have posted declines.

Persons per Household for Renters in PMA

	2016	2021	Change
1-person households	38.1%	42.6%	4.6%
2-person households	27.1%	27.2%	0.1%
3-person households	14.5%	13.4%	-1.1%
4-person households	10.0%	8.1%	-1.8%
5-person households	6.5%	5.6%	-0.9%
6-person households	2.2%	2.2%	0.0%
7-or-more person households	1.7%	0.8%	-0.9%
Total	**100.0%**	**100.0%**	**0.0%**

Source: American Community Survey report B25009

As shown in the following table, the 2021 household size distribution was applied across the number of rental households in the PMA by income level, yielding a detailed breakdown for use in determining market demand by unit size and AMI level.

Households by Income Bracket and Size for Renters in PMA - 2022

	Persons Per Household							
Income Bracket	1	2	3	4	5	6	7+	Total
Less than $5,000	702	448	221	134	92	36	14	1,647
$5,000 to $9,999	551	352	174	105	72	28	11	1,293
$10,000 to $14,999	1,302	831	410	249	170	67	25	3,054
$15,000 to $19,999	765	489	241	146	100	39	15	1,795
$20,000 to $24,999	942	602	297	180	123	48	18	2,210
$25,000 to $34,999	1,783	1,137	561	341	232	92	35	4,181
$35,000 to $49,999	2,418	1,542	761	462	315	124	47	5,669
$50,000 to $74,999	2,963	1,890	932	566	386	152	58	6,947
$75,000 to $99,999	1,812	1,158	570	346	236	93	35	4,250
$100,000 to $149,999	1,961	1,252	617	374	255	101	38	4,598
$150,000 or more	1,024	653	322	196	133	53	20	2,401
Total	**16,223**	**10,354**	**5,106**	**3,099**	**2,114**	**833**	**316**	**38,045**

Source: Esri/American Community Survey report S2503/B25009/Camoin Associates

AMI LEVELS BY PERSONS PER HOUSEHOLD

HUD provides measures of Average Median Income (AMI) levels in the Poughkeepsie area by household size. These range from $78,700 for a person living alone to over $130,000 for those including 6 or more persons. These AMI thresholds are shown in the following table.

AMI by Household Size - 2022

Persons Per Household	AMI Level
1-person households	$78,700
2-person households	$90,000
3-person households	$101,200
4-person households	$112,400
5-person households	$121,400
6-person households	$130,400
7-or-more person households	$139,400

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA

To estimate market demand from qualified households, AMI thresholds were determined based on household size as a percentage of AMI. Based on the AMI brackets intended for use by the Schatz Redevelopment, threshold income figures were calculated at 50%, 60%, 70%, and 110% of AMI.

AMI Brackets by Household Size - 2022

Persons Per Household	AMI Level	50% or less	51% to 60%	61% to 70%	71% to 110%	Above 110%
1-person households	$78,700	up to $39,350	$39,351 to $47,220	$47,221 to $55,090	$55,091 to $86,570	$86,571 and more
2-person households	$90,000	up to $45,000	$45,001 to $54,000	$54,001 to $63,000	$63,001 to $99,000	$99,001 and more
3-person households	$101,200	up to $50,600	$50,601 to $60,720	$60,721 to $70,840	$70,841 to $111,320	$111,321 and more
4-person households	$112,400	up to $56,200	$56,201 to $67,440	$67,441 to $78,680	$78,681 to $123,640	$123,641 and more
5-person households	$121,400	up to $60,700	$60,701 to $72,840	$72,841 to $84,980	$84,981 to $133,540	$133,541 and more
6-person households	$130,400	up to $65,200	$65,201 to $78,240	$78,241 to $91,280	$91,281 to $143,440	$143,441 and more
7-or-more person households	$139,400	up to $69,700	$69,701 to $83,640	$83,641 to $97,580	$97,581 to $153,340	$153,341 and more

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Camoin Associates

7.3 DEMAND FROM GROWTH IN INCOME QUALIFIED HOUSEHOLDS

NUMBER OF HOUSEHOLDS BY SIZE AND AMI BRACKET

Based on differing income ranges for the various household sizes, the number of renter households in the PMA were apportioned into appropriate AMI brackets. Roughly half of all renter households (49%) included 1 to 4 persons and saw an income of 60% or less of the Area Median Income in 2022.

Renter Households by AMI Bracket by Household Size - 2022

	Persons Per Household							
AMI Bracket	1	2	3	4	5	6	7 or more	Total
50% or Less	6,746	4,887	2,687	1,757	1,269	526	211	18,083
Up to 60%	1,269	816	378	255	188	72	24	3,002
Up to 70%	1,051	681	377	222	127	49	20	2,527
Up to 110%	3,199	2,019	865	472	313	120	42	7,030
Above 110%	3,958	1,951	799	393	217	66	19	7,403
Total	**16,223**	**10,354**	**5,106**	**3,099**	**2,114**	**833**	**316**	**38,045**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

Household levels by AMI bracket and household size were also estimated for 2027 using demographic projections provided by from Esri. The overall number of rental households is slated to essentially hold steady through 2027 but it includes a continued shift towards smaller household sizes.

Renter Households by AMI Bracket by Household Size - 2027

	Persons Per Household							
AMI Bracket	1	2	3	4	5	6	7 or more	Total
50% or Less	7,101	4,892	2,579	1,561	1,165	531	94	17,923
Up to 60%	1,336	818	363	225	171	72	12	2,997
Up to 70%	1,107	681	362	197	118	49	8	2,522
Up to 110%	3,368	2,020	831	419	288	121	20	7,067
Above 110%	4,166	1,953	767	350	199	66	8	7,509
Total	**17,078**	**10,364**	**4,902**	**2,752**	**1,941**	**839**	**142**	**38,018**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

The number of single-person households is projected to climb by more than 5% over the five-year timeframe with expansion expected across all AMI brackets. Gains are then only marginal for two person households while the number of households with three or more people are projected to show overall declines through 2027.

Change in Renter Households by AMI Bracket by Household Size - 2022 to 2027

	Persons Per Household							
AMI Bracket	1	2	3	4	5	6	7 or more	Total
50% or Less	355	5	-108	-196	-104	5	-117	-160
Up to 60%	67	2	-15	-30	-17	0	-12	-5
Up to 70%	56	0	-15	-25	-9	0	-12	-5
Up to 110%	169	1	-34	-53	-25	1	-22	37
Above 110%	208	2	-32	-43	-18	0	-11	106
Total	**855**	**10**	**-204**	**-347**	**-173**	**6**	**-174**	**-27**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

7.4 DEMAND FROM COST BURDENED RENTERS

A standard measure of affordability compares a household's income to the amount spent on housing. In those instances where this proportion exceeds 30%, the household is considered to be "Cost Burdened" and in turn may find it difficult to afford other expenses such as food, clothing, transportation, and healthcare. Cost burdened households in the PMA therefore represent a source of potential demand for the Project by offering housing at a more reasonable price point than the current living situation of these households.

COST BURDENED HOUSEHOLDS BY INCOME LEVEL AND SIZE

A review of Census data shows that seven out of eight renter households with income below $35,000 in the PMA find themselves cost burdened, dedicating more than 30% or more of income towards housing costs. The majority (71%) of households with income between $35,000 and $50,000 also qualify as cost burdened. The table below shows the percent of cost burdened renters in the PMA by income level.

Cost Burdened Share of Renters in PMA - 2021

Household Income	Percent Cost Burdened
Less than $20,000	88.4%
$20,000 to $34,999	89.0%
$35,000 to $49,999	70.8%
$50,000 to $74,999	42.7%
$75,000 or more	9.2%

Note: Cost Burdened households dedicate 30% or more of household income to housing.

Source: American Community Survey report S2503

To determine the demand from cost burdened renters, the distribution of cost burdened renters was determined by AMI bracket and household size. Based on income figures and other Census data, estimates of cost burdened households in the PMA top 17,700. These are heavily concentrated at the lower income levels. Nearly 4 out of 5 cost burdened households (78%) have incomes of 50% or less of the area median income (AMI).

Cost Burdened Renter Households by AMI Bracket by Household Size - 2022

	Persons Per Household							
AMI Bracket	1	2	3	4	5	6	7 or more	Total
50% or Less	5,502	3,995	1,908	1,264	772	321	129	13,891
Up to 60%	898	349	161	109	80	7	2	1,606
Up to 70%	449	291	161	20	12	5	2	940
Up to 110%	294	186	79	43	29	11	4	646
Above 110%	364	179	73	36	20	6	2	680
Total	**7,507**	**5,000**	**2,382**	**1,472**	**913**	**350**	**139**	**17,763**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

RENTER MOBILITY

Not all cost burdened renters represent demand potential for the Project's units. To provide a conservative estimate of demand from these households, only those cost burdened households expected to move on an annual basis are considered. That is, on average a certain percentage of households are expected to move within the PMA for a variety of reasons and only these "moving" households represent a source of demand. The estimates in the tables below are conservative, as the creation of quality affordable housing can induce cost burdened households to move who otherwise would not have moved within the PMA.

As of 2020, well over half (57%) of apartment-dwelling households in the PMA had moved into their current units within the past six years. At the same time, one in ten renters had been in their current units since before 2000. In total, the annual average number of relocations during the ten years from 2010 to 2020 measured 1,084 households. On a base of 14,000 units, this implies an annual turnover rate of 7.7% for the region. Compounding this 7.7% turnover rate over a five-year timeframe equates to 33% of rental households changing their home over a five-year period.

Renter Household Mobility - 2020

Year Tenent Moved Into Unit	Poughkeepsie Total		PMA	
	Count	Share	Count	Share
2019 or later	2,025	14.4%	4,644	12.7%
2015 to 2018	6,003	42.8%	16,521	45.0%
2010 to 2014	2,809	20.0%	7,519	20.5%
2000 to 2009	1,861	13.3%	5,182	14.1%
1990 to 1999	1,012	7.2%	1,833	5.0%
1989 or earlier	305	2.2%	982	2.7%
Total	**14,015**	**100.0%**	**36,681**	**100.0%**
Average Annual Turnover (2010 to 2020)				
Households	1,084		2,868	
Percent of Total	7.7%		7.8%	

Source: Esri, Camoin Associates

Applying this five-year turnover rate to the total number of cost burdened renter households shows that, from 2022 to 2027, a little over 5,900 of these households are projected to represent housing demand in the PMA.

Cost Burdened Renter Households by AMI Bracket by Household Size Expected to Move - 2022 to 2027

AMI Bracket	Persons Per Household							Total
	1	2	3	4	5	6	7 or more	
50% or Less	1,840	1,336	638	423	258	107	43	4,645
Up to 60%	300	117	54	36	27	2	1	537
Up to 70%	150	97	54	7	4	2	1	314
Up to 110%	98	62	26	14	10	4	1	216
Above 110%	122	60	24	12	7	2	1	227
Total	**2,510**	**1,672**	**797**	**492**	**305**	**117**	**46**	**5,940**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

7.5 TOTAL DEMAND FOR AFFORDABLE RENTAL UNITS

Combining the estimated number of cost burdened households projected to move with the anticipated increase in overall income qualified households over the coming five years provides an estimate of total demand for affordable housing in the PMA. The majority is found in those households registering at or below 50% of AMI in the PMA. The greatest demand is also significantly skewed towards smaller households.

Total Demand from Income Qualified Renter Households by AMI Bracket by Household Size - 2022 to 2027

	Persons Per Household							
AMI Bracket	**1**	**2**	**3**	**4**	**5**	**6**	**7 or more**	**Total**
50% or Less	2,195	1,341	530	227	154	112	-74	4,485
Up to 60%	367	119	39	6	10	2	-11	532
Up to 70%	206	97	39	-18	-5	2	-11	309
Up to 110%	267	63	-8	-39	-15	5	-21	253
Income Qualified Total	**3,036**	**1,620**	**600**	**176**	**144**	**121**	**-117**	**5,580**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

Measures of demand by persons per household must be converted to estimated demand by size of unit. This process involves distributing the number of households within each size to unit sizes based on propensity to rent those types of units. This mapping is seen below.

Mapping of Demand by Persons Per Household to Demand by Unit Type

	Persons Per Household				
	1	**2**	**3**	**4**	**5 or more**
Studios	15%	0%	0%	0%	0%
1 Bedroom	65%	10%	0%	0%	0%
2 Bedroom	20%	90%	60%	0%	0%
3 Bedroom	0%	0%	40%	80%	70%
4+ Bedrooms	0%	0%	0%	20%	30%
Total	100%	100%	100%	100%	100%

Source: Camoin Associates

Applying this mapping *from* household size *to* unit size to the projected demand by income-qualified households entering the market translates to the need for 2,136 one-bedroom units and 2,424 two-bedroom units to be available over the 2022 to 2027 timeframe.

Total Demand from Income Qualified Renter Households by AMI Bracket by Unit Type - 2022 to 2027

AMI Bracket	**Studios**	**One Bedroom Units**	**Two Bedroom Units**	**Three or More Bedroom Units**	**Total**
50% or Less	329	1,561	1,964	631	4,485
Up to 60%	55	251	203	23	532
Up to 70%	31	144	152	-18	309
Up to 110%	40	180	105	-71	254
Income Qualified Total	**455**	**2,136**	**2,424**	**565**	**5,580**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

SCHATZ DEVELOPMENT CAPTURE RATES BY UNIT SIZE

The proportion of demand that a project is able to capture is referred to as its "Capture Rate". A project that requires a lower capture rate in order to be financially viable generally means a project is more feasible compared to a project with a high capture rate that must acquire a greater share of market demand.

The Capital Programs Manual requires that for new affordable residential developments, the total number of new units *must not exceed* 20% of overall demand. Additionally, each unit type cannot exceed a 20% capture rate of the demand specific to that unit type (size and AMI level). Note, also, that this capture rate of demand must be calculated *after* taking into account demand that can be satisfied with currently vacant units or other projects in the pipeline that have not yet come to market.

Two elements must be considered in the context of calculating capture rates for the Schatz Redevelopment project. As of the writing of this report, vacancies for affordable housing in the PMA stand at 1.2%, representing 62 unoccupied units. In addition, The Academy is a 28-unit affordable housing project currently under construction and slated to enter the market this year. Prior to calculating a capture rate for the Schatz Redevelopment project, these values must be subtracted from the measure of overall demand.

Vacant and Planned Units

Unit Size	Vacancy Units	The Academy	Total
Studios	11	6	17
One Bedroom Units	33	10	43
Two Bedroom Units	15	12	27
Three+ Bedroom Units	3	0	3
Total	**62**	**28**	**90**

Note: The Academy is scheduled to provide 28 affordable units and open in 2023

Source: CoStar

Total income qualified demand minus vacant and planned units yields a measure of net demand accruing over the 2022 to 2027 timeframe of 5,490 units.

Net Demand from Income Qualified Renter Households by AMI Bracket by Unit Type - 2022 to 2027

AMI Bracket	Studios	One Bedroom Units	Two Bedroom Units	Three or More Bedroom Units	Total
50% or Less	316	1,530	1,942	628	4,416
Up to 60%	53	246	201	23	523
Up to 70%	30	141	150	-18	303
Up to 110%	39	176	104	-71	248
Income Qualified Total	**438**	**2,093**	**2,397**	**562**	**5,490**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

Overall Capture Rate

The Schatz Redevelopment project plans for 165 one-bedroom units and 85 two-bedroom units. Based on income qualified demand, introducing this property will result in capture rates of 7.9% and 3.5%, respectively.

Net Five-Year Demand and Schatz Redevelopment Project - 2022 to 2027

	One Bedroom Units	Two Bedroom Units	Total
Schatz Redevelopment	165	85	250
Five Year Incremental Demand	2,093	2,397	4,490
Schatz Redevelopment Capture Rate	**7.9%**	**3.5%**	**5.6%**

Source: Schatz Redevelopment Project/Camoin Associates

Detailed Capture Rate by Unit Size and AMI

To fully determine market feasibility of the Project and eligibility per the Capital Programs Manual, the capture rate for each unit size by AMI level must be determined. As previously noted, the development unit mix by AMI and unit size has not been finalized by the Developer. Therefore, in lieu of determining capture rates by unit size, the maximum number of units by AMI bracket and unit size was determined based on the 20% threshold set by the Capital Programs Manual. These maximum unit figures are shown in the table below.

Maximum Allowable Project Household Capture by AMI Bracket by Unit Size - 2022 to 2027

AMI Bracket	Studios	One Bedroom Units	Two Bedroom Units	Three or More Bedroom Units	Total
50% or Less	63	306	388	126	883
Up to 60%	11	49	40	5	105
Up to 70%	6	28	30	0	64
Up to 110%	8	35	21	0	64
Income Qualified Total	**88**	**418**	**479**	**131**	**1,116**

Source: HUD: Poughkeepsie-Newburgh-Middletown MSA/Esri/American Community Survey report S2503/B25009/Camoin Associates

ABSORPTION RATE

Once introduced to the market, the Schatz Redevelopment property will acquire tenants as they become available. Demand for affordable one- and two-bedroom apartments is slated to total 4,490 units over a projected five-year timeframe. Using a simple average, this implies demand accruing at a rate of 419 one-bedroom units and 479 two-bedroom units per year.

Based on the market research, analysis of comparable properties, and interviews conducted for the market study, it is expected that the project would experience relatively high absorption rates given the immense pent-up demand for quality affordable housing units in the PMA. Based on an estimated market achievable capture rate of 15%, it is projected that the Project will experience average absorption of approximately 8 units per month or 135 per year. The project would therefore achieve full lease-up at approximately 2.6 years.

This absorption is likely conservative as it does not reflect any potential pre-leasing activity and because initial absorption upon completion will likely be higher given the presence of pent-up demand in the market.

Schatz Redevelopment Project - Income Qualified Rate of Absorption

	One Bedroom Units	Two Bedroom Units	Total
Five Year Incremental Demand	2,093	2,397	4,490
Annual Demand Growth	419	479	898
Absorption at 15% Capture Rate	63	72	135
Total Schatz Redevelopment Units	165	85	250
Number of Years to Full Occupancy	**2.6**	**1.2**	**2.6**

Source: Schatz Redevelopment Project/Camoin Associates

8. SUMMARY OF INTERVIEWS

To augment Camoin's quantitative analysis, we conducted qualitative analysis by conducting interviews. To get a better understanding of the real estate and affordable housing market in the area, we interviewed a mixture of real estate agents and community members. Below are our major findings from those interviews.

The redevelopment of Schatz BOA was desperately needed. Not only was it an eye-sore within the community but by being redeveloped it will return the property to the tax rolls and generate tax income.

- The Schatz BOA has been long neglected so the community is supportive of seeing the redevelopment.

Affordable housing has been a growing concern in the area. Housing prices and rents have increased faster than wages, making it difficult for low- and moderate-income families to stay in the area.

- It was mentioned that the rental market is tight. Rental vacancies have ticked up to 2% from 1% but are still below the 5% rate indicative of a healthy rental market.

There is a desperate need for affordable housing throughout the county. There are other affordable housing projects in the planning and development phase. It was mentioned that the area just doesn't have enough units.

- A shortage of affordable housing units has created waitlists.

The approval and regulation environment are cumbersome and lengthy. It was noted that it takes a long time to get things approved and the developers are left unclear on the timeframe of the approval process. It was also mentioned that this regulatory and approval process is similar in other counties within the area.

The presence of larger employers like Vassar Brothers Medical Center, Dutchess Community College, and IBM brings commuters to Poughkeepsie. Outside of those larger industries and sectors, it was noted that the city is a net exporter of workers.

- The employees of IBM, Vassar Brother Medical Center, and Dutchess Community College would be part of the market that would live in the redevelopment.

The K-12 system in Poughkeepsie is mixed with some viewing it as being average while some saw it as being below average. Either sentiment suggests that the K-12 system probably would not be a catalyst for recruiting residents.

The redevelopment is within a very walkable area. There is a new rail trail that offers access to the waterfront and train station. It also provides connections to other amenities like grocery stores.

Student housing is also in demand for the area. With Marist College and Vassar College in the area, off-campus housing is in demand. The redevelopment may be a good fit for the college's graduate students.

ADU's were seen as a potentially affordable option to help address low to moderate-income families. Due to some zoning and regulation changes, this is not a viable option.

Poughkeepsie is still in a bit of a seller's market but is trending towards a more balanced/neutral market.

- Homes are not selling at the above asking price like in previous years. Not a lot of bidding wars like seen in the past.
- Homes are staying on the market for a longer period. This is bringing the final sales price more in-line with the original asking price.
- The housing market may be cooling due to the continued rise in interest rates. Many homeowners that have lower interest rate mortgages are content and not willing to give up the lower interest rate for a new home.

ATTACHMENT A: PROPERTY LISTINGS

Current Affordable Housing Listings In The Schatz BOA PMA

LIHTC Properties Located in the PMA

Property	Address	Total Units	Year placed in service
West End Lofts Phase 1	1 Liam Drive, Beacon	73	2019
Highland Meadows Senior Residence	11 Hastings Drive, Beacon	68	2019
Fallkill Commons On Rose	18 Rose Street, Poughkeepsie	78	2018
Queen City Lofts	178 Main St, Poughkeepsie	70	2018
East End Apartments	19 S Miller St, Newburgh	45	2018
Independence Square	11 Washington Terrace, Newburg	74	2015
Highridge Gardens	150 Hudson Ave, Poughkeepsie	74	2014
Poughkeepsie Commons	130 Hudson Ave, Poughkeepsie	72	2012
Pendell Commons	15 Commons Ln, Poughkeepsie	73	2011
Livingston Arms	99 Livingston St, Poughkeepsie	34	2010
Tompkins Terrace	194 Tompkins Ter, Beacon	193	2008
Lander Street Homes Phase III	128 Lander St, Newburgh	20	2007
Lake Street Apts	57 Lake Dr, Newburgh	375	2006
The Cornerstone Residence	111 Broadway, Newburgh	128	2006
Stone Ledge Apts	21 Farm Ln, Hyde Park	84	2006
Rip Van Winkle House	10 Rinaldi Blvd, Poughkeepsie	179	2005
417 Main St	417 Main St, Poughkeepsie	54	2005
Spring Manor Apts	600 Spring Manor Cir, Poughkeepsie	88	2004
Dimarco Place II Senior Residence	36 S Remsen Ave, Wappingers Falls	32	2004
Oak Crest	11 Summersweet Dr, Poughkeepsie	28	2004
JenNY's Garden II	19 Gerentine Way, Marlborough	22	2004
Lexington Club At Galleria	1964 S Rd, Poughkeepsie	160	2003
Meadow Ridge Apts	100 Meadowridge Cir, Beacon	54	2003
Eastman & Bixby Privatization	22 Montgomery St, Poughkeepsie	251	2002
Harlow Row	102 Little Market St, Poughkeepsie	8	2002
Berkeley Square	62 Imperial Blvd, Wappingers Falls	150	2001
Works IV	9 Catherine St, Newburgh	11	2001
Bourne & Kenney Privatization	144 Dickson St, Newburgh	205	2000
Hillside Terrace Apts	17 Knollwood Ln, Poughkeepsie	64	2000
Garden St Revit Project Phase I	73 Garden St, Poughkeepsie	25	2000
Lander Street Houses II	154 Lander St, Newburgh	34	1999
Lander Street Houses	173 Lander St, Newburgh	31	1999
JenNY's Garden	25 Gerentine Way, Marlborough	44	1998
Dubois Street Apts	104 Dubois St, Newburgh	16	1998
Newburgh Works III	48 Johnston St, Newburgh	9	1998
31 & 33 South Miller Street	31 S Miller St, Newburgh	4	1998
Liberty Square	497 Liberty St, Newburgh	35	1997
High Pointe Apts	223 W St, Newburgh	82	1996
Cerone Place Apts	35 Cerone Pl, Newburgh	60	1996
Liberty Works	103 Liberty St, Newburgh	3	1995
City Terrace Apts	206 Broadway, Newburgh	19	1993
181 First St	181 First St, Newburgh	2	1992
Davies South Terrace	1 S Davies Ter, Beacon	109	N/A
North Miller Mgmt. Inc Housing	126 N Miller St, Newburgh	6	N/A
Aggressive Mgmt. Inc Housing	14 Farrington St, Newburgh	4	N/A
Mensch Mgmt. Inc	6 Farrington St, Newburgh	4	N/A
Kem Mgmt. Inc Housing	217 Third St, Newburgh	3	N/A

Source: HUD

Additional Affordable Housing Listings

Section 8 Housing for Seniors

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
THE KING'S APARTMENTS 20 Pine Drive Pawling, NY 12564 845-855-7230	1 BR (74 units total)	62 and older Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water Garbage *Electric Not included*	Handicap parking available 4 Handicapped Units Supportive housing	Community Center and Library On-site Laundry Courtyard with gazebos Dogs and cats allowed with additional restrictions Walking distance to shopping	Call for Availability
LAKEVIEW ARMS 2 Creek Road Poughkeepsie, NY 12601 845-452-2777	1 BR (71 units total)	62 and older OR handicap/disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Water Sewer Trash *Electric Allowance* *$136/month*	Handicap parking Intercom System Grab bars in bathrooms Security Door Emergency pull cords 24/7 Emergency Maintenance	On-site Laundry Community Room Carpeted Floor Vinyl Flooring Dogs and cats allowed with additional restrictions	62+ 1 Months Under 62 2+ Years
MAPLEWOOD 457 Maple Street Poughkeepsie NY 12601 845-473-4477 8am - 5pm weekdays	1 BR (64 units total) STUDIO (21 units total)	62 and older OR 18-49 and handicap/disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Water Sewer Trash *Electric Allowance* *$61 / 1 BR* *$48 / STUDIO*	Handicap parking available Security Cameras Emergency pull cords On-site Management and Staff Intercom Bus Stop	On-site Laundry Community Room Congregate Meals Nearby Public Transport Historical Building Rec Programs Dogs and cats allowed with additional restrictions	12-18 Months
POUGHKEEPSIE VILLAGE 37 North Perry St Poughkeepsie NY 12601	1 BR (51 units total)	62 and older OR handicap/disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Cooking Gas Heat Hot Water Sewer Trash *Electric Allowance $64*	Emergency Pull cords Grab Bars Fire Doors Security Cameras Handicap Parking	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions and fees	2+ Years

Source: Dutchess County Office for the Aging

Additional Affordable Housing Listings

Section 8 Housing for Seniors

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
ST. ANNA HDFC APARTMENTS 12 Woody's Way Poughkeepsie NY 12601 845-452-6335	1 BR (70 units total) 1 BR— Handicap Accessible (7 units total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot Water *Electric Allowance* *$58/month*	Emergency Pull cords Grab bars Elevators Security Cameras	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Exercises Classes Dogs, cats, birds allowed with additional restrictions	1 to 1 and 1/2 years
ST. SIMEON II HDFC 9 Hilltop Court Poughkeepsie NY 12601 845-471-9651	1 BR (60 units total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water *Electric Allowance* *$60/month*	Emergency Pull cords Grab Bars Handicap Parking Handicap Accessible Units Preferences for priority placements: Substandard housing, rent burden is 50%, or involuntarily displacement	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs, cats, birds allowed with additional restrictions	1 to 1 and 1/2 years
WELLS MANOR 6 Wells Manor Ln Rhinebeck NY 12572 845-876-8053	1 BR (55 units total) STUDIO (19 units total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot Water **Electric allowance**	Wheelchair accessible rooms Roll-in showers Emergency pull cords Grab bars Handicap parking	Laundry on-site Community Room Craft Room Garden Plot Nearby Public Transport Dogs and cats allowed with additional restrictions	Call for Availability
DiMARCO PLACE 1 South Remsen Avenue Wappinger Falls NY 12590 845-297-2004	1 BR (20 units total)	55 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water Garbage **Electric Not included**	Handicap parking available Emergency call buttons Security cameras Intercom system	Community Room Laundry (stairs) Air conditioner Carpeted interior and vinyl flooring	Call for Availability

Source: Dutchess County Office for the Aging

Additional Affordable Housing Listings

US Department of Agriculture—Rural Development

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
BARTEL PLACE CHURCH ALLIANCE OF MILLBROOK 7 Bartel Place Suite 100 Millbrook, NY 12545 845-677-6701	1 BR (24 units total)	62 and older OR handicap/disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water *Electric Credit $109/month*	Some fully handicap accessible units Grab bars Handicap parking	On-site Laundry Community Room Park table and benches Dogs and cats allowed with additional restrictions	Call for Availability
CHURCH ALLIANCE GARDENS 7 Bartel Place Suite 100 Millbrook, NY 12545 845-677-6701	1 BR (12 units total)	62 and older OR handicap/disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water *Electric Credit $47/month*	Grab bars Emergency pull cords Some fully handicap accessible units Wheelchair Lift Walk-in showers	On-site Laundry Community Room Park table and benches Dogs and cats allowed with additional restrictions	Call for Availability
PROVOOST PARK 23 Woods Rd Tivoli, NY 12583 845-757-4567 *bjeck@provoostparktivoli.com*	1 BR (22 units total) 2 BR (2 units total)	62 and older OR handicap/disabled Maximum Household Income 1– $35,850 2– $40,950	30% of Adjusted Gross Income	Water Sewer Trash *Electric Credit $97/month*	Emergency pull cords Grab bar Intercom Access Interior Mailroom Security cameras 4 fully handicap accessible units	Laundry on-site Community Room Outdoor picnic area / grills 100% Non-smoking Nearby Public Transportation Access to pharmacy and grocery delivery	Call for Availability

Source: Dutchess County Office for the Aging

Additional Affordable Housing Listings

Housing Authorities: Cities of Beacon and Poughkeepsie

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
FORRESTAL HEIGHTS 1 Forrestal Heights Beacon NY 12508 845-831-1289 Ext 301	1 BR (96 units total) STUDIO (38 units total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	All utilities included	Grabs bars Emergency pull cords Security cameras	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs and cats allowed with additional restrictions and fees	Call for Availability
HAMILTON FISH PLAZA 31 Eliza Street Beacon NY 12508 845-831-1289 Ext 301	1 BR (56 units total) STUDIO (14 units total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water Cooking Gas *Electric Allowance* *1 BR $46/month* *STUDIO $36/ month*	Grabs bars Emergency pull cords Security cameras	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions and fees	Call for Availability
PHILLIP A. SWARTZ 378 Mansion St Poughkeepsie NY 12601 845-485-8862	1 BR (32 units total) STUDIO (1 unit total)	62 and older OR handicap/ disabled Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	All utilities included *Option of AC $16/month* *Option of Basic Cable $23/month*	Security Door 6 Fully handicap accessible units 1 hearing/vision impairment accessible unit	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions	1-5 Years

Section 202: Supportive Housing for the Elderly

CASTLE COURT AT CONCORD VILLAGE 386 Van Wagner Road Poughkeepsie, NY 12603 845-485-7722	1 BR (60 units total)	62 and older Maximum Household Income 1– $39,350 2– $45,000	30% of Adjusted Gross Income	Heat Hot water Garbage Sewer *Electric not included*	Handicap parking available 4 Handicapped Units Elevator Emergency call bell Roll-in showers	Community Room On-site Laundry Library Outdoor Patio and Gazebo Dogs and cats allowed with additional restrictions	Call for Availability

Section 236 Housing for Senior Citizens

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
INTERFAITH TOWERS 66 Washington St Poughkeepsie NY 12601 845-452-1172	1 BR JR (68 units total) 1 BR SR (56 units total) 2 BR (11 units total)	62 and older Maximum Household Income 1– $47,600 2– $54,400	30% of Adjusted Gross Income	All utilities included* **Additional fees for parking, cable, internet, and AC*	Emergency pull cords Grab Bars Secured Building Intercom Access	Laundry on-site Community Room Located on City of Poughkeepsie bus route OFA Meal Site Dogs, cats, birds allowed with additional restrictions	Call for Availability
ST. SIMEON APARTMENTS I 700 Second Mile Dr Poughkeepsie NY 12601 845-471-5766	1 BR (59 units total) STUDIO (40 units total)	62 and older Maximum Household Income 1– $62,600 2– $71,550	STUDIO $478-$555 1 BR $561-$651	All utilities included **Option of AC**	Preference for NYS veterans depending on service dates Emergency Pull Cords Grab Bars Security Cameras Tall toilets	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs, cats, birds allowed with additional restrictions	1 to 1 and 1/2 years

Source: Dutchess County Office for the Aging

ATTACHMENT B: DATA SOURCES

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. Click to learn more.

Esri ArcGIS Business Analyst combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. Click to learn more.

CoStar is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. Click to learn more.

The **American Community Survey** (ACS) is an ongoing statistical survey by the US Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. Mandatory to fill out, the survey is sent to a small sample of the population on a rotating basis. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. Click to learn more.

Conducted every ten years in years ending in zero, the **US Decennial Census of Population and Housing** is a complete count of each resident of the nation based on where they live on April 1st of the Census year. The Constitution mandates the enumeration to determine how to apportion the House of Representatives among the states. The latest release of the 2020 Census contains data for a limited number of variables, including: total population by race/ethnicity, population under 18, occupied and vacant housing units, and group quarters population. Click to learn more.

OnTheMap | US Census Bureau

OnTheMap is a tool developed through the US Census Longitudinal Employer-Household Dynamics (LEHD) program that helps to visualize Local Employment Dynamics (LED) data about where workers are employed and where they live. It offers visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. Click to learn more.

Building Permits Survey | US Census Bureau

The US Census Bureau's **Building Permits Survey** collects data on permits for new privately-owned residential construction issued by 21,000 jurisdictions, at the state, county, metro, and permit-issuing jurisdiction levels. Monthly data are available for nearly 9,000 jurisdictions, with the remaining jurisdictions reporting annual data only. The building permits database can be accessed via the State of the Cities Data Systems (SOCDS) from HUD. Click to learn more.

ABOUT CAMOIN ASSOCIATES

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on LinkedIn, Facebook, and YouTube.

The Project Team

Dan Stevens
Principal

Darrell Booker
Project Manger

John Walker
Analyst

Service Lines


Strategic and Organizational Planning


Real Estate Development Services

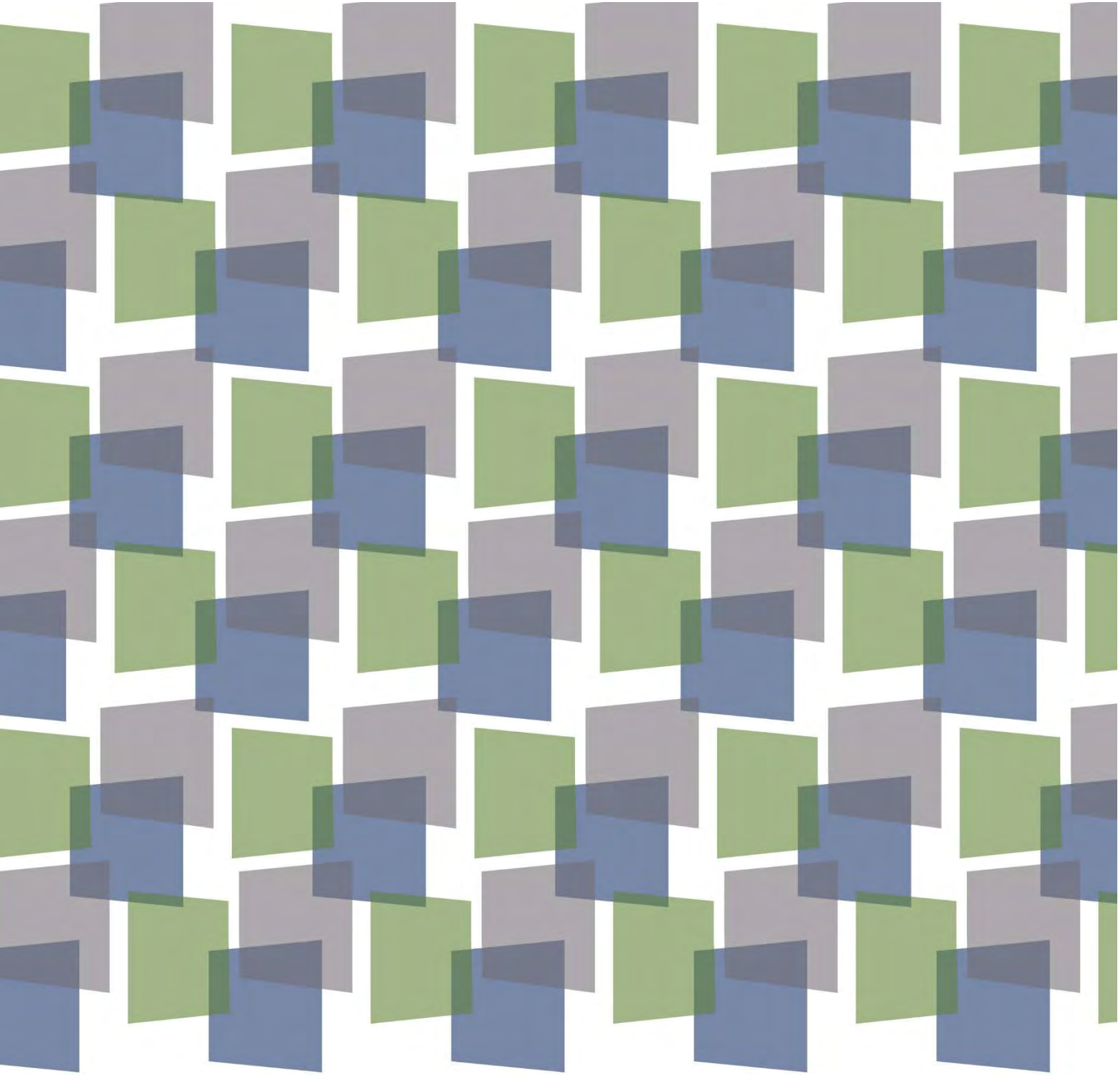

Impact Analysis


Lead Generation and Relationships


Industry and Workforce Analytics


Entrepreneurship and Innovation


Business Attraction and Retention



camoin associates

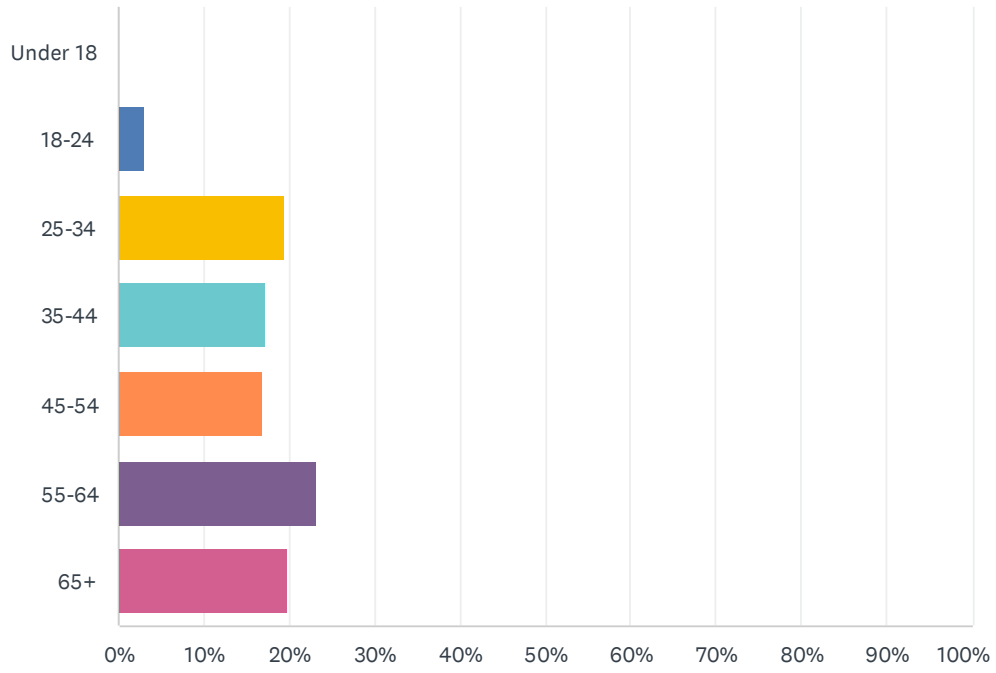
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APPENDIX B.

COMMUNITY SURVEY RESPONSES

Q1 What is your age group?

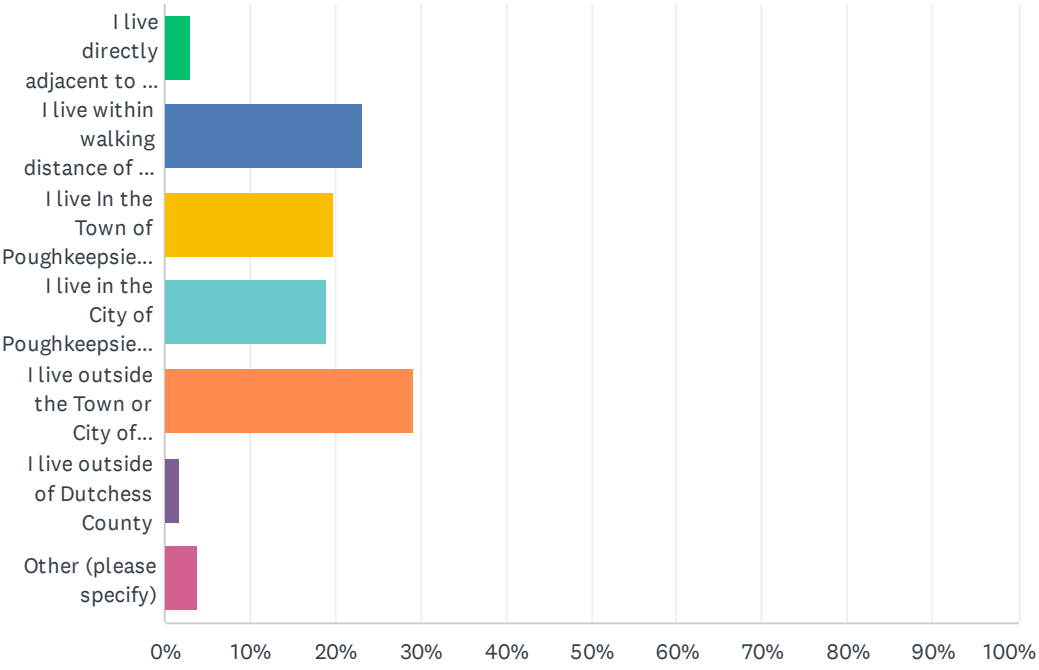
Answered: 236 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	2.97%	7
25-34	19.49%	46
35-44	17.37%	41
45-54	16.95%	40
55-64	23.31%	55
65+	19.92%	47
TOTAL		236

Q2 Which best describes your location in relation to the Schatz BOA site?

Answered: 236 Skipped: 0



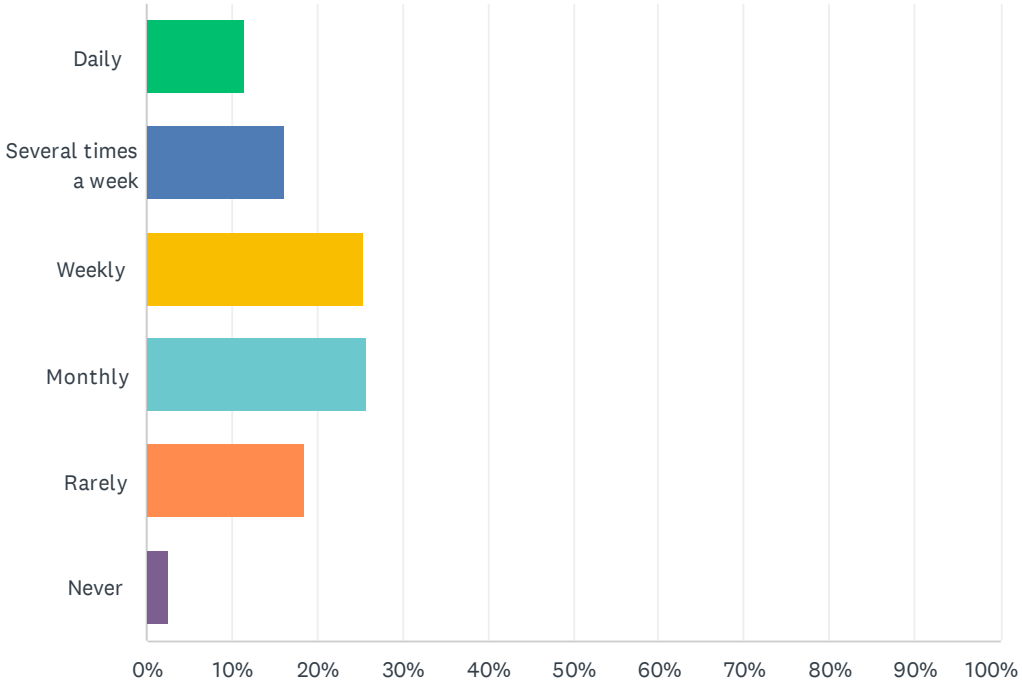
ANSWER CHOICES	RESPONSES	
I live directly adjacent to the site	2.97%	7
I live within walking distance of the site	23.31%	55
I live In the Town of Poughkeepsie, but not near the site	19.92%	47
I live in the City of Poughkeepsie, but not near the site	19.07%	45
I live outside the Town or City of Poughkeepsie, but inside of Dutchess County	29.24%	69
I live outside of Dutchess County	1.69%	4
Other (please specify)	3.81%	9
TOTAL		236

#	OTHER (PLEASE SPECIFY)	DATE
1	I grew up directly behind the Shatz factory on Clark Street for 18 years.	1/16/2025 10:58 PM
2	I own a commercial building on Market St.	11/14/2024 12:21 PM
3	I live in Columbia County and commute to Marist 3 times a week	10/25/2024 9:44 PM
4	I am the owner of Schatz Bearing Corporation	10/3/2024 10:23 AM
5	I routinely walk in the area	8/7/2024 10:15 AM
6	I own a building across the street.	7/30/2024 2:42 PM
7	In my back yard	7/27/2024 1:17 PM

8	I live in South Carolina	7/27/2024 12:44 PM
9	I work near the site	7/26/2024 10:01 AM

Q3 How often do you pass the Schatz BOA site?

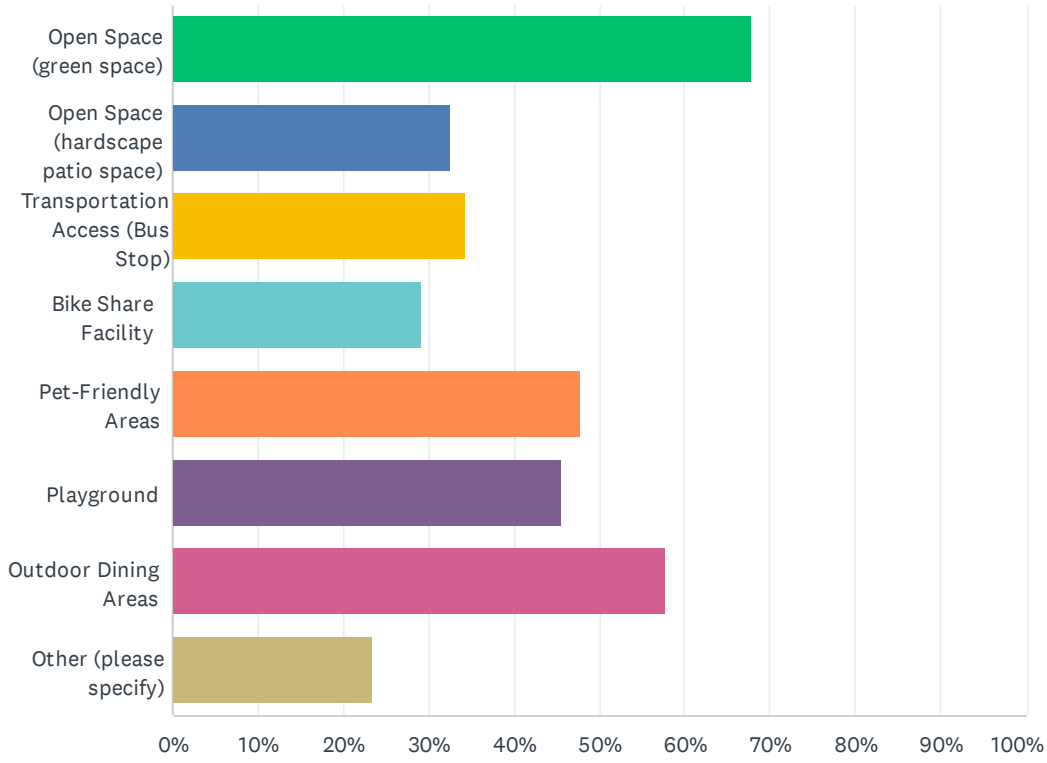
Answered: 236 Skipped: 0



ANSWER CHOICES	RESPONSES	
Daily	11.44%	27
Several times a week	16.10%	38
Weekly	25.42%	60
Monthly	25.85%	61
Rarely	18.64%	44
Never	2.54%	6
TOTAL		236

Q4 The potential revitalization scenario for the Schatz site includes primarily residences, with some limited commercial space. It could also include various public amenities and open spaces. What public amenities would you like to see at the revitalized Schatz BOA site? Select all that apply.

Answered: 230 Skipped: 6



ANSWER CHOICES	RESPONSES	
Open Space (green space)	67.83%	156
Open Space (hardscape patio space)	32.61%	75
Transportation Access (Bus Stop)	34.35%	79
Bike Share Facility	29.13%	67
Pet-Friendly Areas	47.83%	110
Playground	45.65%	105
Outdoor Dining Areas	57.83%	133
Other (please specify)	23.48%	54
Total Respondents: 230		

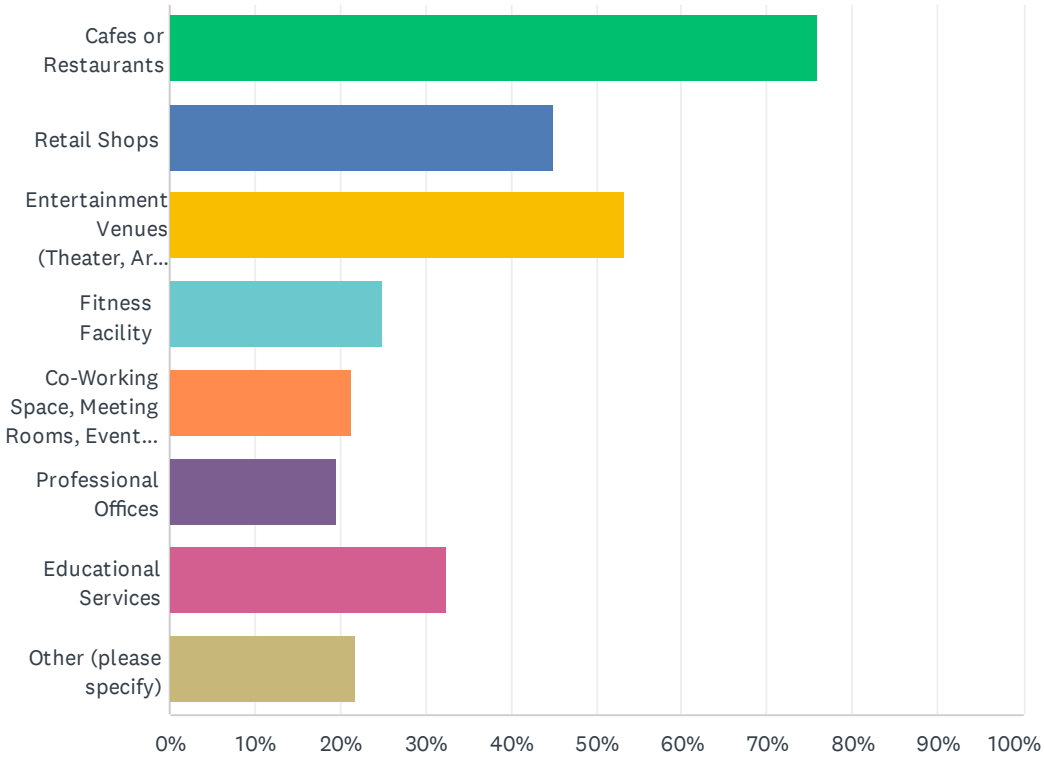
#	OTHER (PLEASE SPECIFY)	DATE

1	Mixed use zoning. Direct public trail access	2/1/2025 4:38 PM
2	Manufacuring	1/16/2025 10:58 PM
3	we need more special needs housing group homes etc. as tere is a great need for this and always over looked why?????because it dosent line the pockets of the town ,city or county goverment ???	11/21/2024 12:52 PM
4	Stop building more housing.	11/20/2024 1:01 AM
5	Community site	11/19/2024 7:50 AM
6	Direct access to Poughkeepsie Urban Trail	11/18/2024 8:35 PM
7	Pool or recreational center	11/18/2024 12:34 PM
8	Youth entertainment and engagement	11/14/2024 11:26 AM
9	Solar Panels, Solar Canopy	10/25/2024 9:44 PM
10	Drop the old Schatz buildings and leave the land vacant	10/17/2024 7:48 PM
11	Community Gardens	10/2/2024 7:25 AM
12	Museum & film preservation	9/28/2024 12:50 PM
13	Police Sub-Station or In House Security	9/28/2024 12:30 PM
14	Swimming pool	9/20/2024 5:50 PM
15	⅕	9/11/2024 6:03 PM
16	Café	8/26/2024 11:31 AM
17	Non human use.	8/20/2024 12:52 AM
18	Walking trails. Additionally, I would avoid as much patio space as possible as it absorbs too much heat. The greener, the better.	8/19/2024 8:08 PM
19	Community garden	8/14/2024 11:49 PM
20	Small to medium common community/meeting area that can be easily supervised/monitored	8/12/2024 9:52 PM
21	Community Garden	8/7/2024 12:16 PM
22	Make it a centralized space for a variety of people in the community to use	8/7/2024 10:15 AM
23	Athletic complex	8/7/2024 6:18 AM
24	Areas for public and community development. Areas dedicated for youth programs/ activities, affordable housing, and community enrichment.	8/6/2024 3:21 PM
25	Outdoor theater for community use	8/6/2024 12:46 AM
26	Entertainment space	8/5/2024 10:55 PM
27	Affordable living/apartments townhouse	8/5/2024 8:01 PM
28	small amphitheater for public performances or book readings	8/4/2024 12:03 PM
29	Market rate & affordable housing	8/4/2024 7:39 AM
30	Non-expensive cafe stop on the bike/walk line. A place to stop and cool off mid walk.	8/2/2024 5:06 PM
31	pollinator gardens, native landscaping to support biodiversity	8/2/2024 4:35 PM
32	A public swimming pool for children.	8/2/2024 2:29 PM
33	indoor/outdoor aquatic center	8/2/2024 11:18 AM
34	Veterans Memorial	7/31/2024 4:09 PM
35	outdoor sculpture park	7/30/2024 7:09 AM
36	I'd like to see it become a business that would benefit Poughkeepsie & help it grow.	7/29/2024 10:35 PM

37	Anything but expensive housing	7/29/2024 6:57 PM
38	Outdoor concert and/or event space.	7/29/2024 4:56 PM
39	Skateboard facility	7/29/2024 2:22 PM
40	Open athletic field eg, soccer,football	7/29/2024 1:55 PM
41	public bathrooms/water fountains	7/29/2024 12:09 PM
42	Connection to the rail trail & native planting commitment, as well as allotment sites for residents	7/29/2024 11:43 AM
43	enclosed area for festivals year round be it heritage, music, art, etc rain or shine	7/28/2024 4:43 PM
44	Recreational center -football fieldl	7/28/2024 1:33 PM
45	Hardware store	7/27/2024 12:44 PM
46	Splash pad	7/27/2024 7:40 AM
47	Wheelchair ♿ access parks and sidewalks	7/27/2024 4:54 AM
48	Bike racks, public garden	7/26/2024 10:22 PM
49	gardens	7/26/2024 7:24 PM
50	Restore existing buildings into low cost housing. (Lofts and Studios) with capped rent. Plus put in commercial space on ground floor for businesses and artist space.	7/26/2024 5:12 PM
51	Bandshell	7/26/2024 11:07 AM
52	Exercise equipment, track, health expos, shared gardens for fresh produce	7/26/2024 10:06 AM
53	I agree with all the above, but would like to see something built for the homeless as well as commercial and dining.	7/26/2024 9:48 AM
54	NO MORE RESTAURANTS!!!	7/26/2024 9:48 AM

Q5 What types of businesses would you like to see incorporated into the potential revitalization of the Schatz BOA site? Select all that apply.

Answered: 229 Skipped: 7



ANSWER CHOICES	RESPONSES	
Cafes or Restaurants	75.98%	174
Retail Shops	44.98%	103
Entertainment Venues (Theater, Art Gallery, Performance Space)	53.28%	122
Fitness Facility	24.89%	57
Co-Working Space, Meeting Rooms, Event Space	21.40%	49
Professional Offices	19.65%	45
Educational Services	32.31%	74
Other (please specify)	21.83%	50
Total Respondents: 229		

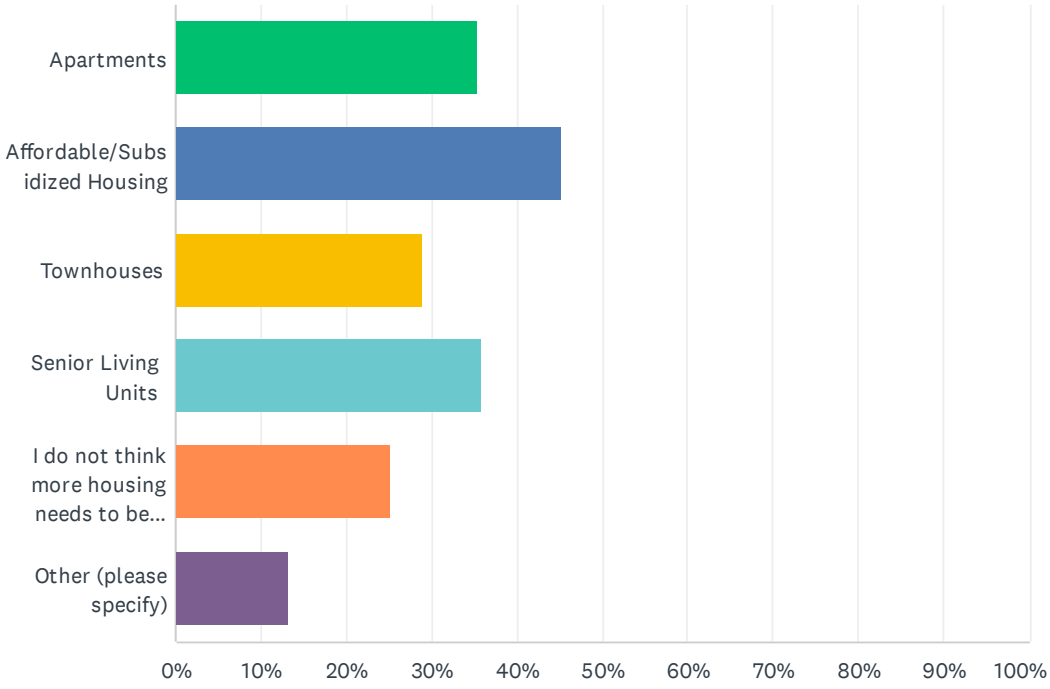
#	OTHER (PLEASE SPECIFY)	DATE
1	Direct public access to the trail	2/1/2025 4:38 PM
2	Don't need more stores or restaurants or gyms… I wish it would return to a working factory/Manufacturing jobs.	1/16/2025 10:58 PM

3	Museum space	1/2/2025 11:10 PM
4	Museum	1/2/2025 11:00 PM
5	special needs houseing #1 forget all that other crap....	11/21/2024 12:52 PM
6	Disc golf	11/20/2024 1:01 AM
7	Recreational	11/18/2024 12:34 PM
8	Antique booths	11/2/2024 5:08 AM
9	Little Free Library	10/25/2024 9:44 PM
10	Open space	10/17/2024 7:48 PM
11	Museum / film	9/28/2024 12:50 PM
12	All sound nice.	9/28/2024 12:30 PM
13	Incubator	9/20/2024 5:50 PM
14	Craft Brewery (like Rhinegeist in Cincinnati)and Maker Space	9/8/2024 6:39 PM
15	dispensary	9/7/2024 2:40 PM
16	bike repair/rental/share	8/20/2024 3:04 PM
17	Storage facility	8/20/2024 12:52 AM
18	Educational Services should include at least one daycare facility to aid toward attracting young families.	8/19/2024 8:08 PM
19	Farmers market	8/14/2024 11:49 PM
20	all of the above IF they support residential areas. Priority is for affordable residential space.residential	8/12/2024 9:52 PM
21	Outdoor art space	8/7/2024 10:15 AM
22	affordable senior apartments	8/7/2024 6:18 AM
23	Charter school would be great for the area and Trader Joe’s!!	8/6/2024 7:08 PM
24	Small Business incubators - Pop-up Maker space-short term lease to test viability of small businesses	8/6/2024 11:17 AM
25	Activity center for youth	8/6/2024 9:44 AM
26	Kid's play space	8/6/2024 12:46 AM
27	Need more businesses	8/5/2024 10:55 PM
28	Indoor basketball court for leagues within the community.	8/5/2024 10:50 PM
29	No businesses	8/5/2024 8:13 PM
30	Housing	8/5/2024 8:01 PM
31	Open kitchens available small food businesses	8/5/2024 6:31 PM
32	Bike shop	8/4/2024 6:20 PM
33	Dog run.	8/4/2024 12:03 PM
34	Child care, things working people need	8/2/2024 5:06 PM
35	predominantly - if not entirely - local businesses	8/2/2024 4:35 PM
36	Medical Offices / Walk in Medical Services	8/2/2024 2:29 PM
37	There is no need for commercial because there is plenty nearby!	8/2/2024 12:49 PM
38	Organizations or businesses to help youth with training, recreation, etc.	8/1/2024 8:44 PM
39	food trucks, microbrewery	7/31/2024 4:09 PM

40	public art gallery and sculpture park	7/30/2024 7:09 AM
41	Community center, Teen Center, indoor pool all with collaboration programs with the PUBLIC schools	7/29/2024 1:55 PM
42	bike/skateboard/scooter/sneaker shop to emphasise and SUPPORT an active lifestyle - indoor/outdoor farmers market (with actual farms - see Kingston or Rhinebeck Farmers markets for great farmers markets with actual unprocessed food!), brewery, breakfast place, coffee roaster, ice cream shop! We love going to our crossfit gym in highland and having access to the rail trail there along with access to food, snacks, and beverages. Going for a bike ride or a run/walk and being able to stop for lunch or ice cream or a beer is one of the great joys and attractions for towns with rail trails - let's encourage that!	7/29/2024 12:09 PM
43	Small museum highlighting the past railroads and industry that served the immediate area.	7/29/2024 11:40 AM
44	Fastener and related supplies	7/27/2024 12:44 PM
45	None	7/26/2024 8:36 PM
46	Low Cost housing	7/26/2024 5:12 PM
47	I'm not sure we need retail space; the market is not as strong for that. I'd rather see more housing.	7/26/2024 2:06 PM
48	Plenty of convenient parking	7/26/2024 10:59 AM
49	None. There are plenty of commercial business close by	7/26/2024 10:20 AM
50	Again, Somewhere for the homeless	7/26/2024 9:48 AM

Q6 What types of housing would you like to see offered within the Schatz BOA site? Select all that apply.

Answered: 234 Skipped: 2



ANSWER CHOICES	RESPONSES	
Apartments	35.47%	83
Affordable/Subsidized Housing	45.30%	106
Townhouses	29.06%	68
Senior Living Units	35.90%	84
I do not think more housing needs to be built in the area	25.21%	59
Other (please specify)	13.25%	31
Total Respondents: 234		

#	OTHER (PLEASE SPECIFY)	DATE
1	agian special needs houseing hello	11/21/2024 12:52 PM
2	Condos for seniors to buy (not rentals!!!!!!!)	11/19/2024 6:35 PM
3	I feel middle income housing is in very short supply thus apartments for working class young adults	11/12/2024 1:14 PM
4	Apartments for Marist Visiting and Part-Time Faculty that can be rented per semester at affordable rates	10/25/2024 9:44 PM
5	Any other housing will put a strain on the HP School District hurting an already full district.	9/28/2024 12:30 PM

6	Do not use for housing	8/20/2024 12:52 AM
7	No Marist students or activities. This area is overrun by them. Bring this area back to a more residential area with a lot fewer student rentals.	8/13/2024 8:20 PM
8	AFFORDABLE is the key word. This may not be the same as "market rate"	8/12/2024 9:52 PM
9	Community meeting spaces	8/7/2024 10:15 AM
10	Nothing affiliated with Marist	8/7/2024 6:18 AM
11	Housing is already expensive for a 1 bedroom. Make a homeless shelter or something for the kids in our community instead!	8/6/2024 2:55 AM
12	100% workforce housing at a real AMI	8/6/2024 12:46 AM
13	3 & 4 bedroom apartments	8/5/2024 6:21 PM
14	Housing needs to affordable based on the CITY of Poughkeepsie residents we are constantly being promised new housing and we can’t afford to live in them. We are being forced out of our own city.	8/5/2024 5:55 PM
15	Anything market rate	8/4/2024 12:03 PM
16	Market rate & affordable apartments	8/4/2024 7:39 AM
17	Market-rate single family homes. By failing to mention this as a survey option, you are biasing the results in favor of your own objectives.	8/2/2024 12:49 PM
18	artist/craftperson workspaces or live/work spaces	8/2/2024 11:18 AM
19	Supportive housing	8/1/2024 8:44 PM
20	Affordable houses for first time home owners	7/30/2024 12:31 PM
21	Not exactly sure. Gentrification since Pandemic has skewed affordability for sure,so any housing would have to be very specific	7/29/2024 1:55 PM
22	varied - lets not cookie cutter this like the Dutchess one or other newer developements - lets create a variety of price points and styles so it is visually interesting and serves our community's housing needs for all incomes. Let's not price people out of our community, both at these new units and in the surrounding neighborhoods.	7/29/2024 12:09 PM
23	Mixed income. Also some with elevators	7/27/2024 7:40 AM
24	Senior community 55 and older	7/27/2024 4:54 AM
25	Anything that keeps the existing buildings as they are historic in nature as they represent America's Manufacturing might.	7/26/2024 5:12 PM
26	Affordable is key here	7/26/2024 1:24 PM
27	If there has to be housing it should be owner occupied to protect the neighborhood	7/26/2024 10:59 AM
28	We do not need any more "Eastdale" type communitites that price out anyone currenlty trying to live and make ends meet in Dutchess County	7/26/2024 10:20 AM
29	Units for purchase, not more rentals	7/26/2024 10:07 AM
30	I would like to see housing that goes along with what the area needs the most.	7/26/2024 9:48 AM
31	No expensive housing that will push out area residents	7/26/2024 9:48 AM

Q7 Do you have any name suggestions for the potential revitalization of the Schatz BOA site? ex. Northside Commons, Fairview Place, The Bearings at Fairview.

Answered: 91 Skipped: 145

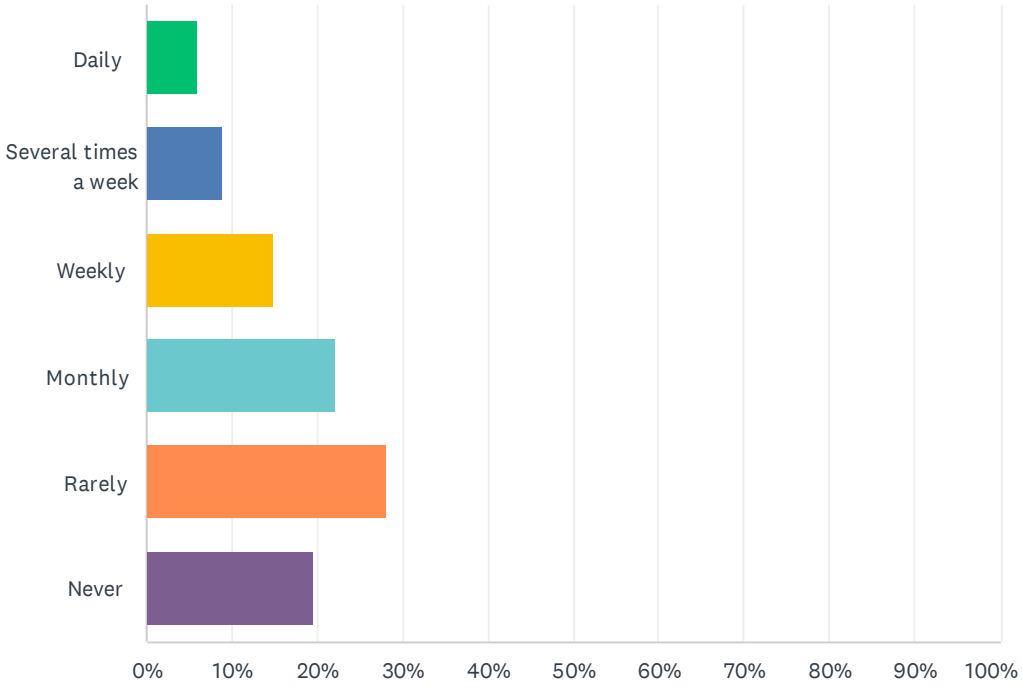
#	RESPONSES	DATE
1	NORTH SIDE COMMONS SOUNDS GOOD.	11/21/2024 12:52 PM
2	Schatz Commons Schatz Place Fairview the commons The Commons at Fairview	11/19/2024 7:50 AM
3	Northside Commons	11/15/2024 7:54 AM
4	The Bearing at Fairview	11/14/2024 12:21 PM
5	Maybe incorporate the Schatz name but for the love of God leave out the word "Commons", its been overused.	11/12/2024 1:14 PM
6	The Bearings	11/2/2024 5:08 AM
7	Fairview Plaza	10/29/2024 10:19 AM
8	Northside Commons	10/25/2024 9:44 PM
9	I think something that includes some historical significance would be best. Even a reference to it being Schatz would work.	10/24/2024 4:33 PM
10	The Grounds at Schatz	10/23/2024 1:38 PM
11	Naming dedication to Poughkeepsie legendary black film director Bill Duke	9/28/2024 12:50 PM
12	Fairview Place	9/28/2024 12:30 PM
13	The Bearings at Fairview	9/22/2024 2:23 PM
14	Not at this time	9/20/2024 9:58 AM
15	Northside Commons	8/23/2024 1:12 PM
16	Not at the moment	8/20/2024 12:29 PM
17	Do not dig up a thoroughly polluted soil and expose anyone.	8/20/2024 12:52 AM
18	Please not The Bearings at Fairview	8/19/2024 8:08 PM
19	Schatz Place	8/19/2024 7:51 PM
20	Everything now days is geared to low income, “affordable” housing…what about seniors who are down sizing, but are over the income limits. They just want a reasonable apartment. They have supported this area for years with high taxes. As a senior my income does not increase each year. Social Security increases are a joke. My supplementary Medicare medical insurance just went up 15%, drug coverage went up 7%. Cost of living expenses up 30%… food, gas, medications, taxes, etc. I saved all 44 years I worked to be comfortable in my old age. But all that goes to taxes and supporting whose who don’t work, pay school taxes, property taxes and welfare benefits. All these giveaways are depleting all my savings to support strangers. It’s time to take care of those who earned a living.	8/13/2024 8:20 PM
21	Something that recognizes the history of the area	8/12/2024 9:52 PM
22	No	8/7/2024 12:06 PM
23	The bearings at Fairview or the street number anc the work bearings (I.e. 534 Bearings)	8/7/2024 10:15 AM
24	Making it look like a nice green area	8/7/2024 7:23 AM
25	Fairview Landing	8/7/2024 1:36 AM

26	N/a	8/6/2024 7:08 PM
27	None	8/6/2024 2:55 AM
28	Schatz Landing	8/5/2024 10:55 PM
29	Fairview Place or Northside Commons	8/5/2024 10:43 PM
30	Heritage Commons The Bearing Place Schatz View The Foundry Residences Landmark Lofts Schatz Square	8/5/2024 10:25 PM
31	The Bearings at Fairview	8/5/2024 8:51 PM
32	Fairview Place	8/5/2024 7:31 PM
33	No	8/5/2024 7:06 PM
34	North side commons	8/5/2024 6:21 PM
35	Northside Commons sounds nice	8/5/2024 6:03 PM
36	Schatz Place	8/5/2024 6:01 PM
37	N/a	8/5/2024 5:55 PM
38	Keeping Northside in the name is a nice idea.	8/5/2024 12:49 PM
39	NoPoCo (Northside Poughkeepsie Commons)	8/4/2024 12:03 PM
40	The Schatz	8/4/2024 7:49 AM
41	No	8/3/2024 9:32 PM
42	The Bearings at Fairview is a good connect with the significant history of this facility	8/2/2024 2:29 PM
43	The Northside	8/2/2024 12:13 PM
44	The residents near the property to help name the site	8/1/2024 8:44 PM
45	Schatz Terrace, Schatz Fields, Fairview Acres, Fairview Landing	7/31/2024 4:09 PM
46	Beverly Allyn	7/31/2024 10:02 AM
47	The space should be well lit, and not encourage people smoking pot.	7/30/2024 2:24 PM
48	Kinda like The Bearings	7/30/2024 1:46 PM
49	I would like to become a home owner, it would be nice to see some affordable home built for first time home buyers. This would add value to the community.	7/30/2024 12:31 PM
50	Northside Village	7/30/2024 7:09 AM
51	The Bearings at Fairview	7/30/2024 6:21 AM
52	I think it should some how included the Schantz name to honor the old factory & all the people how were part of the facility in the past.	7/29/2024 10:35 PM
53	Schatzview Bearings	7/29/2024 9:36 PM
54	Eastdale	7/29/2024 7:22 PM
55	Na	7/29/2024 6:57 PM
56	Northside PK PK North The Schatz	7/29/2024 4:56 PM
57	The Bearing	7/29/2024 3:25 PM
58	River East	7/29/2024 2:58 PM
59	Northside Commons	7/29/2024 2:20 PM
60	Schatz Square, Poughkeepsie Green,	7/29/2024 1:55 PM
61	No	7/29/2024 12:04 PM

62	Poughkeepsie Junction	7/29/2024 11:40 AM
63	Fairview PLace	7/28/2024 4:43 PM
64	Schatz Federal	7/27/2024 12:44 PM
65	1. Fairview Avenue Schatz 2. Schatz Development 3. Schatz Park 4. Schatz Place 5. Fairview Schatz Park	7/27/2024 10:49 AM
66	Northdale	7/27/2024 9:39 AM
67	The Bearings is good.	7/27/2024 8:01 AM
68	I like The Bearings	7/27/2024 7:40 AM
69	Northside Community Commons	7/27/2024 4:54 AM
70	Fair View	7/26/2024 11:30 PM
71	Fairview Crossing	7/26/2024 10:22 PM
72	Shatz's Bearings.	7/26/2024 9:27 PM
73	Fairview Vista	7/26/2024 8:47 PM
74	Commons on the trail	7/26/2024 8:36 PM
75	Schatz Commons	7/26/2024 7:24 PM
76	The Bear	7/26/2024 5:43 PM
77	Schatz's space	7/26/2024 5:43 PM
78	Fairview Place	7/26/2024 5:40 PM
79	I think the existing buildings along Fairvirew should be preserved and turned into mixed use housing and commercial space for artists and trades. Instead of demolishing it and building an eyesore like Eastdale which destroyed the rural nature of that area and did away with the open skies.	7/26/2024 5:12 PM
80	Schatz Commons	7/26/2024 2:57 PM
81	Fairview Ave Square	7/26/2024 2:42 PM
82	Queen City Schatz	7/26/2024 1:06 PM
83	Fairview commons	7/26/2024 11:20 AM
84	No ideas	7/26/2024 11:07 AM
85	Schatz Square	7/26/2024 10:06 AM
86	Poughkeepsie Park	7/26/2024 10:02 AM
87	Fairview Place is nice!	7/26/2024 10:01 AM
88	Bearings at Poughkeepsie Nothing with the word Fairview or commons	7/26/2024 9:58 AM
89	Fairview Place sounds good. Anything with Fairview in it. Even our fire dept is named Fairview Fire Dept.	7/26/2024 9:57 AM
90	Fairview Commons, Ball Bearing Park, Valley Forge, The Forge, Poughkeepsie Promenade	7/26/2024 9:53 AM
91	The Bearings at Fairview	7/26/2024 9:48 AM

Q8 How often do you use the Northside Line trail that passes the Schatz BOA site?

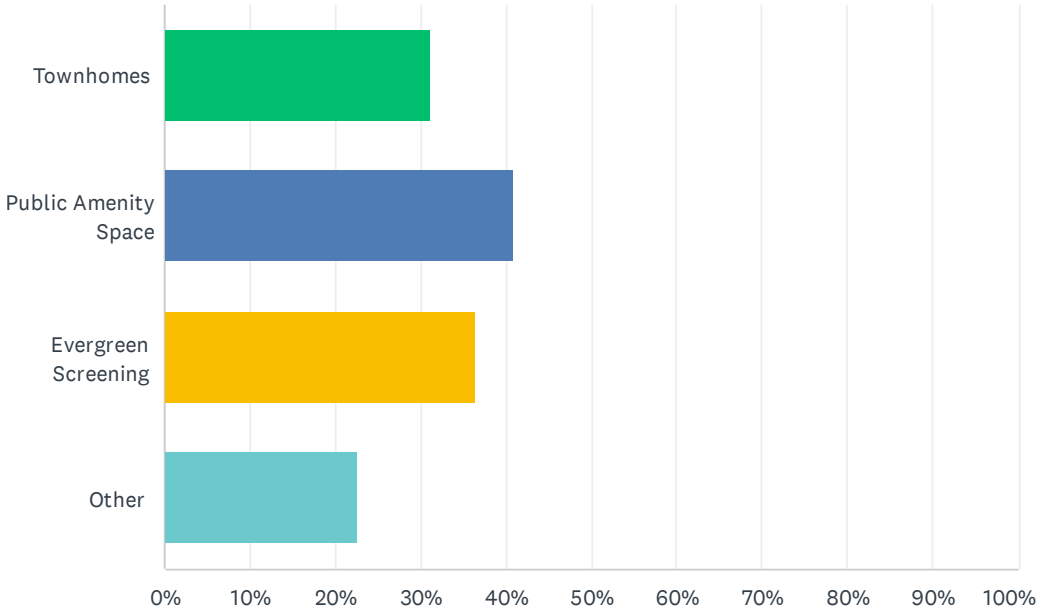
Answered: 234 Skipped: 2



ANSWER CHOICES	RESPONSES	
Daily	5.98%	14
Several times a week	8.97%	21
Weekly	14.96%	35
Monthly	22.22%	52
Rarely	28.21%	66
Never	19.66%	46
TOTAL		234

Q9 Which scenario would you like to see along Fairview Avenue? Select all that apply. Note that public amenity space could include a range of options (benches, small gathering area, play structure, etc.).

Answered: 222 Skipped: 14



ANSWER CHOICES	RESPONSES	
Townhomes	31.08%	69
Public Amenity Space	40.99%	91
Evergreen Screening	36.49%	81
Other	22.52%	50
Total Respondents: 222		

Q10 If you chose "Other" for question 9, please specify what scenario you would like to see along Fairview Avenue.

Answered: 59 Skipped: 177

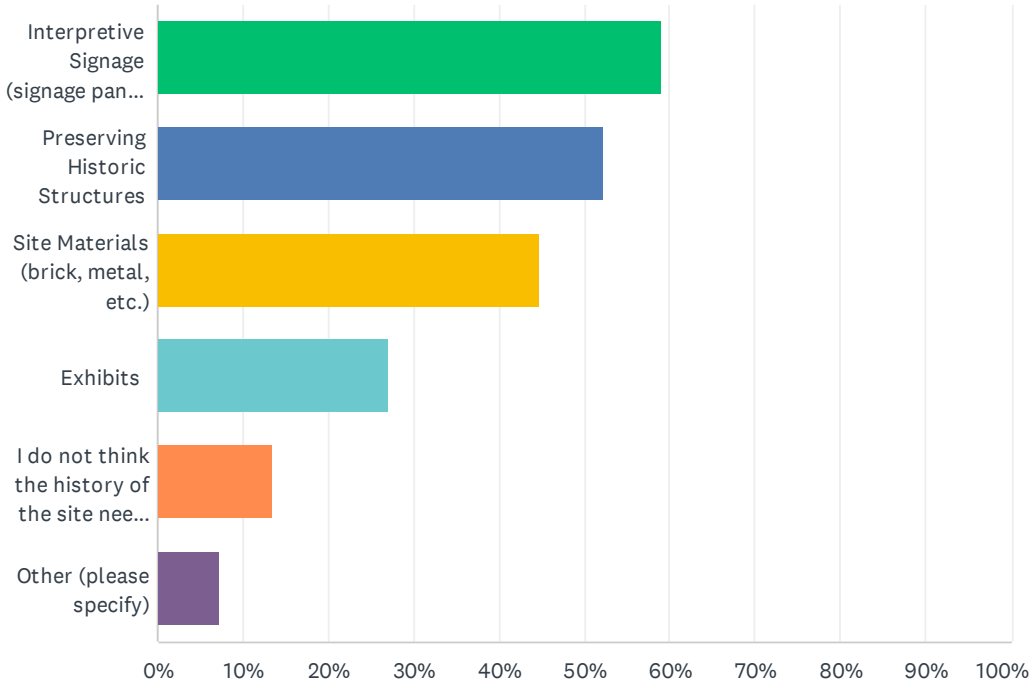
#	RESPONSES	DATE
1	Apartments and public access to bike trails	2/1/2025 4:29 PM
2	I would like this to look like East dale	11/14/2024 11:26 AM
3	Parking area Playground Condos with lower level businesses Flower beds	11/2/2024 5:08 AM
4	affordable apartments	10/29/2024 10:19 AM
5	A mix of townhomes and greens	10/25/2024 9:44 PM
6	I think even more housing like an apartment with frontage along Fairview would be great. The trail here is an amazing amenity tying together some shopping and Marist with downtown Poughkeepsie. This further connects people with everything within walking/biking distance of the Empire State Trail. We should encourage as many people/businesses to utilize this infrastructure.	10/24/2024 4:33 PM
7	If not evergreen screening or public amenity space it should be shops	10/23/2024 1:38 PM
8	Open space - no buildings	10/17/2024 7:48 PM
9	Dog park	9/30/2024 9:32 AM
10	Affordable housing smart apartments not townhouses	9/28/2024 12:50 PM
11	Townhouses for Seniors	9/28/2024 12:30 PM
12	More housing but set back from Fairview. I like the trees separating it too for more privacy for the housing.	8/25/2024 8:41 PM
13	Abandoned	8/20/2024 12:52 AM
14	I'm not a designer or architect. However I would NOT want to see mechanical barriers such as fences etc isolate the area and or limit the area to only residents and businesses	8/12/2024 9:52 PM
15	In addition to affordable housing and public green spaces and gathering spaces, the city really needs a permanent, concrete skatepark. This could be a really great spot for a skatepark!	8/8/2024 1:38 PM
16	Open art space	8/7/2024 10:15 AM
17	Affordable senior apartments (not subsidized, but affordable!). With fitness opportunities for seniors, such as walking areas, pool and small fitness center.	8/7/2024 6:18 AM
18	After school programs/ activities for at risk or troubled youth. Affordable housing for the growing residents of poughkeepsie NOT TOWNHOUSES. Area for community development and enrichment: community garden, playground, etc.	8/6/2024 3:21 PM
19	I'd rather the funding be put towards the homeless. Give them a safe space for free to get back on their feet. Have it open to donated clothing that can have for free, bathing, food, and free counseling if they need/want it. Give them a Second Chance to build in our community to be great.	8/6/2024 2:55 AM
20	Mutifamily workforce housing units with majority 2bdr + maximize FAR	8/6/2024 12:46 AM
21	We are in desperate need for affordable housing in this area. We need apartments that people who work for minimum wage can afford to rent. I would like to see that and am not sure whether the townhomes idea fits that scenario or not.	8/5/2024 11:32 PM
22	Subsidize housing. Affordable housing.	8/5/2024 7:16 PM
23	Apartments	8/5/2024 7:06 PM

24	Affordable housing	8/5/2024 6:25 PM
25	Townhomes	8/5/2024 6:21 PM
26	Have it be a place the community can use.	8/5/2024 6:01 PM
27	Housing that is affordable to city of POK residents. Townhomes are not affordable housing.	8/5/2024 5:55 PM
28	City of Poughkeepsie has lost 50000 residents over the decades. I would like to see multiple market rate apartment buildings, and bring back people. Hopefully they will shop on Main Street	8/4/2024 12:03 PM
29	More single family homes than townhomes.	8/4/2024 7:49 AM
30	Town houses	8/4/2024 7:39 AM
31	Don't know	8/3/2024 9:32 PM
32	Park	8/3/2024 9:54 AM
33	Market-rate single family homes.	8/2/2024 12:49 PM
34	A large indoor/outdoor aquatic facility. We need more recreational and physical activity areas, especially when the weather is extreme in the winter and summer.	8/2/2024 11:18 AM
35	Cafe w outdoor seating	8/2/2024 12:19 AM
36	soccer fields, basketball courts, other open rec fields	7/31/2024 4:09 PM
37	Cafes/outdoor dining/ice cream shop	7/31/2024 3:01 PM
38	Affordable housing	7/30/2024 3:28 PM
39	Soccer field	7/30/2024 2:24 PM
40	a mixture of housing, trees, park, etc so it looks inviting, natural and varied. Not just ONE thing.	7/30/2024 7:09 AM
41	Some kind of business.	7/29/2024 10:35 PM
42	Commercial space with residential above	7/29/2024 9:36 PM
43	Affordable Housing	7/29/2024 5:10 PM
44	Apartments (possibly mixed use) along Fairview, possibly allowing for outdoor event space.	7/29/2024 4:56 PM
45	Senior Housing/Affordable Housing	7/29/2024 4:26 PM
46	Rather than evergreens, blossoming trees so reflective of Poughkeepsie would be beautiful	7/29/2024 1:55 PM
47	Townhomes are fine for density, but we need to increase the number of units in a variety of price points to help relieve the housing shortage - so a variety of styles and access points is preferable. Maintaining the industrial feel is important as well - embrace that like so many other urban areas have around the world - we don't need any more flat, boxy, boring apartment buildings that all look alike.	7/29/2024 12:09 PM
48	There needs to be a mix of greenery and public space for the residents. Please let’s not have yet more horribly scaled businesses and townhomes right on the street (see: Raymond Ave & eastdale).	7/29/2024 11:43 AM
49	Screening but with native plants and only natives, evergreens are lazy and don't provide as much screening/water retention/butterfly assistance	7/27/2024 9:39 AM
50	Natural park/ wildlife park with natural perennial flowers and native trees to absorb pollution from street and reduce water runoff/flooding that might occur do to water runoff into drainage and eventually Hudson River. Make it a natural "woods" or "forest" area to clean air and water and reduce potential future flooding.	7/26/2024 9:27 PM
51	Food Cafes with affordable senior and public housing above it. Not more than 3 stories high.	7/26/2024 8:47 PM
52	Not sure. I like the buildings that are there now, but not the fact they are busted up and falling apart. I liked how Marist cleaned up Steel Plant Studios and how they revamped the buildings going up Fulton which were an idustrial eyesore when I went there in the 80's. Too bad the	7/26/2024 5:12 PM

	huge garage across from what was Western Publishing and Western Publishing/Fiat were demolished. The Fiat Plan had character and the college should have bought the place for 270K in 1989. they could have kept the facility and gutted the interior to create 9 acres of classroom and campus residency that would have been unique unlike the miserable strip mall that is there now. I like how the people developing the mental home grounds have kept the historic structures and plan to convert them as opposed to demolishing them like the modern hospital that was there.	
53	I think we need more affordable safe housing in the area.	7/26/2024 2:57 PM
54	Na	7/26/2024 2:42 PM
55	Half townhomes and half green space (ideally with native plantings)	7/26/2024 1:51 PM
56	Parking	7/26/2024 10:59 AM
57	Outside park to provide exercise / health related activities for families, seniors, visitors to area	7/26/2024 10:06 AM
58	Flower Garden of some kind rather than evergreen screening.	7/26/2024 9:57 AM
59	Commercial spaces (i.e. coffee shops, restaurants, personal care shops) with apartments above.	7/26/2024 9:54 AM

Q11 How would you like to see the history of the former Schatz Bearing Corporation incorporated into the potential revitalization of the BOA site?

Answered: 232 Skipped: 4



ANSWER CHOICES	RESPONSES	
Interpretive Signage (signage panels that highlight the site's unique history and identity)	59.05%	137
Preserving Historic Structures	52.16%	121
Site Materials (brick, metal, etc.)	44.83%	104
Exhibits	27.16%	63
I do not think the history of the site needs to be recognized.	13.36%	31
Other (please specify)	7.33%	17
Total Respondents: 232		

#	OTHER (PLEASE SPECIFY)	DATE
1	Possibly an small area dedicated to the history of the site and maybe include a piece of the structure that could be viewed as a possible piece of abstract art. You see it all over the area these days.	11/12/2024 1:14 PM
2	Incorporated into name, historical photos of original building and workers/ founders	11/2/2024 5:08 AM
3	Also feature history prior to Schatz	9/20/2024 5:50 PM
4	use of the name	8/12/2024 9:52 PM
5	Some of the interesting elements of the building should be restored. The big "silo" type metal form on the trail side would be a great piece of historic detail to keep.	8/9/2024 6:56 AM

6	Can also include the history of other pok factories	8/7/2024 10:15 AM
7	By creating homes for the next generation of labor you honor the history of the site	8/6/2024 12:46 AM
8	*	8/5/2024 8:13 PM
9	Any design that calls back to or incorporates current industrial elements.	8/5/2024 12:49 PM
10	Here in Pleasant Valley, certain walls of the old mill were rebuilt and a park like area was built. I like that format.	8/4/2024 7:49 AM
11	Art made from scavenged materials! Photos	8/2/2024 5:06 PM
12	adaptive reuse of existing structures and materials	8/2/2024 4:35 PM
13	Actually, there is a significant story regarding this factory.	8/2/2024 2:29 PM
14	The buildings are cool and it would be great to save as much of them as possible and repurpose them. Maintain the industrial look.	7/29/2024 12:09 PM
15	Please let’s not have it look like eastdale and every other new development	7/29/2024 11:43 AM
16	KEEP THE BUILDINGS and rennovate them and develop into mix use. HISTORY IS KEY.	7/26/2024 5:12 PM
17	Preserving Historic Structures if reasonable	7/26/2024 9:54 AM

Q13 Is there anything else you would like to share with the Project Team?

Answered: 69 Skipped: 167

#	RESPONSES	DATE
1	More public access to the trail would greatly connect the development to the town as well as increase overall use of the trail	2/1/2025 4:38 PM
2	I grew up on Clark Street behind the factory. Our house faced the rear of the factory. It is a shame that Shatz was left to decay for so long and I hope the architecture can be preserved. While I recognize the need for affordable housing I have concerns about the site. On Clark street the old Italian immigrants with gardens believed there was a cluster of disease, certain cancers, parkinsonism, and a few close to the factory have mental disorders. Of course there could be no link but lower income housing on contaminated site just doesn't sit well so I hope there is an abundance of caution. ...I wish it could be a revitalized factory that provides living wage jobs and restore pride for Poughkeepsie because it used to manufacture all sorts of products. Maybe tariffs on China will transition jobs back the USA in the long run. More steady jobs/less retail please. We already have more strip malls than we can shake a stick at.	1/16/2025 10:58 PM
3	Please preserve and incorporate as much of the site as possible. There is so much history and charm that should not be erased.	1/2/2025 11:00 PM
4	I’m an artist/musician and would love to bring the arts AND revenue generating business to the area :)	12/1/2024 2:25 PM
5	take care of all the people and not just those who have money "but special needs also"	11/21/2024 12:52 PM
6	Please stop building more housing.	11/20/2024 1:01 AM
7	NA	11/19/2024 7:50 AM
8	I can't say that I'm aware of the building location, however I would say to be considerate of the people who reside in the neighboring area when developing the site.	11/12/2024 1:14 PM
9	Please make affordable housing; it is so desperately needed in this area!	10/28/2024 12:16 PM
10	I love the work y'all are doing. Getting some better housing/retail options on these trails is going to be a great benefit to the city!	10/24/2024 4:33 PM
11	Another waste of money - make the owners remove the dilapidated money at their OWN expense - not taxpayer or government funded. STOP with all of the wasteful spending.	10/17/2024 7:48 PM
12	Coffee, brewery options would be great to see. A focus on *actually* affordable housing would be so so important for the community	10/14/2024 4:36 PM
13	Schatz Bearing Corporation is our name, not the name of the former company. We are a going concern and have no connection with the former site. The former company's name was Schatz Federal Bearing Company. Please remove Schatz Bearing Corporation from all Revitalize Schatz materials include the website, social media, etc. It can cause confusion with our customers and prospective customers. Please let me know that you got this message and your timeline for making the requested changes. Thanks	10/3/2024 10:23 AM
14	Please make this a state of the art house theater with a museum dedicated to the history of black cinema and entertainment with the building and project named after Bill Duke. Thank you	9/28/2024 12:50 PM
15	Please don't build an eyesore or homeless camp. Sincerely, Bruce & Darlene Stalter	9/28/2024 12:30 PM
16	No	8/20/2024 12:29 PM
17	Do not stir up the site. Demolish building and seal lot with pavement and use for parking commercial use. Rent it to car dealerships for extra inventory.	8/20/2024 12:52 AM
18	Overall, this is a fantastic idea. I think it's smart to team with RUPCO as they're doing fantastic work elsewhere in the Hudson Valley. This area needs more housing for young people just starting out, homes that are within reach for them. This will go a long way toward keeping	8/19/2024 8:08 PM

	our young people here and attracting other young people starting out in their families and careers.	
19	This area was developed by the ancestor and residents of this area..keep it more like a community.	8/13/2024 8:20 PM
20	yes. i think it is very important to be as energy and environmentally efficient as technology allows and use this as a model for other buildings. That means being a "net zero" faciity using solare and geothermal heating /cooling and hot water. Visit "Zero Place" in New Paltz for an example.	8/12/2024 9:52 PM
21	I'm so glad this area will be restored!	8/9/2024 6:56 AM
22	I have lived across the street from this site (at 67 Fairview Ave) since 2000. I have always thought that there is an opportunity for part of this space to be used as a community garden, which would provide food and asthetic appeal to members of the neighborhood, and would serve as a hub to build community among local residents.	8/7/2024 12:16 PM
23	Please do not let Marist use this land. Marist has already consumed too much of the Fairview area .	8/7/2024 6:18 AM
24	Please bring a Trader Joe’s to the area some type of charter school this area def needs more options on education thank you	8/6/2024 7:08 PM
25	There’s value in creating a small business incubator space to help area small businesses grow and succeed through low-cost workspace / retail options. Local entrepreneurs together under one roof create a community hub, provide employment opportunities and stimulate local business growth. The availability of space could rotate quarterly allowing the community access to a revolving mix of new businesses to explore.	8/6/2024 11:17 AM
26	Playgrounds are great but frankly there is NO space for tweens and teens to go and NOTHING for them to do -PLEASE consider this fact when planning	8/6/2024 6:02 AM
27	We need WORKFORCE housing. Not supportive or any class of affordable or market rate. The working class is essential to the eco only bug left our of every develop Ent plan because they don't create as much profit as market rate or heavily subsidized units.	8/6/2024 12:46 AM
28	Poughkeepsie needs more entertainment, shopping and dining to keep it lively	8/5/2024 10:55 PM
29	Please do a door to door canvas of the people that live in the neighborhood so they can be involved.	8/5/2024 10:25 PM
30	No apartments or rental units. We have too many.	8/5/2024 6:01 PM
31	I hope this is not like all the other projects that have come to Poughkeepsie with the illusion that it will be used by and for city of POK residents but we are later being driven out by increasing rent prices and changing the entire vision once the money is granted for said project to cater more to Westchester residents.	8/5/2024 5:55 PM
32	If This project receives a PILOT, homeowners of the Fairview Fire District should not bear the burden of the project's share of fire taxes.	8/5/2024 5:50 PM
33	Thanks for getting public input!	8/4/2024 6:20 PM
34	Please help the City of Poughkeepsie. Persuade the decision makers to broaden the scope of the project so that Main Street in Downtown Poughkeepsie can share in this project's success.	8/4/2024 12:03 PM
35	I do not want more supportive, or homeless and only a small percentage of affordable	8/4/2024 7:39 AM
36	What is the status of the old Y MCA PROPERTY AND COMMUN ITY CENTER DEVELOPMENT site plan? It’s been sitting there for a few years now. What’s gappening?? We need that community center!!	8/3/2024 9:54 AM
37	It would be great to have buildings fully electrified (ie. not burning oil or gas for HVAC) in line with the NYS CLCPA.	8/2/2024 4:35 PM
38	Whatever is done, please respect the existing architecture. Build something that will still look beautiful 50 years from now.	8/2/2024 2:29 PM
39	Failing to mention modern, market-rate single family homes as a survey option demonstrates your bias against what Poughkeepsie and the entire area needs most!	8/2/2024 12:49 PM

40	Would love to see amentites for those who use the Northside trail. Cafe/coffee shops, retail and space for those walking the trails to rest and linger.	8/2/2024 12:13 PM
41	Sidewalks along the street	8/2/2024 12:19 AM
42	The opinions of the residents on the North side of Poughkeepsie should weighted with a higher priority. This is their neighborhood. Thanks for the survey.	8/1/2024 8:44 PM
43	No student housing should be built or allowed at project site.	7/31/2024 4:09 PM
44	I'm happy to see something will be done with this property. We need housing and some amenities for the local community.	7/31/2024 10:02 AM
45	The opportunity to add a large amount of needed low income housing should not be missed here.	7/30/2024 3:28 PM
46	Thank you for this survey and keeping the community informed	7/30/2024 12:31 PM
47	I am an artist. Photographer, muralist, curator and I would like to have some artists on the BOA panel. The BOA should have cultural components.	7/30/2024 7:09 AM
48	My father worked there when my parents were first married in 1970 & continued to work there for many years. He always told me stories about working there & really loved it. I know it is a big part of Poughkeepsie history and I'd love to see it honored.	7/29/2024 10:35 PM
49	what going on with the Y.O.U. site. Let finish a site before planning for a new one	7/29/2024 5:10 PM
50	So nice to see revitalization	7/29/2024 1:55 PM
51	Revitalizing this strip of underutilized parcels is so important to our region by increasing our housing opportunities as well as cleaning up environmental messes. I hope in conjunction with this project the Northside Line trail is expanded with better connection to the Winslow Gate shops AND Quiet Cove (which is really dangerous right now for pedestrians and bicyclists who try to ride their bike to Quiet Cove - go ahead, try it, it is terrifying!) - creating a housing development that has direct access to the bike trails and easy access to the train station would be a great way to promote sustainable transportation and recreation in this area. Excited to see the plans - don't let the developers promise the world to get approval then change their plans when people stop paying attention - make sure they follow through on community access promises and center community needs over their profit, especially if tax payers are contributing to this effort.	7/29/2024 12:09 PM
52	This town desperately needs well-built & actually affordable housing. There are way too many “luxury” units being built that few who actually live here can afford. Please make sure that this is not yet another complex of stick-build profit-driven “luxury” apartments which do not fit the needs of our community or the aesthetics of the space. (See, for example, the waterfront properties, Raymond Ave, and eastdale.) Retail needs to be logical and only as much as can be supported by the year-round residents of the immediate neighborhood. The town does not need another dog treat or fancy cupcake retail shop — and the failure of businesses to move into & stay open at newer developments should be a clear sign that we cannot support more boutiques. We cannot create a new Rhinebeck downtown, nor should we be trying to do so. People who cannot easily afford a place to live in Poughkeepsie will not be frequenting these boutiques. Retail needs to be logical, housing needs to be actually affordable, and the space needs to fit the neighborhood & provide residents with outdoor space.	7/29/2024 11:43 AM
53	Poughkeepsie has a rich history in the area. Signage should be used to promote, market the area to not only the area residents but also possibly visitors to the area with outdoor art work incorporated to the outside green gazebo area. work it all into the walkway as well. Get Poughkeepsie on the I Love NY safe area in the mind of people. I was very disappointed to hear from a Marist student that had a internship in the company I worked for in NJ say that Poughkeepsie was not safe outside of Marist college. Waryas Park is a small park for some events but how about having County events for the community like Westchester has at the Valhalla Dam. I don't see why the Dutchess County recreation Department can not work with the Westchester Dept of Recreation to have similar events in Dutchess county - Bowdoin Park has a beautiful waterfront area that the county can use as well.	7/28/2024 4:43 PM
54	we just need more housing of all shapes and sizes	7/28/2024 11:37 AM
55	Currently an eyesore for me. How fast can this happen	7/27/2024 1:17 PM

56	I am the former owner of Sarjo. I currently have a 99 year lease on the building Sarjo occupies. I would be very interested in connecting with someone about my position... Many thanks, Michael Capozzoli	7/27/2024 12:44 PM
57	This is within the Town of Pok, correct? If so, why are they not listed as part of the partnership?	7/27/2024 7:40 AM
58	I think this is an opportunity for seniors to stay in Dutchess County as we retire and sell our homes. Apartments with smaller town homes, retail and doctors offices all within walking distance.	7/27/2024 4:54 AM
59	We need more market rate rental apartments. We could designate a small percentage to affordable housing. Poughkeepsie already has an abundance of affordable and transitional housing options.	7/26/2024 10:22 PM
60	Environmentally sound, but not with solar panels. You can add eye pleasing features by making the area nearest the road, and several feet in flood resistant and wildlife friendly for hundred plus feet back then build historical structures for the general population.	7/26/2024 9:27 PM
61	Spend money on the project, don't waste a lot on the planning.	7/26/2024 8:47 PM
62	If they are receiving tax incentives a townhouse section with no tax breaks should be built	7/26/2024 8:36 PM
63	Hello: I cannot stress enough to keep the historic nature of the site and develop the existing buildings into mixed use. It could be like Passeo Verde from Mannix but with an urban twist. I loved going to Sarjo and seeing these buidings despite their dilapidated state. It would be cool to convert them much in the way they kept the buildings over where the Academy is. The students at Marist would love this too and they should be consulted as they are nearby. It would be a substantial loss if these buildings were destroyed. We lost out with the demolition of Western Publishing/Fiat	7/26/2024 5:12 PM
64	Hope this comes to fruition soon	7/26/2024 2:42 PM
65	build as much housing as possible - it is sorely needed!	7/26/2024 2:06 PM
66	Preserve and/or incorporate as many green spaces and ecologically beneficial plantings as possible. Think creatively to make the site sustainable balancing built and natural environment.	7/26/2024 1:51 PM
67	The city and town need quality attractive housing that is affordable. This is a good opportunity to build that and to add useful community resources.	7/26/2024 1:24 PM
68	This should be NO TAX BURDEN to taxpayers.	7/26/2024 10:06 AM
69	We need more open spaces and less development. The businesses along Rt 9 and 9G are closing and leaving ugly remnants. Think European cities where there are parks around housing for people to enjoy.	7/26/2024 10:02 AM

APPENDIX C.

STRUCTURAL ASSESSMENT

Colliers Engineering & Design

BERGMANN HAS JOINED COLLIERS ENGINEERING & DESIGN

Structural Condition Assessment

Former Schatz Manufacturing Co. Building Campus

Fairview Avenue, Poughkeepsie NY



Date: June 28th, 2024

Project Number: 22008880A

Colliers Engineering & Design

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TABLE OF CONTENTS

1.0 Executive Summary 3

1.1 North Building 3
1.2 South Building 5
1.3 Boiler Flue Stacks 7
1.4 Structural Considerations for Proposed Future Use 7

2.0 Structural Scope/Background 8

2.1 Project Scope 8
2.2 Building History 8
2.3 Existing Structural Systems 10

3.0 Structural Condition Observations 26

3.1 General (All Buildings) 26
3.2 North Building 35
3.3 South Building 38
3.4 Existing Boiler Stacks 43

4.0 Recommendations 45

4.1 All Buildings 45
4.2 North Building 45
4.3 South Building 47
4.4 Boiler Flue Stacks 49
4.5 Structural Considerations for Proposed Future Use 49

5.0 Conclusion 50

APPENDIX A – BUILDING LOCATION AND ID PLAN
APPENDIX B – NORTH BUILDING EXISTING CONDITIONS PLAN
APPENDIX C – NORTH BUILDING FIELD NOTES
APPENDIX D – SOUTH BUILDING EXISTING CONDITIONS PLAN
APPENDIX E – SOUTH BUILDING FIELD NOTES
APPENDIX F – BUILDING HISTORICAL INFORMATION

1.0 Executive Summary

Colliers Engineering & Design was retained by the County of Dutchess to perform a structural investigation of the former Schatz Federal Bearing Company facility to ascertain information regarding the structural systems and their condition. Due to the size of the facility, the findings and recommendations will be presented as "North Building" and "South Building." Refer to Appendix A for Building Location and ID Plan, Appendix B for North Building Existing Conditions, Appendix C for North Building Assessment Field Notes, Appendix D for South Building Existing Conditions, and Appendix E for South Building Assessment Field Notes.

1.1 NORTH BUILDING

High Priority Items (Address within One Year)

1.1.1 Building 6 is in unsafe condition due to the failure of the poured gypsum roof and the southern entry canopy, as well as the extent of deterioration of the floor. Building 6 should be demolished.

1.1.2 Building 7 is in unsafe condition due to the failure of the wood framed floor and roof and the extent of masonry deterioration. Building 7 should be demolished.

1.1.3 The steel fire escape located on the north face of Building 1 is unsafe and should be removed and replaced with a fire escape that complies with current building code standards for means of egress. The fire escape access points should be blocked to protect the public from utilizing this stair.

1.1.4 Based on the extent of roof structural deterioration and/or failure, the following building roofs decks should be removed and replaced as soon as possible to prevent further failure:

- Building 2 (metal edged gypsum plank).
- Building 3 (metal edged gypsum plank).
- Building 4 flat roofs and sawtooth valleys (wood tongue-and-groove plank).
- Building 5 sawtooth valleys and portion of collapsed roof (wood tongue-and-groove plank).
- Building 7 (wood tongue-and-groove plank).
- Building 8 sawtooth valleys (wood tongue-and-groove plank).

1.1.5 The roofing material, although not structural, is beyond its service life and all roofs should be replaced as soon as possible to prevent the continued infiltration of water into the building enclosure.

1.1.6 All masonry parapets are in poor condition and should be repointed and damaged bricks be replaced. All damaged or missing coping stones along with their respective through wall flashings should be re-built or replaced. **The coping stones on the west wall of Building 1 are loose and are in danger of falling onto a lower roof. These should be re-set as soon as possible.**

Medium Priority Items (Address within One to Three Years)

1.1.7 There are several concrete column caps on top of the exterior masonry columns on Building 1 that are in poor condition and should be removed or replaced.

1.1.8 The concrete stair landing and concrete landing beam in Building 1 south stair should be repaired.

1.1.9 All the concrete slabs at Building 1 exhibit a concerning level of cracks, calcified stalactites along the bottoms of the slab, staining, and organic growth. These are all likely caused by repeated water infiltration into the building. Replacement of the roofing system and proper flashings should help with restricting the

entry of moisture into the building, but broken windows and exposed masonry head and bed joints will all allow for the entry of wind driven rain and moisture. All built up wood plank flooring should be removed from all floors as that is a source for retaining moisture. Additionally, testing should be employed to ascertain the following information regarding the structural integrity of the slab prior to designing for and applying structural loads:

- Concrete Compressive Strength – Cores should be taken on each floor to determine its in-situ concrete strength.
- Petrographic analysis should be performed to determine alkali-silica reactivity and to determine the amount of freeze-thaw the existing concrete has been subject to.
- Chloride ion testing should be performed with the extracted concrete core samples to determine the estimated chloride ion content within each of the slabs. The concentration of chlorides in the concrete may be an indicator for concrete with a higher likelihood for slab reinforcement corrosion.
- Reinforcement size and spacing: GPR or Impulse-Response testing can be used to provide the slab reinforcement spacing and location within the slab but not the material information. This may also assist in locating areas of spalled concrete within the floor slab. Removing a portion of the concrete to expose the reinforcement will allow for verification of bar size, and a steel sample to be obtained for additional testing to confirm steel grade.

1.1.10 The concrete columns at Building 1 have condition varying in poor to good condition. Any columns that have crack widths exceeding 1/16 inches should be sounded to determine if the concrete has delaminated from the column. Concrete in the delaminated areas should be removed and re-poured. While this is occurring, the rebar in the cracked areas should also be inspected for rust and rust should be removed prior to pouring patching concrete. Any rebar that has lost more than 15% of its section should be removed and a new bar should be spliced to the existing.

1.1.11 The concrete lintels and sills enveloping Building 1's exterior should be repaired. This is particularly evident along the north face and wall faces that are above the lower roof and are exposed to freeze and thaw cycles.

1.1.12 Based on the extent of observed steel corrosion, the following building structural steel elements (joists, beams, girders, columns) should be cleaned of rust scale, treated with a corrosion inhibitor and re-painted. Any steel element with more than 15 percent of section loss should be reinforced:

- Building 2 – Spandrels, Girders, Columns.
- Building 3 – Open Web Joists, Girders, Columns.
- Building 4 – Sawtooth Trusses, Spandrels, Girders, Columns.
- Building 5 – Sawtooth Trusses, Girders, Columns.
- Building 8 – Sawtooth Trusses, Girders, Columns.

Low Priority Items (Address within Three to Five Years)

1.1.13 All organic growth and graffiti should be removed from the masonry using the gentlest means possible.

1.1.14 Remove peeled paint from existing masonry walls and concrete floors using the gentlest means possible. This paint appears to not be compatible and/or does not adequately allow for water to escape the structural elements.

1.1.15 The handrails serving Building 1's stairs are not code compliant and should be replaced with handrails that meet current building code standards.

1.1.16 Deteriorated masonry head and bed joints should be repointed through the entire North Building. Mortar sampling should be performed to determine the composition of aggregates and cements.

1.2 SOUTH BUILDING

High Priority Items (Address within One Year)

1.2.1 Building 18 is in unsafe condition due its roof structure being physically connected to the existing timber framed building south of it that is currently collapsing. Building 18, as well as the timber framed building should be demolished.

1.2.2 Building 19 is in unsafe condition due to the level of deterioration of the concrete channel plank roof, the condition of the structural steel elements, and the failure of the window lintel on the south face of the building. Building 19 should be demolished.

1.2.3 Building 20 is in unsafe condition due to the failure of the concrete plank roof as well as structural failure of at least four roof joists. Building 20 should be demolished.

1.2.4 The building north of and directly adjacent to Building 21, although not listed in the report, has partially collapsed and is in unsafe condition. This building should be demolished.

1.2.5 Building 22 is in unsafe condition due to the failure of at least three roof joists and its proximity to the existing timber framed building south of it that is currently collapsing. Building 22, as well as the timber framed building should be demolished.

1.2.6 The stairway located south of Building 13 is in poor to unsafe condition based on the extent of cracking along the walls and due to the partially collapsed condition of Building 20, which supports the first floor of the stair. This stair should be demolished and replaced.

1.2.7 The concrete lintel supports along the exterior faces of Building 10, 12, 13 and 14 are in unsafe condition and should be repaired immediately.

1.2.8 There is an overhead door opening on the east side of Building 21 which is currently not supported by a lintel. This masonry wall should be temporarily shored until a lintel can be provided.

1.2.9 The concrete beams located on Building 14's third floor framing plan should be repaired as soon as possible.

1.2.10 The third-floor slab of Building 13 has experienced significant deflection, spalling and corroded rebar in spalled concrete locations. Remove stored materials that are located above this slab to reduce structural load and repair the slab.

1.2.11 Based on the extent of roof structural deterioration and/or failure, the metal edged gypsum plank roof deck on Building 21 should be removed and replaced as soon as possible to prevent further failure.

1.2.12 The roofing material, although not structural, is beyond its service life and all roofs should be replaced as soon as possible to prevent the continued infiltration of water into the building enclosure.

1.2.13 All masonry parapets are in poor condition and should be repointed and damaged bricks be replaced. All damaged or missing coping stones along with their respective through wall flashings should be re-built or replaced. **The coping stones on the west wall of Building 14 are loose and are in danger of falling onto the sidewalk. These should be re-set as soon as possible.**

Medium Priority Items (Address within One to Three Years)

1.2.14 There are several concrete column caps on top of the exterior masonry columns on Building 10 through 17 are in poor condition and should be removed or replaced.

1.2.15 The steel stairs and landings located at Buildings 10 and 12 are beyond their useful life and should be replaced with stairs that meet current building code standards for means of egress.

1.2.16 All the concrete slabs at Buildings 10 through 17 exhibit a concerning level of cracks, calcified stalactites along the bottoms of the slab, staining, and organic growth. These are all likely caused by repeated water infiltration into the building. Replacement of the roofing system and proper flashings should help with restricting the entry of moisture into the building, but broken windows and exposed masonry head and bed joints will all allow for the entry of wind driven rain and moisture. All built up wood plank flooring should be removed from all floors as that is a source for retaining moisture. It should be noted that a structure fire on the 2nd floor of Buildings 12 through 15 may have directly impacted the strength of the concrete. Testing should be employed to ascertain the following information regarding the structural integrity of the slab prior to designing for and applying structural loads:

- Concrete Compressive Strength – Cores should be taken on each floor to determine its in-situ concrete strength.
- Petrographic analysis should be performed to determine alkali-silica reactivity and to determine the amount of freeze-thaw the existing concrete has been subject to.
- Chloride ion testing should be performed with the extracted concrete core samples to determine the estimated chloride ion content within each of the slabs. The concentration of chlorides in the concrete may be an indicator for concrete with a higher likelihood for slab reinforcement corrosion.
- Reinforcement size and spacing: GPR or Impulse-Response testing can be used to provide the slab reinforcement spacing and location within the slab but not the material information. Removing a portion of the concrete to expose the reinforcement will allow for verification of bar size, and a steel sample to be obtained for additional testing to confirm steel grade.

1.2.17 The concrete columns at Building 10 through 17 have condition varying in poor to good condition. Any columns that have crack widths exceeding 1/16 inches should be sounded to determine if the concrete has delaminated from the column. Concrete in the delaminated areas should be removed and re-poured. While this is occurring, the rebar in the cracked areas should also be inspected for rust and rust should be removed prior to pouring patching concrete. Any rebar that has lost more than 15% of its section should be removed and a new bar should be spliced to the existing.

1.2.18 Based on the extent of observed steel corrosion, the following building structural steel elements (joists, beams, girders, columns) should be cleaned of rust scale, treated with a corrosion inhibitor and re-painted. Any steel element with more than 15 percent of section loss should be reinforced:

- Building 19 – Spandrels, Girders, Columns.
- Building 21 – Open Web Joists, Girders, Columns.

Low Priority Items (Address within Three to Five Years)

1.2.19 All organic growth and graffiti should be removed from the masonry using the gentlest means possible.

1.2.20 Remove peeled paint from existing masonry walls and concrete floors using the gentlest means possible. This paint appears to not be compatible and/or does not adequately allow for water to escape the structural elements.

1.2.21 Deteriorated masonry head and bed joints should be repointed through the entire South Building. Mortar sampling should be performed to determine the composition of aggregates and cements.

1.3 BOILER FLUE STACKS

1.3.1 The 74-foot-tall brick boiler flue stack is leaning to the north approximately 0.72 degrees, or approximately 11.25 inches. Additionally, the head and bed joints along the upper third of the stack are severely deteriorated, and vertical cracking and bulging of masonry may be an indication of failure due to hoop stresses. Based on these considerations, the 74-foot-tall brick boiler stack is in unsafe condition and should be demolished.

1.3.2 The 98-foot-tall brick boiler flue stack is leaning to the north approximately 0.43 degrees, or approximately 8.75 inches. Additionally, the head and bed joints along the upper third of the stack are severely deteriorated, and vertical cracking may be an indication of failure due to hoop stresses. Based on these considerations, the 98-foot-tall brick boiler stack is in unsafe condition and should be demolished.

1.4 STRUCTURAL CONSIDERATIONS FOR PROPOSED FUTURE USE

1.4.1 The buildings are noted as "eligible for listing" for historic designation by the New York State Historic Preservation Office (SHPO), resource evaluation 02714.000601 dated May 28, 2020. Under the 2020 Existing Building Code of New York State (EBCNYS), definitions, a building is considered "historic" from a code contextual standpoint if it is listed as or is certified as *eligible for listing* by the State Historic Preservation Officer. Additional historical research should be pursued to identify items of architectural and/or historic importance for future filings. Due to the quantity of building additions throughout the buildings' history, a thorough review from a historical context should be provided to identify which structures on the property are historic and non-historic.

1.4.2 Structures that are designated as "historic" are allowed to be repaired back to their pre-damaged condition without requiring additional building evaluations for current code-mandated wind and seismic forces. However, any portions of the building which are considered dangerous by the building official must be remedied.

1.4.3 Assuming that the buildings are re-purposed for commercial or multi-family use, the assumed reconfiguration extents would bring the scope of work to "Alteration Level 3" work as defined in the EBCNYS Chapter 6. Alteration Level 3 work is subject to Chapters 7, 8 and 9 of the EBCNYS. Based on local spectral response parameters, the Seismic Design Category for the Building is "B" for the buildings. Evaluation of unreinforced masonry parapets, unreinforced masonry partitions, and anchorage of unreinforced masonry walls to roofs are required for Seismic Design Category "C" or higher and are therefore not applicable.

1.4.4 An evaluation of the structural work scope will be required to determine if the work is considered "substantial structural alteration" work as defined in EBCNYS Chapter 2. If the proposed work is classified

as "substantial structural alteration" work, then the existing building(s) will require evaluation for current building code level wind forces and reduced building code level seismic forces. If the work is less than "substantial structural alteration work," then the work is considered "limited structural alteration" work and will be subject to the provisions of Chapter 7 and 8 of the EBCNYS.

2.0 Project Scope/Background

2.1 PROJECT SCOPE

As part of a Brownfield Opportunity Area (BOA) Nomination adaptive re-use study, Dutchess County retained Bergmann to conduct a structural visual assessment of the multiple buildings and structures within the Fairview Avenue Campus. Prior to Bergmann's involvement, this campus has gone through multiple rounds of ownership and the space has been utilized for several commercial and industrial applications. Through its history, presence of hazardous materials, unpermitted additions, occupancies, numerous code violations and eventual neglect and vandalism have rendered the buildings unsuitable for human occupancy.

On March 19th and March 20th, 2024, Bergmann structural engineer Paul Byrd, PE and design engineer Michael Didas, EIT surveyed the buildings, documented key structural features, and noted areas of structural deficiency. A summary of the various buildings' history, assumptions and structural features are presented in the following sections.

2.2 BUILDING HISTORY

The former Schatz Federal Bearing Company was located on a 20-acre site on Fairview Avenue in Poughkeepsie, NY. Per the New York State Historic Preservation Office (SHPO)'s Cultural Resource Information System (CRIS), father and son Adolf and Herman Schatz moved their ball bearing company from New Haven, Connecticut to Poughkeepsie NY in 1910, where the buildings currently preside. The Schatz's formed the Federal Bearing Company, which eventually held competitive contracts for bearing production with large scale automotive parts retailers along with major automobile manufacturers. From what started as a small company with 75 employees eventually grew to approximately 1,200 employees, with significant expansions of the original building into the campus that is the subject of this report.

Although this campus is not listed as "historic" with the National Parks Service's *National Register of Historic Places*, it is considered a survey point of interest in the Dutchess County's *Historic Resource Survey* and is listed as "eligible for historic designation" (USN 02714.000601) in the SHPO *Cultural Resource Information System (CRIS)* due to its contributions as a major manufacturer for the automotive industry. Additional historical research may discover examples of items of architectural historic importance for future filings.

For this report, Bergmann has divided the campus into a "North" and a "South" building. Each building contains multiple additions and areas that were previously demolished. Furthermore, there are various ancillary structures which Bergmann understands will not be included in the BOA Adaptive Reuse Study. Likewise, there are some building additions that are currently collapsed, which are assumed to be demolished and will not be included in the BOA Adaptive Reuse Study. See Figure 1 below for an overall view of the campus, which can also be seen in Appendix A.

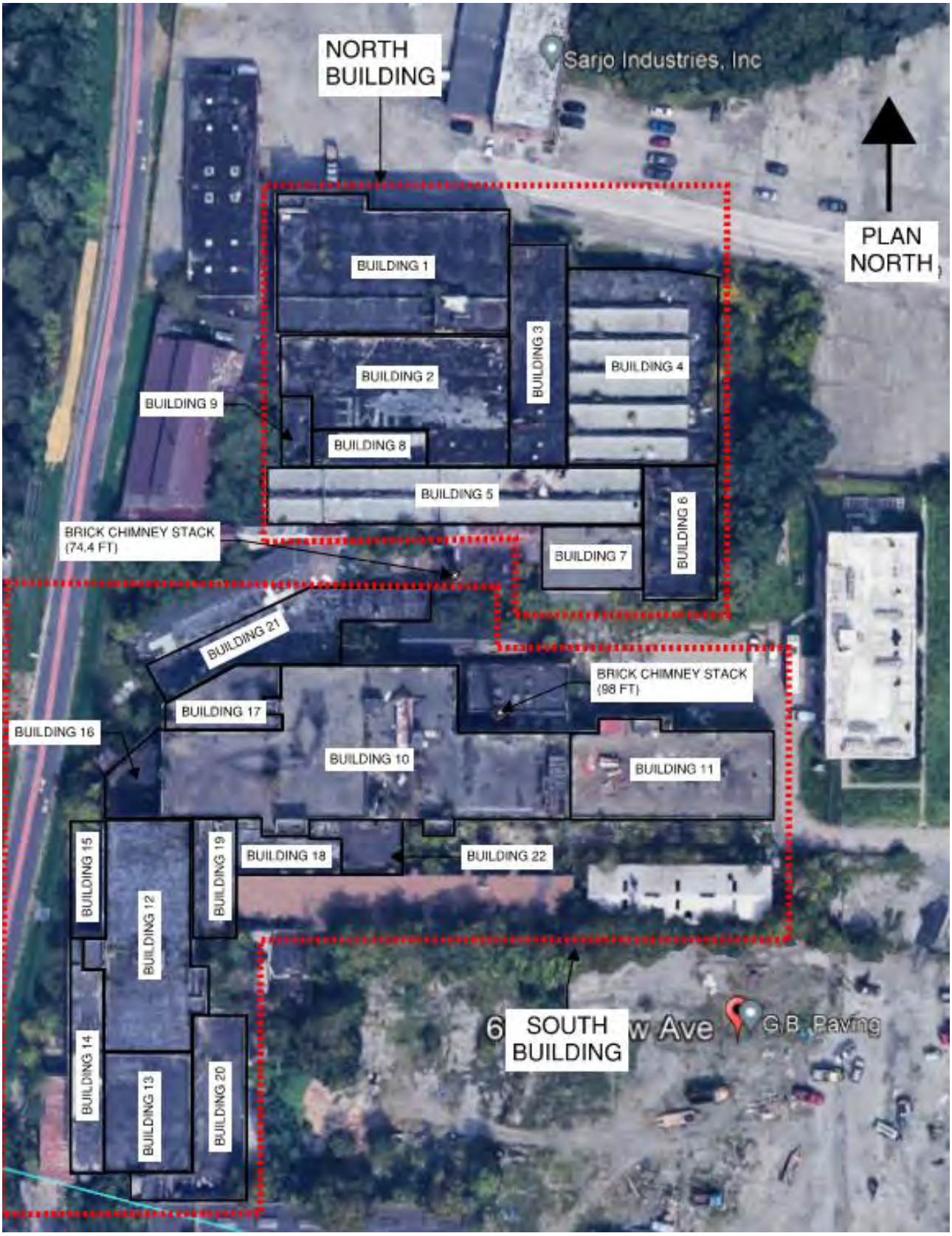


Figure 1: Schatz Federal Bearing Co Campus- Overall Plan

2.3 EXISTING STRUCTURAL SYSTEMS

2.3.1 North Building

The north building is comprised of nine separate buildings of varying structural systems presented below:

Building 1

Building 1 is a 55,700 gross square foot (including roof), three-story structure. The roof and floors consist of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. Along the south portion of the 3rd and roof of the building, concrete spandrel beams span east to west and concrete girder beams span north to south for approximately 7,500 square feet of the building floor. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. The foundation is assumed to be conventional concrete spread footings and wall footings but could not be confirmed while on site.



Photo 1: Building 1, Third Floor

Building 2

Building 2 is a 10,500 square foot, single story structure. The roof consists of metal edge gypsum roof plank (see Figure 2) decking, spanning over wide flanged structural steel spandrels at approximately 3 to 4 feet on center. These steel spandrels are supported by wide flanged steel beams spanning approximately 20 feet on center between structural steel columns. On the east, the building is enclosed by a single-story concrete masonry unit (CMU) block wall, building 1 to the north, and unreinforced brick walls enclose the west and south portions of the building. The foundations are assumed to be concrete spread footings but could not be confirmed on site.

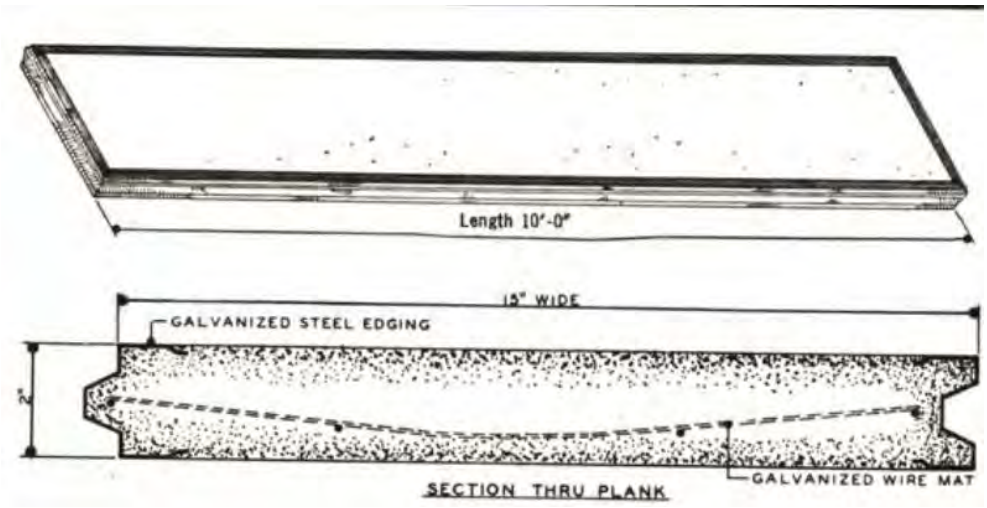


Figure 2: Metal edge gypsum roof plank (ref: United States Gypsum historical product data)



Photo 2: Building 2, looking north at Building 1 first floor.

Building 3

Building 3 is a 5,300 square foot, single story structure. The roof consists of metal edge gypsum roof plank decking spanning over open web metal bar joists spaced at approximately 5 feet on center. These steel spandrels are supported by wide flanged steel beams spanning approximately 20 feet on center between structural steel columns. On the north, east and south, the building is enclosed by single-story unreinforced brick masonry walls. To the west, the building is enclosed by a single-story CMU wall. The foundations are assumed to be concrete spread and wall footings but could not be confirmed on site.

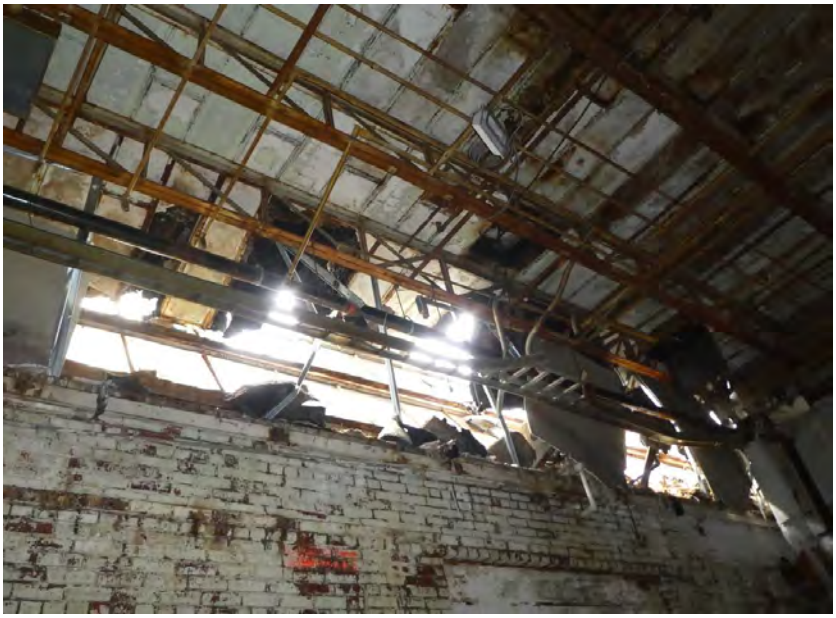


Photo 3: Building 3, looking south at Building 5 roof.

Building 4

Building 4 is a 12,500 square foot, single story structure. The roof consists of tongue and groove wood planks spanning between structural steel supports spaced at approximately 10 feet on center. Along the outer 20 feet on the north and east elevations, the roof is flat with wide-flanged steel spandrels supporting the wood plank deck. These spandrel beams along the flat roofed portion either are supported by wide-flanged steel girder beams or pocket directly onto unreinforced brick masonry bearing walls. Within the remainder of the building, the wood plank decking is supported by a series of sawtooth roof trusses supported by wide-flanged steel girder beams. These girder beams span approximately 20 feet and are supported by wide-flanged structural steel columns. On the north, west, east, and south, the building is enclosed by single-story unreinforced brick masonry walls. The foundations are assumed to be concrete spread and wall footings but could not be confirmed on site.



Photo 4: Building 4, looking east up at sawtooth roof.

Building 5

Building 5 is a 10,600 square foot, single story structure. The roof consists of tongue and groove wood planks spanning between structural steel supports spaced at approximately 10 feet on center. The wood plank decking is supported by a series of sawtooth roof trusses supported by wide-flanged steel columns and unreinforced brick bearing walls. These girder beams span approximately 20 feet and are supported by wide-flanged structural steel columns. On the north, west, east, and south, the building is enclosed by single-story unreinforced brick masonry walls. The foundations are assumed to be concrete spread and wall footings but could not be confirmed on site.



Photo 5: Building 5, looking east up at sawtooth roof.

Building 6

Building 6 is a 4,500 square foot, single story structure. The roof consists of a poured gypsum slab over steel "t" sections inverted, also known as "bulb tees." These bulb tees are supported by structural steel framing members which are supported by structural steel columns and on the exterior unreinforced brick masonry bearing walls. Much of the roof structure could not be observed due to the presence of rigid ceilings; however, it appears that the ceilings are supported by a rigid steel suspension system which is assumed to be supported directly by the steel roof framing. The floor composition could not be determined due to the extent of debris. Columns are assumed to be supported by concrete spread footings, and walls are assumed to be supported by continuous wall footings.



Photo 6: Building 6, looking north up at collapsed roof.

Building 7

Building 7 is a 3,000 square foot, single story structure. The roof consists of tongue and groove wood planks spanning between wood cripple wall beam supports spaced at approximately 10 feet on center. These cripple walls are supported by heavy timber beams, which bear on heavy timber columns and on unreinforced brick bearing walls. The floor appears to be a wood floor with wood lumber joists, but due to the level of debris and collapsed floor structure it could not be confirmed.

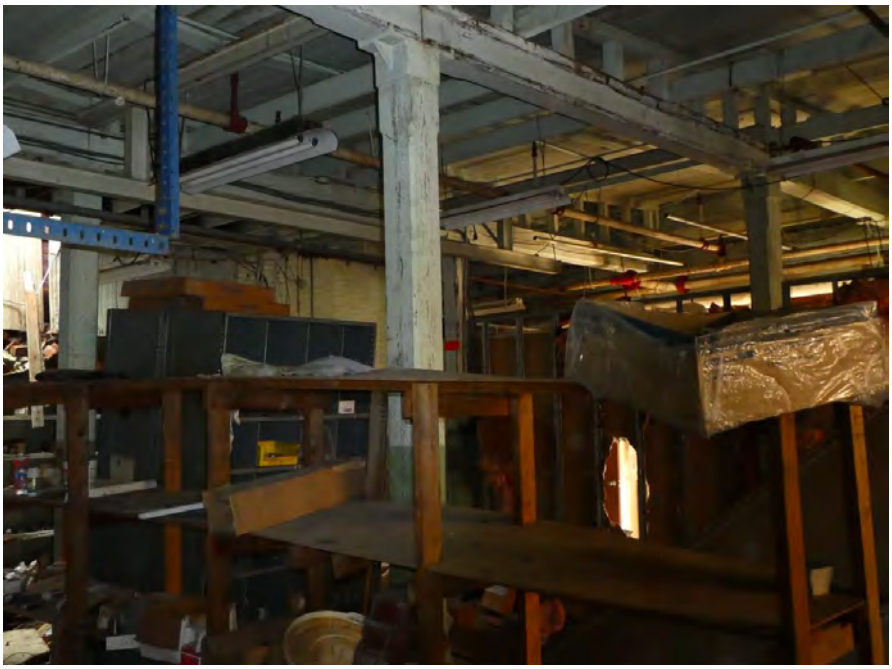


Photo 7: Building 7, looking southeast.

Building 8

Building 8 is a 1,400 square foot, single story structure. The roof consists of metal edge gypsum roof plank decking, spanning over wide flanged structural steel spandrels at approximately 3 to 4 feet on center. These steel spandrels are supported by wide flanged steel beams spanning approximately 20 feet on center between structural steel columns. On the north, the building is enclosed by a single-story concrete masonry unit (CMU) block wall, and unreinforced brick walls enclose the east, west and south portions of the building. The foundations are assumed to be concrete spread footings but could not be confirmed on site.



Photo 8: Building 8, looking southeast.

Building 9

Building 9 is a 1,000 square foot, single story structure. This building was inaccessible at the time of the site visits. Based on its proximity to the adjacent structures, it is assumed that the structural framing is like that of Building 2 (see *Building 2* on page 10).

2.3.2 South Building

The south building is comprised of thirteen separate buildings of varying structural systems presented below:

Building 10

Building 10 is an 86,700 gross square foot (including roof), three-story structure. The roof and floors consist of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. The foundation is assumed to be conventional concrete spread footings and wall footings but could not be confirmed while on site.



Photo 9: Building 10, third floor, looking east.

Building 11

Building 11 is a 24,450 gross square foot (including roof), two-story structure. The roof and floors consist of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which supported large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. The foundation is assumed to be conventional concrete spread footings and wall footings but could not be confirmed while on site.



Photo 10: Building 11, first floor, looking east.

Building 12

Building 12 is a 38,800 gross square foot (including roof), three-story structure. The roof and floors consist of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. The foundation is assumed to be conventional concrete spread footings and wall footings but could not be confirmed while on site.



Photo 11: Building 12, third floor, looking north.

Buildings 13/14

Buildings 13 and 14 are 34,080 gross square feet (including roof), three-story structures. The roof and floors consist of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. Building 14 transitions to a concrete beam and one-way-concrete structural slab for approximately 4,800 square feet. The foundation is assumed to be conventional concrete spread footings and wall footings but could not be confirmed while on site.



Photo 12: Building 13/14, second floor, looking north.

Buildings 15/16

Buildings 15 and 16 is a combined 8,100 gross square foot (including roof), single-story structure. The roof consists of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. Along the northwest corner of building 16, a steel hopper structure is located adjacent to but disconnected to the building structure.



Photo 13: Building 16, roof, looking north.

Building 17

Building 17 is an 8,700 gross square foot (including roof), three-story structure. The roof consists of cast-in-place structural concrete slabs, supported by circular interior concrete columns and rectangular exterior concrete columns. The exterior building walls consist of multi-wythe unreinforced brick masonry infills between the rectangular building columns which support large bay windows. Above and below the windows are reinforced concrete beams spanning from column to column. The foundations are assumed to be concrete spread footings but could not be confirmed on site. Along the roof, unreinforced brick masonry parapets with reinforced concrete copings extend approximately four feet above the roof line. Along the northwest corner of building 16, a steel hopper structure is located adjacent to but disconnected to the building structure.



Photo 14: Building 17, third floor, looking west.

Building 18

Building 18 is a 2,300 gross square foot (including roof), single-story structure. The roof consists of an assumed wood plank or plywood deck supported by sawn dimensional lumber roof joists. These joists are supported on the north by a continuous steel angle bolted to building 10, and by structural steel beams and posts along the mid span and along the southern edge of the roof. The foundations are assumed to be concrete spread footings but could not be confirmed on site. Directly to the south of this building is a partially collapsed timber structure, which is assumed will be fully demolished per conceptual renderings for the proposed future facility use provided to Bergmann.



Photo 15: Building 18, ground floor, looking west.



Photo 16: Partially collapsed timber building, looking southwest from building 18.

Building 19

Building 19 is a 5,000 gross square foot (including roof), single-story structure. The roof consists of a precast concrete channel slab spanning east to west between structural steel beam spandrels. These spandrel beams are supported by structural steel girders spanning east to west, which are supported by loadbearing brick masonry walls. Five (5) 6-foot by 10-foot skylights are located on the roof and are evenly spaced. The foundations are assumed to be concrete wall footings but could not be confirmed on site.



Photo 17: Building 19 roof and skylights, looking northeast.

Building 20

Building 20 is a 9,500 gross square foot (including roof), single-story structure. The building has two roof compositions; the first roof consists of corrugated metal deck supported by steel joists, where the second roof consists of concrete channel slab spanning east two west, supported by open web metal joists (see photo 18). It appears that there were originally skylights along the concrete portion of the roof, which were later infilled with wood framing (see photo 19) These joists are supported by structural steel girders spanning east to west, supported by structural steel columns. The exterior walls are a combination of unreinforced brick and CMU walls. The foundations are assumed to be concrete spread footings but could not be confirmed on site.



Photo 18: Building 20 roof deck transition, looking northeast.



Photo 19: Building 20 presumed skylight infill, looking west.

Building 21

Building 21 is an 11,835 gross square foot (including roof), single-story structure. The roof consists of metal edge gypsum roof plank (see Figure 2) decking, spanning over open web metal bar joists at approximately 3 to 4 feet on center. These joists are supported by wide flanged steel beams spanning approximately 20 feet on center between structural steel columns. The exterior walls are presumed unreinforced CMU walls along the east, northwest and southeast portions of the building, and unreinforced brick masonry walls along the remainder of the building. The foundations are assumed to be concrete spread footings but could not be confirmed on site.



Photo 20: Building 21 roof, looking northwest.

Building 22

Building 22 is a 4,500 gross square foot (including roof), single-story structure. The roof consists of metal edge gypsum roof plank (see Figure 2) decking, spanning over open web metal bar joists at approximately 3 to 4 feet on center. These joists are supported by wide flanged steel beams spanning approximately 20 feet on center between structural steel columns on the south, and pocket into the unreinforced brick masonry walls of Building 10 to the north. The foundations are assumed to be concrete spread footings but could not be confirmed on site.



Photo 21: Building 22 roof, looking west.

Brick Boiler Flue Stacks

On the campus there are two brick chimney stacks which consist of unreinforced brick masonry and steel plate banding at approximately 8 feet on center. The boiler flue stack located at the North Building stands approximately 75-feet tall, where the boiler stack located at the South Building stands approximately 98-feet tall.



Photo 22: 75-foot-tall Boiler Flue Stack.



Photo 23: 98-foot-tall Boiler Flue Stack.

3.0 Structural Condition Observations

3.1 GENERAL (ALL BUILDINGS)

- Exterior Concrete Elements (columns, column capitals, concrete beams, etc.) exhibit varying levels of deterioration. Cracking, staining, and spalling of structural elements were observed on interior and exterior faces of the concrete members. Concrete members along the roof level of the buildings exhibit the most severe deterioration.



Photo 24: South elevation of Building 1. Deteriorated concrete lintels, columns, column capitals and parapet copings.



Photo 25: Building 1 South parapet wall; deteriorated column capitals.



Photo 26: North Elevation Building 10, Third Floor. Deteriorated concrete columns, lintels, copings.



Photo 27: East Elevation Building 10, Third Floor. Deteriorated concrete columns, lintels, copings.

- Staining along the interior and exterior faces of most walls were observed. Sources of staining consist mostly of graffiti and organics (algae, vines, etc.). Along the exterior faces of the brick masonry walls, efflorescence (white residue formed from soluble salts) was observed primarily along the roof parapet level and 2nd floor levels, with some instances along the first floor.



Photo 28: North Elevation Building 9. Typical occurrence of organic staining (algae, vines) and graffiti.

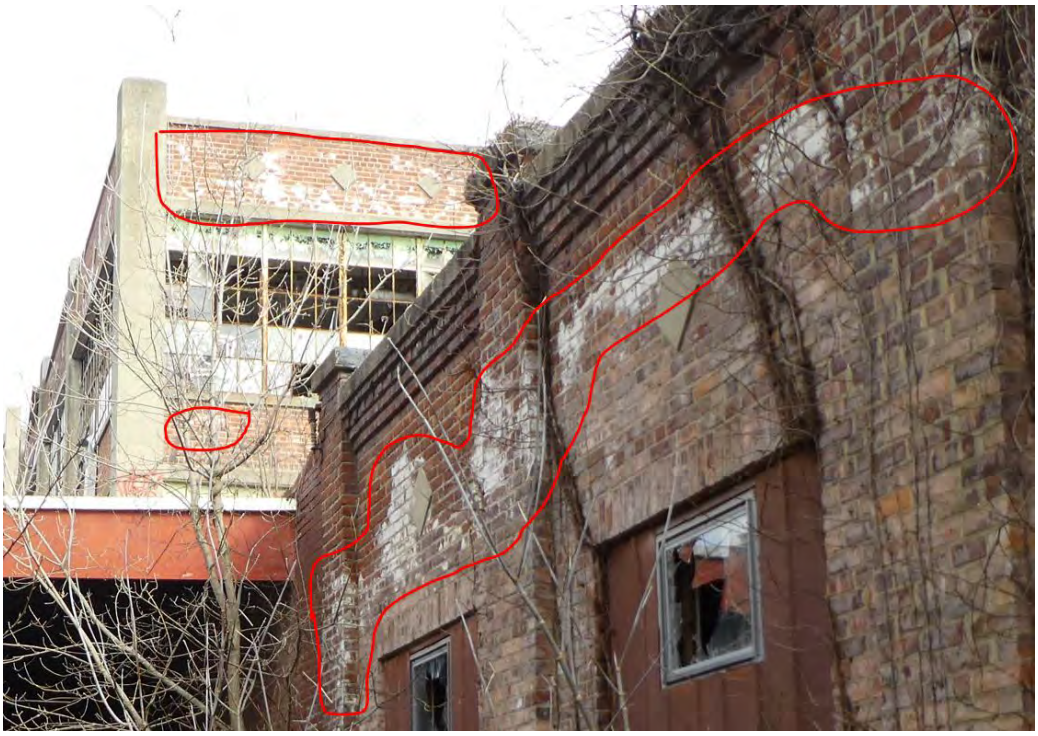


Photo 29: South Elevation Building 1/West Elevation Building 2. Typical occurrence of efflorescence in masonry walls.

- Although not structural, majority of the roofs observed exhibit some form of failure. The existing membrane roofs on majority of the buildings have open seams, have blown off portions of the roof, have flashing failures where terminated at parapets, and failures along through-wall flashings between coping stones and parapets. All locations of failed roofing are sources of moisture which directly and indirectly impacts structural elements.



Photo 30: Building 14, existing membrane roof pulled from roof deck and parapet.



Photo 31: Building 1, existing membrane roof with open seams and pulled back from existing parapet.

- There are structural roof deck failures along several of the buildings, likely due to moisture infiltration through the failed roofing. The following buildings were observed to have structural roof deck failures:
    - Building 2 (metal edged gypsum plank).
    - Building 3 (metal edged gypsum plank).
    - Building 4 flat roofs and sawtooth valleys (wood tongue-and-groove plank).
    - Building 5 sawtooth valleys and portion of collapsed roof (wood tongue-and-groove plank).
    - Building 6 (poured gypsum deck on steel bulb tees).
    - Building 7 (wood tongue-and-groove plank).
    - Building 8 sawtooth valleys (wood tongue-and-groove plank).
    - Building 21 (metal edged gypsum plank).



Photo 32: Building 2, gypsum plank deck failure.



Photo 33: Building 3, gypsum plank deck failure.



Photo 34: Building 4, wood plank deck failure.



Photo 35: Building 5, wood plank deck failure.



Photo 36: Building 6, poured gypsum deck failure.



Photo 37: Building 7, wood plank deck failure.



Photo 38: Building 21, gypsum plank deck failure.

- The buildings consisting of cast-in-place concrete floor slabs and concrete columns contain wood flooring, which is saturated with moisture and organic material, likely from moisture infiltration from the roof (photo 39). This moisture is trapped within the wood flooring and is permeating down into the lower floor levels, which can be seen by the numerous calthemite straw stalactites (photo 40) observed from the ceilings. Additionally, mineral deposits can be seen permeating through the column/slab interface (photo 41).



Photo 39: Typical concrete deck with wood plank flooring; organic growth.



Photo 40: Typical concrete deck with calthemite straw stalactites along ceilings.



Photo 41: Typical concrete deck with calthemite straw stalactites along ceilings.

- Structural steel elements (joists, spandrels, girders, columns) supporting the various roofs within the buildings exhibit varying levels of corrosion, likely due to the infiltration of moisture from various points of entry (roof, wall fenestrations, etc.).




Photo 42 (left): Typical structural steel spandrel beam corrosion (Building 8); Photo 43 (right): Typical open web metal joist corrosion (Building 21).

3.2 NORTH BUILDING (*REFER TO APPENDIX C FOR COMPLETE KEYNOTED PLANS*)

- Along the west side of Building 1, an approximately 10-foot-long section of parapet coping stone has fallen off the roof and onto a lower corrugated roof deck and open web metal joist system. This has caused local failure of both the roof deck and the metal joists. Based on the dimensions and weight of the stone, this was likely caused by human intervention (vandalism). A similar instance was observed at the next adjacent coping stone, which is at risk of falling onto the lower structure.



Photo 44: Building 1, west wall missing roof parapet coping stone.





Photos 45 and 46: Lower roof west of Building 1, images of fallen coping stone and structural damage to roof deck and joists.



Photo 47: Building 1, west wall; coping stone at risk of falling onto lower roof.

- Within the stair towers at building 1, there is cracking of concrete landing beams and exposed, corroded reinforcing bar at the third floor.




Photos 48 and 49: cracked 3rd floor landing beam and exposed, corroded reinforcing bar.

- On the second floor of Building 1, several exterior concrete columns have exposed reinforcing bar and large vertical and diagonal cracks indicative of spalling caused by the corrosion of steel reinforcing.




Photos 50 and 51: Building 1, cracks and exposed reinforcing in exterior concrete columns.

- Along Building 7, the lower two feet of brick masonry wall is deteriorated, with brick fragments and dust deposited along the ground of the building.



Photo 52: Building 7, brick fragments and deterioration along base of wall.

- At Building 7, the first floor and framing has collapsed in several areas, impeding entry into the building.





Photos 53 and 54: Building 7, images of floor collapse.

3.3 SOUTH BUILDING (*REFER TO APPENDIX E FOR COMPLETE KEYNOTED PLANS*)

- Soot and smoke staining on concrete structural elements (slab, beams, columns) were observed on the third floor of Building 10 and on the second floor of Buildings 12 through 14. Additionally, burnt debris was observed throughout the area. Concrete beams and slab components exhibit varying degrees of cracking and spalling, specifically along building 14 concrete beams (see photo 55).





Photos 55 (above): Building 14 second floor, staining from fire damage (looking north) and Photo 56 (below): Building 12 second floor, staining from fire damage (looking north).





Photos 57 (above): Building 10 third floor, staining from fire damage (looking northeast) and Photo 58 (below): Building 10 third floor, building debris from fire at freight elevator (looking north).

- Stored materials, such as storage rack components, textiles, and other raw materials are stored in various areas of the building leading to impassible conditions. On the third floor of Building 12, the concentrated storage of materials is causing floor sagging and spalling of the concrete, as observed from the ceiling of the second floor.





Photos 59 (above): Building 12 third floor, concentrated stored materials (looking southwest) and Photo 60 (below): Building 12 second floor looking at third floor bottom of slab, spalling, exposed rebar and sagging of slab under stored materials (looking southeast).

- A 12-inch-thick CMU wall on at Building 21 is missing a lintel for an approximately 10-foot-wide opening, presumably used for an existing garage door. This is an unsafe condition and may result in collapse of the wall above the opening.



Photo 61: Building 7, brick fragments and deterioration along base of wall.

- The coping stones on the west wall of Building 14 are loose and are in danger of falling onto the sidewalk.



Photo 62: Building 14 parapet coping stone loose.

3.4 EXISTING BOILER STACKS

- The 74-foot-tall brick boiler flue stack is leaning to the north approximately 0.72 degrees, or approximately 11.25 inches. This may be under or overconservative and should be verified using a surveyor. Additionally, the head and bed joints along the upper third of the stack are severely deteriorated.

- The 98-foot-tall brick boiler flue stack is leaning to the north approximately 0.43 degrees, or approximately 8.75 inches. This may be under or overconservative and should be verified using a surveyor. Additionally, the head and bed joints along the upper third of the stack are severely deteriorated.





Photos 63 and 64: 74-foot-tall Boiler stack





Photos 65 and 66: 98-foot-tall Boiler stack

4.0 Recommendations

Based on visual observations, condition of the buildings ranged from fair to unsafe condition. A summary of recommendations, by priority items are presented below.

4.1 ALL BUILDINGS

High Priority Items (Address within One Year)

4.1.1 The roofing material, although not structural, is beyond its service life and all roofs should be replaced as soon as possible to prevent the continued infiltration of water into the building enclosure.

Low Priority Items (Address within Three to Five Years)

4.1.2 All graffiti, paint and organic material should be removed from the existing masonry by gentlest means possible.

4.1.3 The masonry varies from fair to poor condition. Masonry which are missing or deteriorated should be replaced in kind.

4.1.4 All exterior faces of masonry should be repointed with mortar of similar composition to existing conditions. For brick masonry, mortar sampling should be provided for laboratory analysis for purposes of mix proportioning.

4.1.5 Building debris should be removed from all buildings to reduce the risk of additional structure fires.

4.2 NORTH BUILDING

High Priority Items (Address within One Year)

4.2.1 Building 6 is in unsafe condition due to the failure of the poured gypsum roof and the southern entry canopy, as well as the extent of deterioration of the floor. Building 6 should be demolished

4.2.2 Building 7 is in unsafe condition due to the failure of the wood framed floor and roof and the extent of masonry deterioration. Building 7 should be demolished. The fire escape access points should be blocked to protect the public from utilizing this stair.

4.2.3 The steel fire escape located on the north face of Building 1 is unsafe and should be removed and replaced with a fire escape that complies with current building code standards for means of egress.

4.2.4 Based on the extent of roof structural deterioration and/or failure, the following building roofs decks should be removed and replaced as soon as possible to prevent further failure:

- Building 2 (metal edged gypsum plank).
- Building 3 (metal edged gypsum plank).
- Building 4 flat roofs and sawtooth valleys (wood tongue-and-groove plank).
- Building 5 sawtooth valleys and portion of collapsed roof (wood tongue-and-groove plank).
- Building 7 (wood tongue-and-groove plank).
- Building 8 sawtooth valleys (wood tongue-and-groove plank).

4.2.5 The roofing material, although not structural, is beyond its service life and all roofs should be replaced as soon as possible to prevent the continued infiltration of water into the building enclosure.

4.2.6 All masonry parapets are in poor condition and should be repointed and damaged bricks be replaced. All damaged or missing coping stones along with their respective through wall flashings should be re-built or replaced. **The coping stones on the west wall of Building 1 are loose and are in danger of falling onto a lower roof. These should be re-set as soon as possible.**

Medium Priority Items (Address within One to Three Years)

4.2.7 There are several concrete column caps on top of the exterior masonry columns on Building 1 are in poor condition and should be removed or replaced.

4.2.8 The concrete stair landing and concrete landing beam in Building 1 south stair should be repaired.

4.2.9 All the concrete slabs at Building 1 exhibit a concerning level of cracks, calcified stalactites along the bottoms of the slab, staining, and organic growth. These are all likely caused by repeated water infiltration into the building. Replacement of the roofing system and proper flashings should help with restricting the entry of moisture into the building, but broken windows and exposed masonry head and bed joints will all allow for the entry of wind driven rain and moisture. All built up wood plank flooring should be removed from all floors as that is a source for retaining moisture. Additionally, testing should be employed to ascertain the following information regarding the structural integrity of the slab prior to designing for and applying structural loads:

- Concrete Compressive Strength – Cores should be taken on each floor to determine its in-situ concrete strength.
- Petrographic analysis should be performed to determine alkali-silica reactivity and to determine the amount of freeze-thaw the existing concrete has been subject to.
- Chloride ion testing should be performed with the extracted concrete core samples to determine the estimated chloride ion content within each of the slabs. The concentration of chlorides in the concrete may be an indicator for concrete with a higher likelihood for slab reinforcement corrosion.
- Reinforcement size and spacing: GPR or Impulse-Response testing can be used to provide the slab reinforcement spacing and location within the slab but not the material information. This may also assist in locating areas of spalled concrete within the floor slab. Removing a portion of the concrete to expose the reinforcement will allow for verification of bar size, and a steel sample to be obtained for additional testing to confirm steel grade.

4.2.10 The concrete columns at Building 1 have condition varying in poor to good condition. Any columns that have crack widths exceeding 1/16 inches should be sounded to determine if the concrete has delaminated from the column. Concrete in the delaminated areas should be removed and re-poured. While this is occurring, the rebar in the cracked areas should also be inspected for rust and rust should be removed prior to pouring patching concrete. Any rebar that has lost more than 15% of its section should be removed and a new bar should be spliced to the existing.

4.2.11 The concrete lintels and sills enveloping Building 1's exterior should be repaired. This is particularly evident along the north face and wall faces that are above the lower roof and are exposed to freeze and thaw cycles.

4.2.12 Based on the extent of observed steel corrosion, the following building structural steel elements (joists, beams, girders, columns) should be cleaned of rust scale, treated with a corrosion inhibitor and re-painted. Any steel element with more than 15 percent of section loss should be reinforced:

- Building 2 – Spandrels, Girders, Columns.
- Building 3 – Open Web Joists, Girders, Columns.

- Building 4 – Sawtooth Trusses, Spandrels, Girders, Columns.
- Building 5 – Sawtooth Trusses, Girders, Columns.
- Building 8 – Sawtooth Trusses, Girders, Columns.

Low Priority Items (Address within Three to Five Years)

4.2.13 All organic growth and graffiti should be removed from the masonry using the gentlest means possible.

4.2.14 Remove peeled paint from existing masonry walls and concrete floors using the gentlest means possible. This paint appears to not be compatible and/or does not adequately allow for water to escape the structural elements.

4.2.15 The handrails serving Building 1's stairs are not code compliant and should be replaced with handrails that meet current building code standards.

4.2.16 Deteriorated masonry head and bed joints should be repointed through the entire North Building. Mortar sampling should be performed to determine the composition of aggregates and cements.

4.3 SOUTH BUILDING

High Priority Items (Address within One Year)

4.3.1 Building 18 is in unsafe condition due its roof structure being physically connected to the existing timber framed building south of it that is currently collapsing. Building 18, as well as the timber framed building should be demolished.

4.3.2 Building 19 is in unsafe condition due to the level of deterioration of the concrete channel plank roof, the condition of the structural steel elements, and the failure of the window lintel on the south face of the building. Building 19 should be demolished.

4.3.3 Building 20 is in unsafe condition due to the failure of the concrete plank roof as well as structural failure of at least four roof joists. Building 20 should be demolished.

4.3.4 The building north of and directly adjacent to Building 21, although not listed in the report, has partially collapsed and is in unsafe condition. This building should be demolished.

4.3.5 Building 22 is in unsafe condition due to the failure of at least three roof joists and its proximity to the existing timber framed building south of it that is currently collapsing. Building 22, as well as the timber framed building should be demolished.

4.3.6 The stairway located south of Building 13 is in poor to unsafe condition based on the extent of cracking along the walls and due to the partially collapsed condition of Building 20, which supports the first floor of the stair. This stair should be demolished and replaced.

4.3.7 The concrete lintel supports along the exterior faces of Building 10, 12, 13 and 14 are in unsafe condition and should be repaired immediately.

4.3.8 There is an overhead door opening on the east side of Building 21 which is currently not supported by a lintel. This is an unsafe condition, and the masonry wall should be temporarily shored until a lintel can be

provided.

4.3.9 The concrete beams located on Building 14's third floor framing plan should be repaired as soon as possible.

4.3.10 The third-floor slab of Building 13 has experienced significant deflection, spalling and corroded rebar in spalled concrete locations. Remove stored materials that are located above this slab to reduce structural load and repair the slab.

4.3.11 Based on the extent of roof structural deterioration and/or failure, the metal edged gypsum plank roof deck on Building 21 should be removed and replaced as soon as possible to prevent further failure.

4.3.12 The roofing material, although not structural, is beyond its service life and all roofs should be replaced as soon as possible to prevent the continued infiltration of water into the building enclosure.

4.3.13 All masonry parapets are in poor condition and should be repointed and damaged bricks be replaced. All damaged or missing coping stones along with their respective through wall flashings should be re-built or replaced. **The coping stones on the west wall of Building 14 are loose and are in danger of falling onto the sidewalk. These should be re-set as soon as possible.**

Medium Priority Items (Address within One to Three Years)

4.3.14 There are several concrete column caps on top of the exterior masonry columns on Building 10 through 17 are in poor condition and should be removed or replaced.

4.3.15 The steel stairs and landings located at Buildings 10 and 12 are beyond their useful life and should be replaced with stairs that meet current building code standards for means of egress.

4.3.16 All the concrete slabs at Buildings 10 through 17 exhibit a concerning level of cracks, calcified stalactites along the bottoms of the slab, staining, and organic growth. These are all likely caused by repeated water infiltration into the building. Replacement of the roofing system and proper flashings should help with restricting the entry of moisture into the building, but broken windows and exposed masonry head and bed joints will all allow for the entry of wind driven rain and moisture. All built up wood plank flooring should be removed from all floors as that is a source for retaining moisture. It should be noted that a structure fire on the 2nd floor of Buildings 12 through 15 may have directly impacted the strength of the concrete. Testing should be employed to ascertain the following information regarding the structural integrity of the slab prior to designing for and applying structural loads:

- Concrete Compressive Strength – Cores should be taken on each floor to determine its in-situ concrete strength.
- Petrographic analysis should be performed to determine alkali-silica reactivity and to determine the amount of freeze-thaw the existing concrete has been subject to.
- Chloride ion testing should be performed with the extracted concrete core samples to determine the estimated chloride ion content within each of the slabs. The concentration of chlorides in the concrete may be an indicator for concrete with a higher likelihood for slab reinforcement corrosion.
- Reinforcement size and spacing: GPR or Impulse-Response testing can be used to provide the slab reinforcement spacing and location within the slab but not the material information. Removing a portion of the concrete to expose the reinforcement will allow for verification of bar size, and a steel sample to be obtained for additional testing to confirm steel grade.

4.3.17 The concrete columns at Building 10 through 17 have condition varying in poor to good condition. Any columns that have crack widths exceeding 1/16 inches should be sounded to determine if the concrete has delaminated from the column. Concrete in the delaminated areas should be removed and re-poured. While this is occurring, the rebar in the cracked areas should also be inspected for rust and rust should be removed prior to pouring patching concrete. Any rebar that has lost more than 15% of its section should be removed and a new bar should be spliced to the existing.

4.3.18 Based on the extent of observed steel corrosion, the following building structural steel elements (joists, beams, girders, columns) should be cleaned of rust scale, treated with a corrosion inhibitor and re-painted. Any steel element with more than 15 percent of section loss should be reinforced:

- Building 19 – Spandrels, Girders, Columns.
- Building 21 – Open Web Joists, Girders, Columns.

Low Priority Items (Address within Three to Five Years)

4.3.19 All organic growth and graffiti should be removed from the masonry using the gentlest means possible.

4.3.20 Remove peeled paint from existing masonry walls and concrete floors using the gentlest means possible. This paint appears to not be compatible and/or does not adequately allow for water to escape the structural elements.

4.3.21 Deteriorated masonry head and bed joints should be repointed through the entire South Building. Mortar sampling should be performed to determine the composition of aggregates and cements.

4.4 BOILER FLUE STACKS

The 74-foot-tall brick boiler flue stack is leaning to the north approximately 0.72 degrees, or approximately 11.25 inches. This may be under or overconservative and should be verified using a surveyor. Additionally, the head and bed joints along the upper third of the stack are severely deteriorated, and vertical cracking and bulging of masonry may be an indication of failure due to hoop stresses. Based on these considerations, the 74-foot-tall brick boiler stack is in unsafe condition and should be demolished.

The 98-foot-tall brick boiler flue stack is leaning to the north approximately 0.43 degrees, or approximately 8.75 inches. This may be under or overconservative and should be verified using a surveyor Additionally, the head and bed joints along the upper third of the stack are severely deteriorated, and vertical cracking may be an indication of failure due to hoop stresses. Based on these considerations, the 98-foot-tall brick boiler stack is in unsafe condition and should be demolished.

4.5 STRUCTURAL CONSIDERATIONS FOR PROPOSED FUTURE USE

All proposed work for existing buildings must comply with the provisions of the Building Code of New York State (BCNYS) for new components/structural elements, and any work related to the existing building must comply to the Existing Building Code of New York State (EBCNYS) as applicable. Assuming that the buildings are re-purposed for commercial or multi-family use the scope of work is likely "Alteration Level 3" work as defined in the EBCNYS Chapter 6 where the work area (reconfigured space) exceeds 50 percent of the building occupiable space. Alteration Level 3 structural work is subject to Chapters 7 (Alteration Level 1 Work), 8 (Alteration Level 2 Work) and 9 (Alteration Level 3 Work) of the EBCNYS. With the larger alteration level work scope, additional structural elements may require further evaluation, such as unreinforced masonry elements (parapets, walls, partitions) and their respective attachments to floors. This is more predominant in areas of higher seismicity. Per the BCNYS,

Seismicity ranges from Seismic Design Category "A" [lowest seismic risk] to Seismic Design Category "E" [highest seismic risk], with most code-mandated evaluations/upgrades starting at Seismic Design Category "C" or higher. Based on local spectral response parameters, the Seismic Design Category for the Building is "B" for the buildings. Evaluation of unreinforced masonry parapets, unreinforced masonry partitions, and anchorage of unreinforced masonry walls to roofs are not applicable due the site being in a low seismic area.

An evaluation of the structural work scope will be required to determine if the work is considered "substantial structural alteration" work as defined in EBCNYS Chapter 2. If the proposed work is classified as "substantial structural alteration" work, then the existing building(s) will require evaluation for current building code level wind forces and reduced building code level seismic forces. If the work is less than "substantial structural alteration work," then the work is considered "limited structural alteration" work and will be subject to the provisions of Chapter 7 and 8 of the EBCNYS. This will be further developed as the intent of the building project scope is further developed.

The buildings on the Schatz Bearing Company campus may also be subject to and benefit from the provisions of EBCNYS Chapter 12- Historic Buildings. The buildings are noted as "eligible for listing" for historic designation by the New York State Historic Preservation Office (SHPO). Under the 2020 Existing Building Code of New York State (EBCNYS), definitions, a building is considered "historic" from a code contextual standpoint if it is listed as or is certified as *eligible for listing* by the State Historic Preservation Officer. Structures that are designated as "historic" are allowed to be repaired back to their pre-damaged condition without requiring additional building evaluations for current code-mandated wind and seismic forces. However, any portions of the building which are considered dangerous by the building official must be remedied.

5.0 Conclusion

The findings, conclusions and recommendations contained in this report are based on limited visual analysis. Other discipline assessments (architectural, mechanical/electrical/plumbing, fire protection, etc.) are not in the scope of work. This report is not to be used for purposes of obtaining construction or demolition permits; such documentation should be provided by a registered design professional licensed in the State of New York. The presence of regulated materials should be confirmed by a hazardous materials professional prior to any removals.

This report provides guidance on structural code-related items but is not an exhaustive code evaluation. A full code review should be provided by a registered design professional or professionals once the scope of work is fully understood.

This report is applicable only to the work scope proposed herein. Bergmann is not responsible for any claims, damages, or liability associated with work outside of this scope of work or not in accordance with the conclusions and recommendations.

This report and supporting documentation are instruments of service. The subject matter of this report is limited to the facts and matters stated herein.

Sincerely,

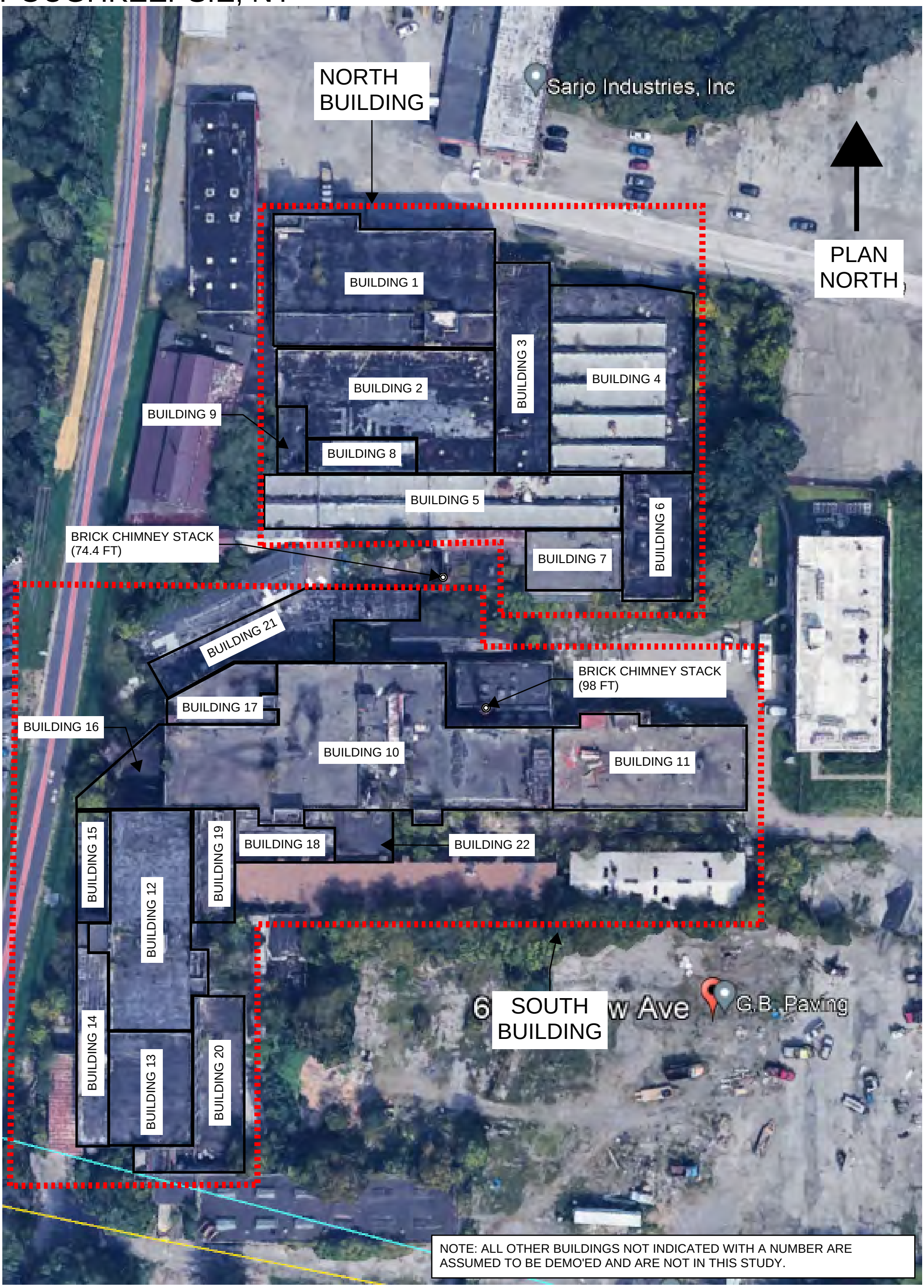
Paul M. Byrd

Paul M. Byrd, PE

TECHNICAL MANAGER, BUILDINGS/STRUCTURAL, COLLIERS ENGINEERING & DESIGN

APPENDIX A – BUILDING LOCATION AND ID PLAN

SCHATZ BOA CAMPUS OVERALL VIEW
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



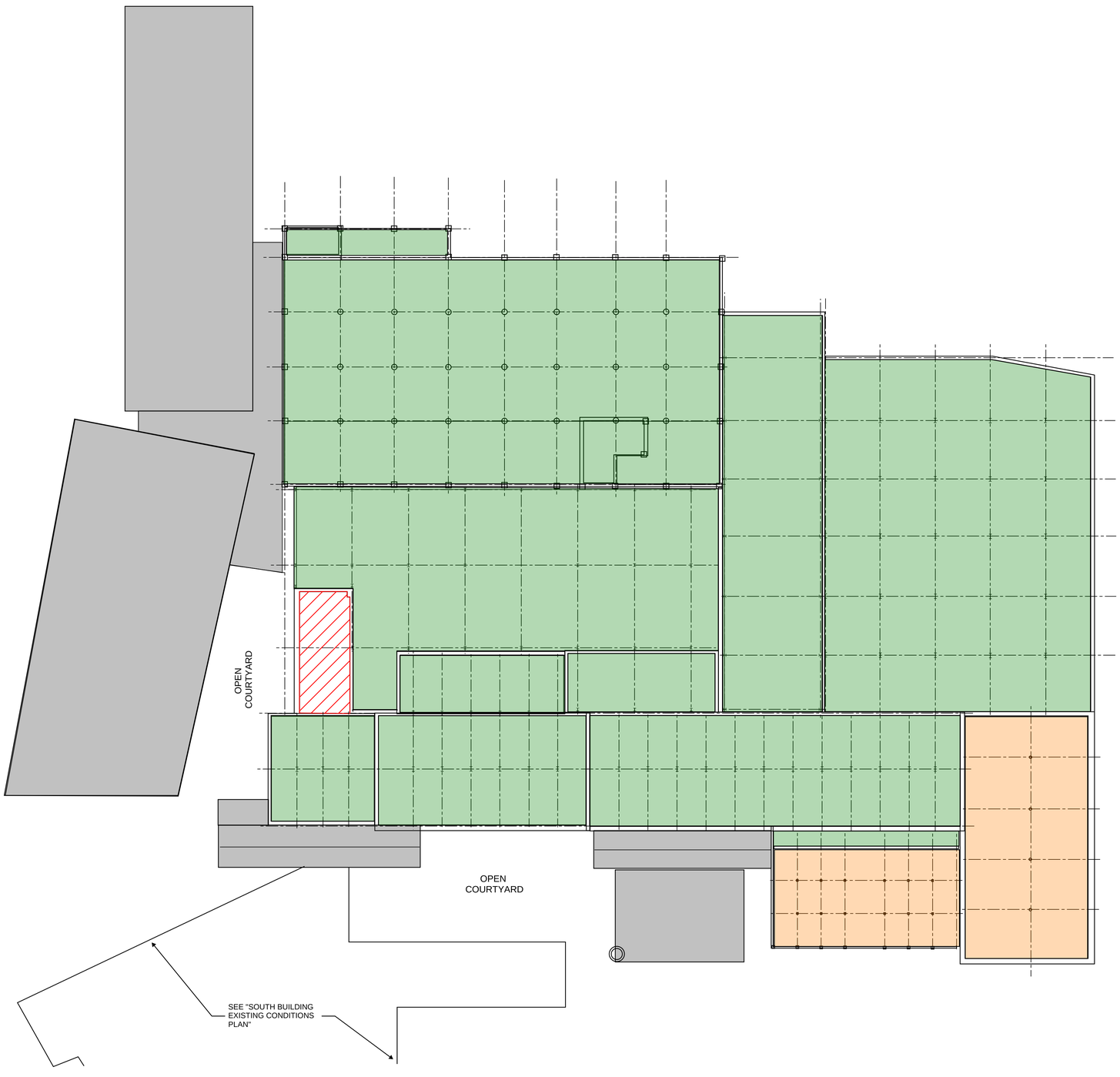
APPENDIX B – NORTH BUILDING EXISTING CONDITIONS PLAN

GROUND FLOOR PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- CONCRETE SLAB-ON-GROUND
- ASSUMED WOOD FRAMED FLOOR
- NOT IN SCOPE
- NOT ACCESSIBLE

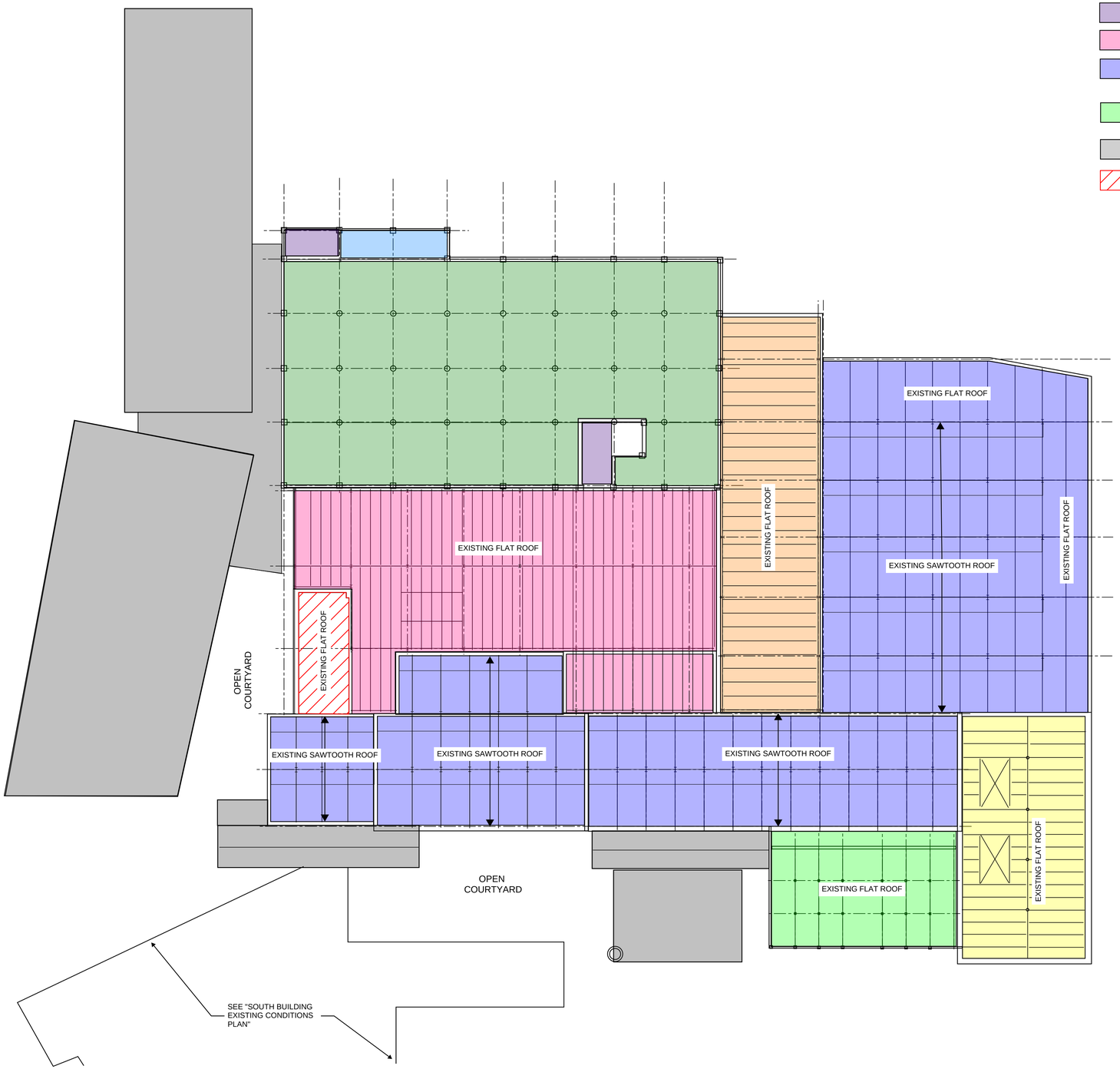


SECOND FLOOR/LOW ROOF FRAMING PLAN NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- GYPSUM DECK ON BULB TEES ON STRUCTURAL STEEL
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- CONCRETE STAIRS WITH CONCRETE LANDINGS
- METAL EDGE GYPSUM PLANK ON STRUCTURAL STEEL
- TONGUE AND GROOVE WOOD PLANK DECKING ON STRUCTURAL STEEL
- TONGUE AND GROOVE WOOD PLANK DECKING ON TIMBER FRAMING
- NOT IN SCOPE
- NOT ACCESSIBLE

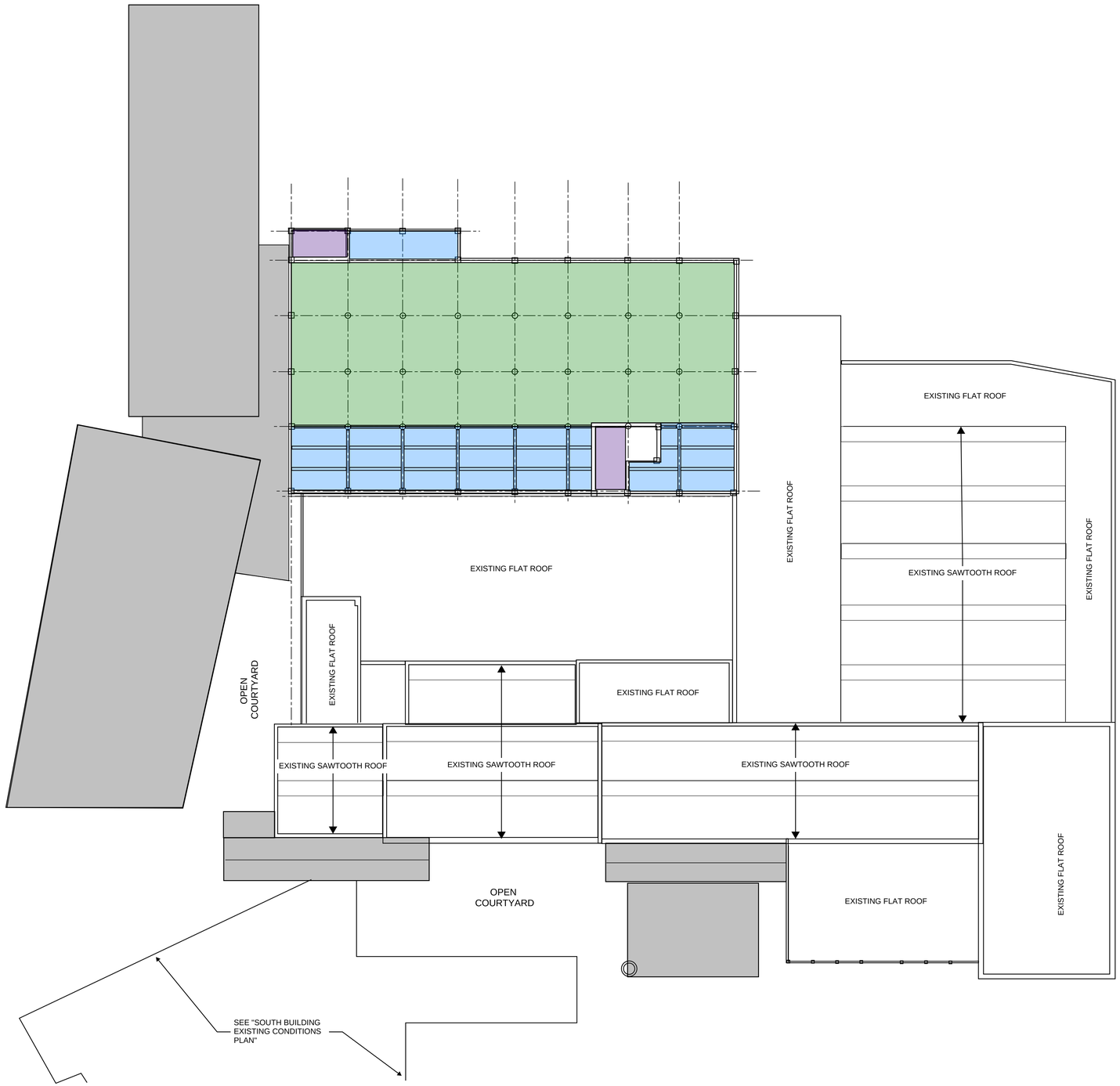


THIRD FLOOR FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

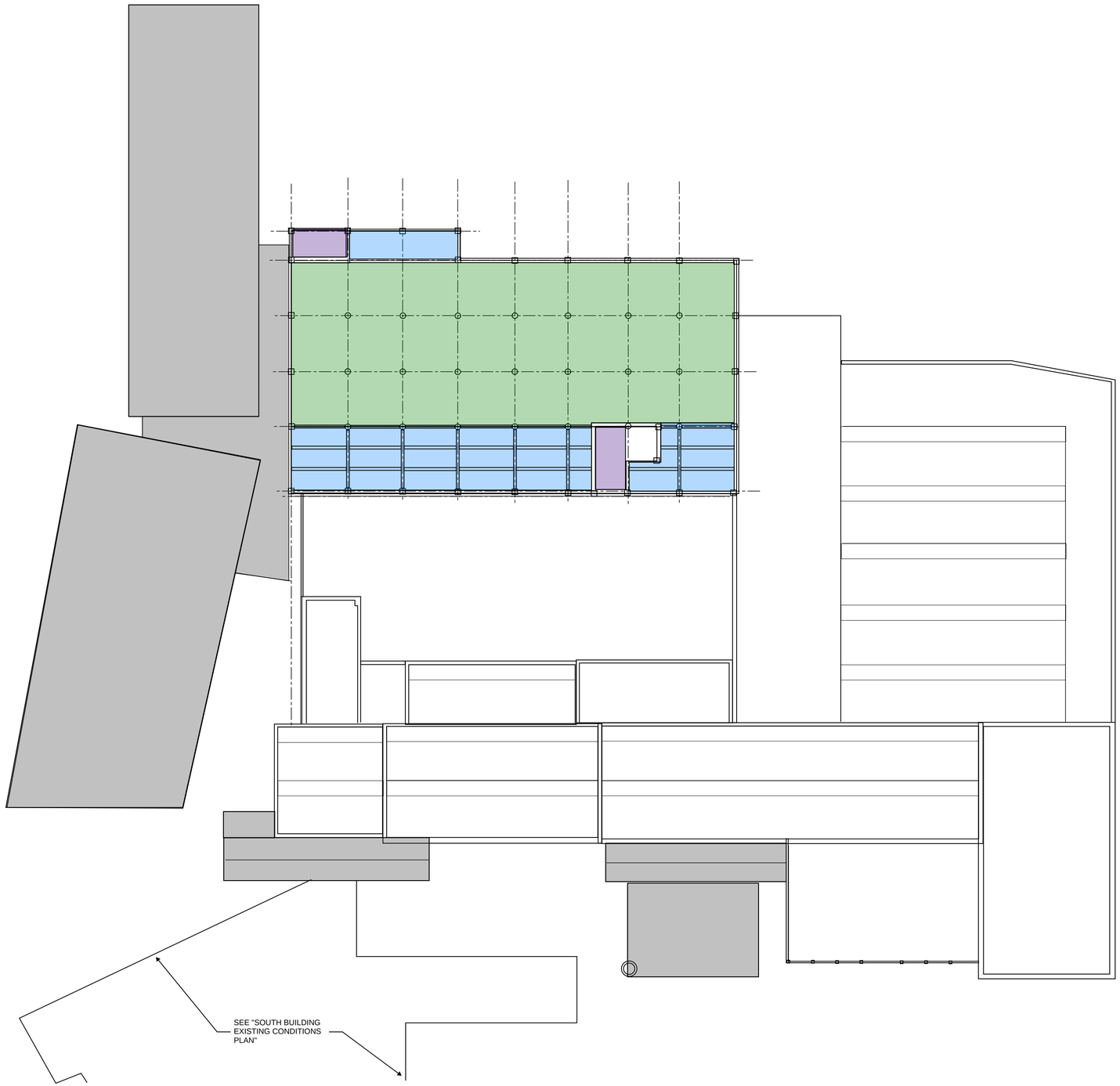


HIGH ROOF FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

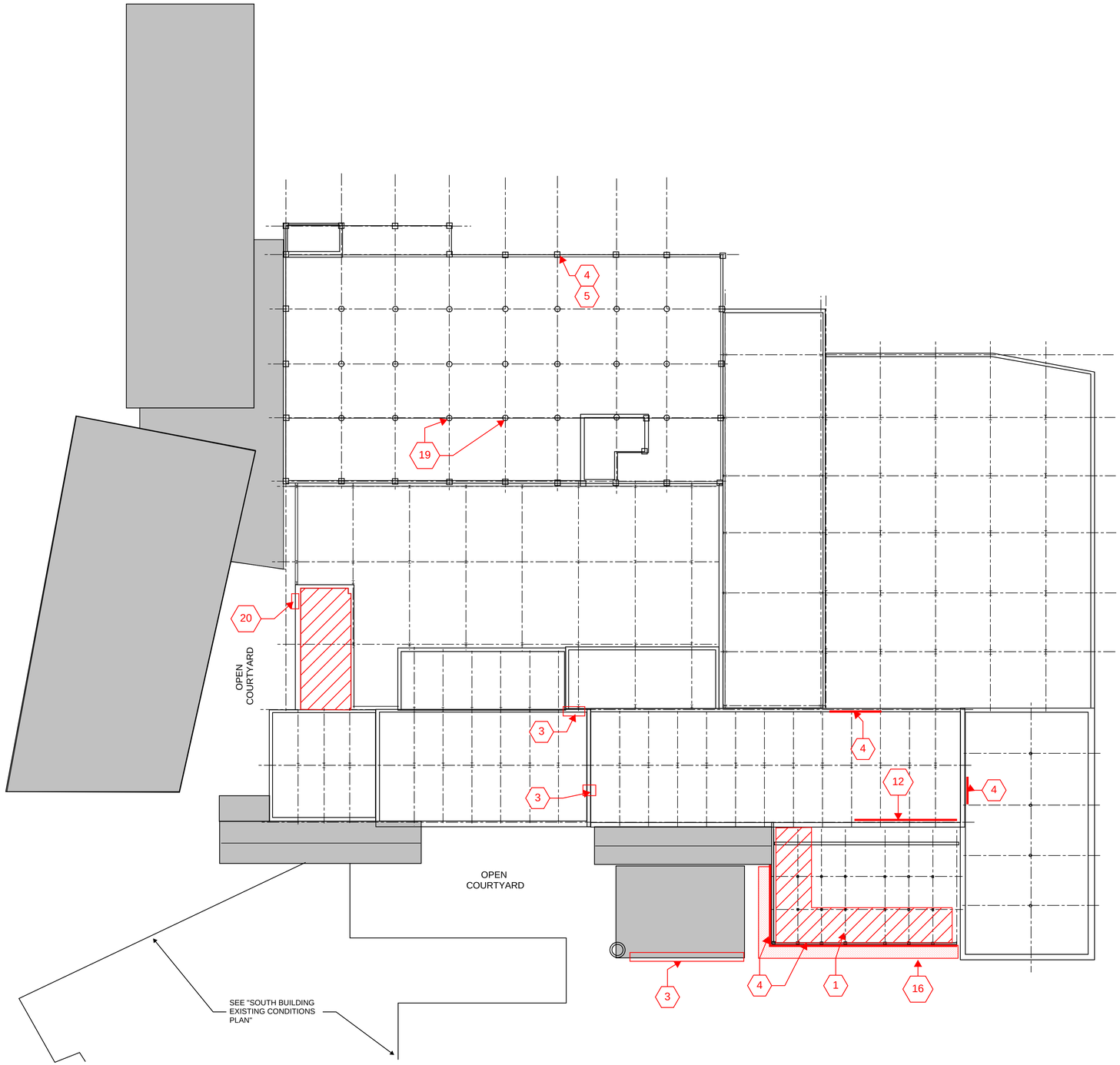
- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE



APPENDIX C – NORTH BUILDING FIELD NOTES

GROUND FLOOR PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

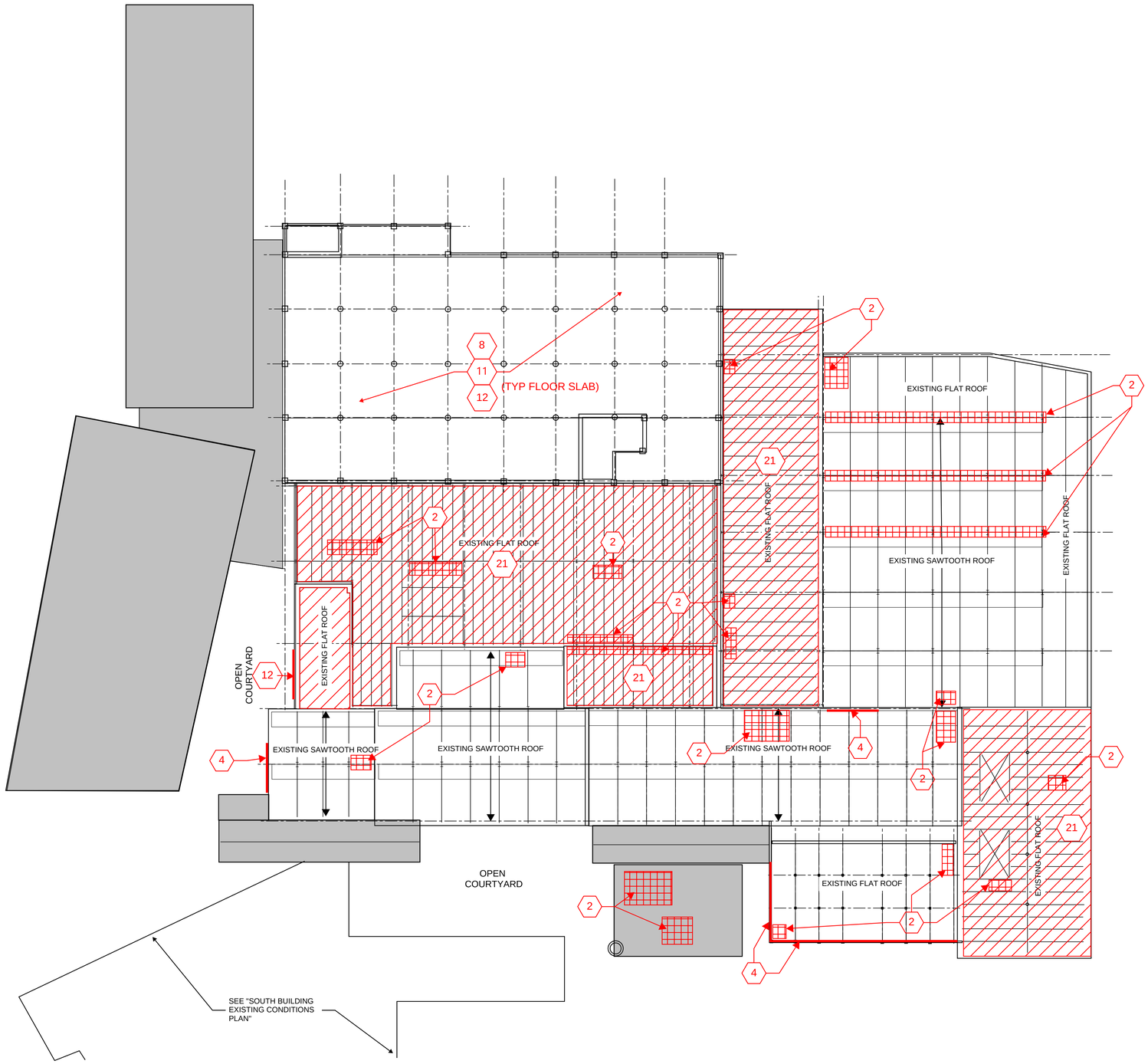


x KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
8. CONCRETE FLOOR SLAB CRACKS/SPALLS
9. CONCRETE COLUMN CRACKING/SPALLING
10. CONCRETE BEAM CRACKING/SPALLING
11. EXPOSED REBAR
12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
16. CRUMBLED BRICK FRAGMENTS
17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

SECOND FLOOR/LOW ROOF FRAMING PLAN NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

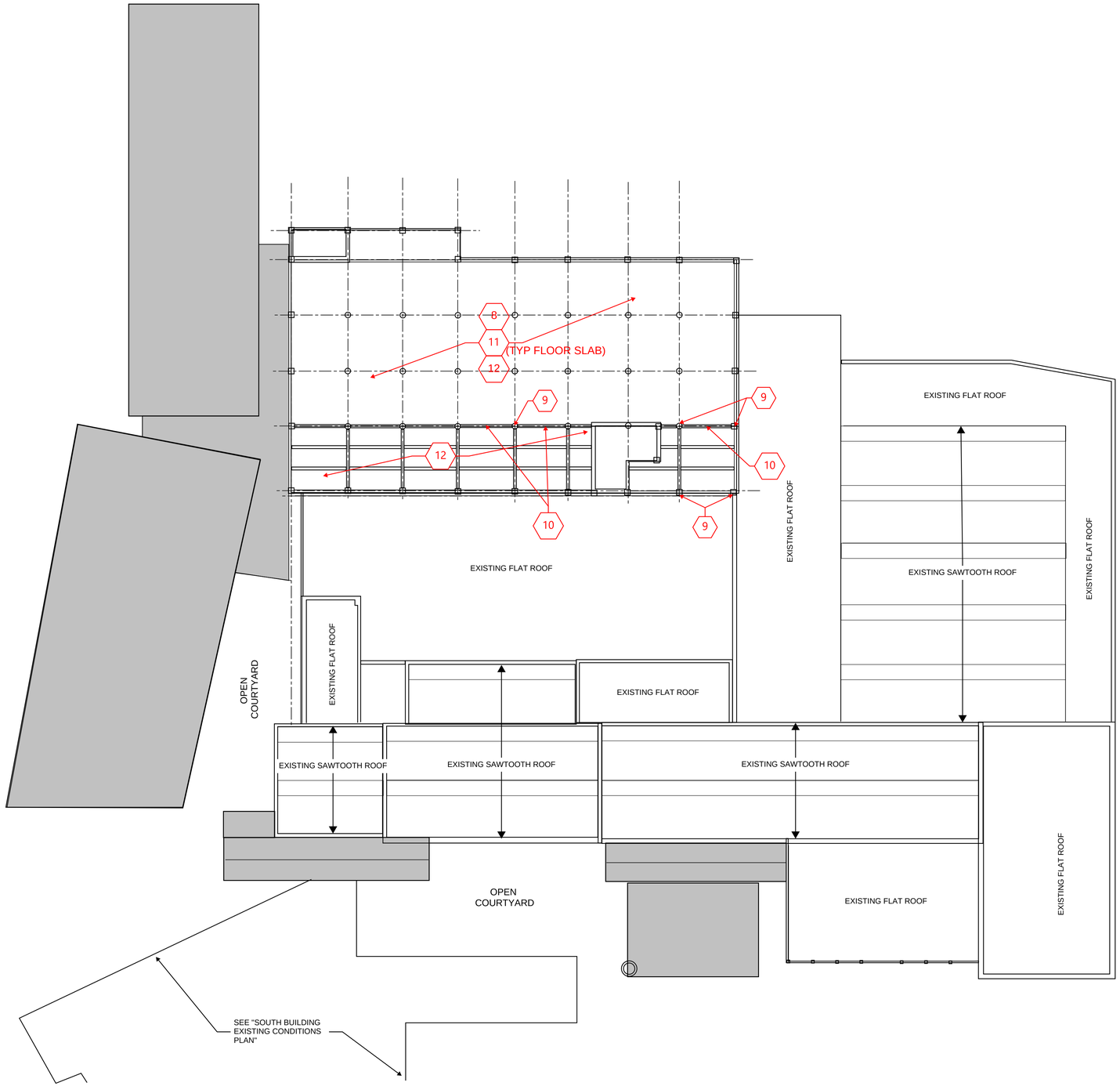


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4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
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20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

THIRD FLOOR FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

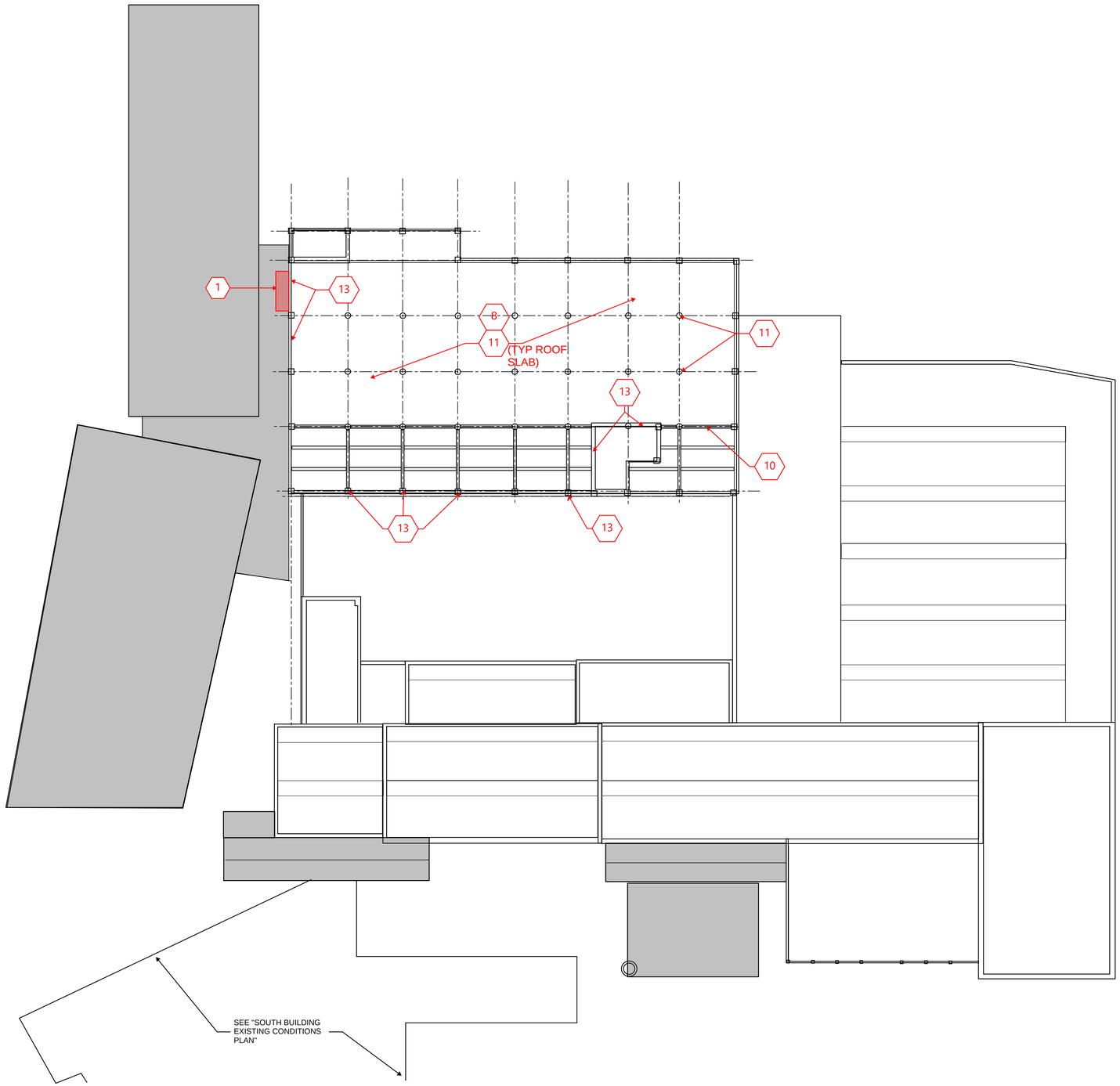


(x) KEYNOTES:

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21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

HIGH ROOF FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



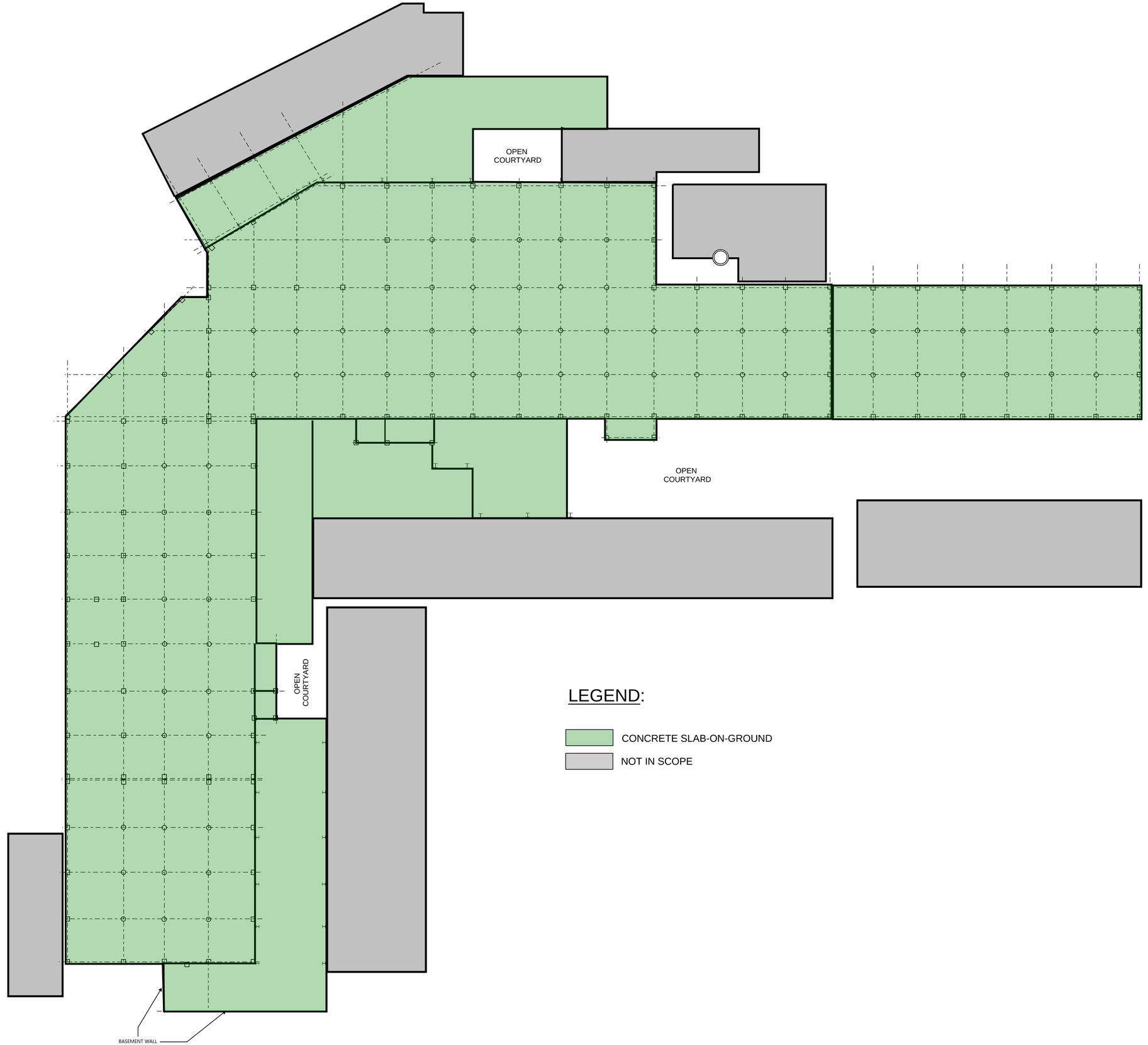
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22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

APPENDIX D – SOUTH BUILDING EXISTING CONDITIONS PLAN

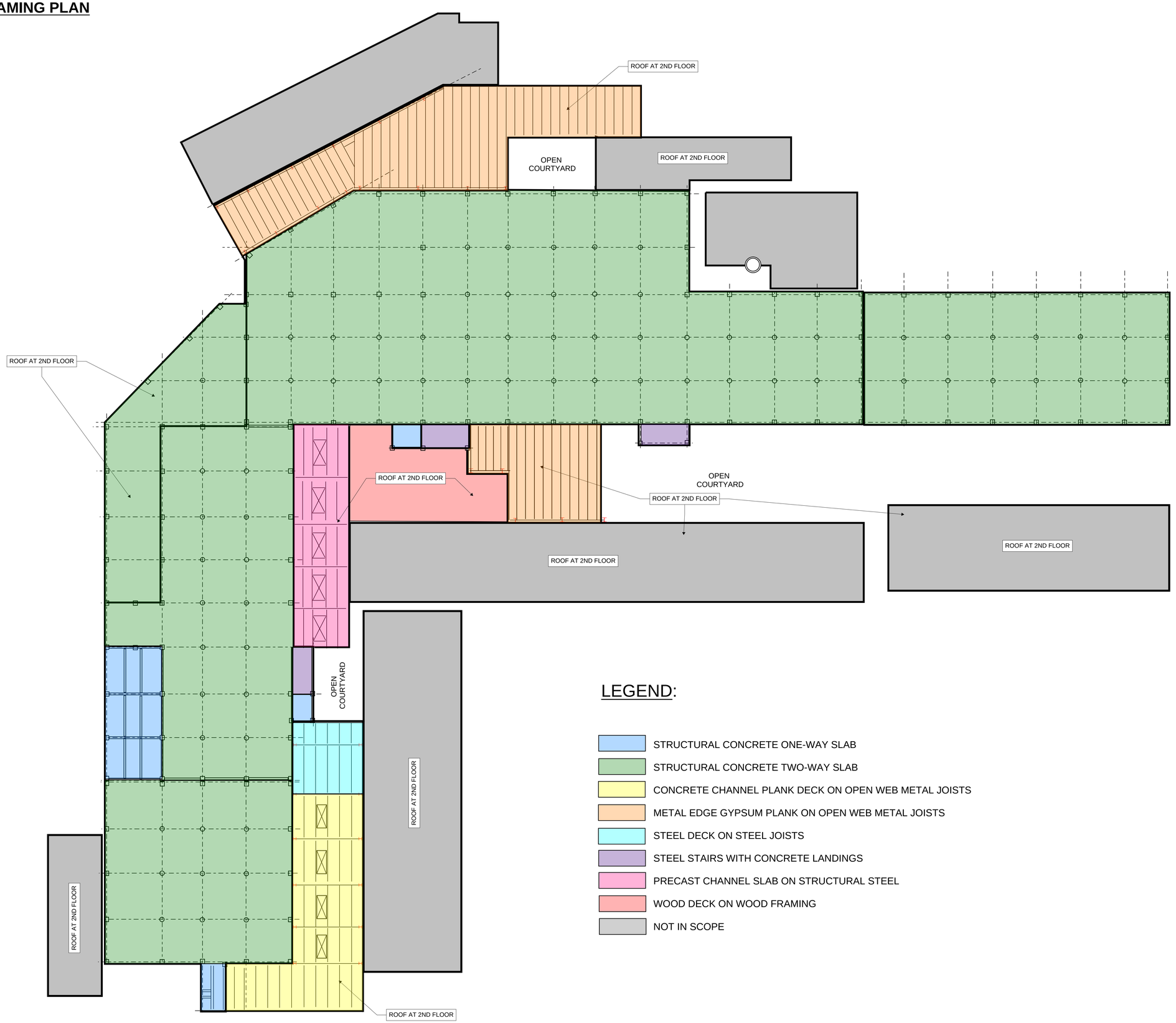
GROUND FLOOR PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



SECOND FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

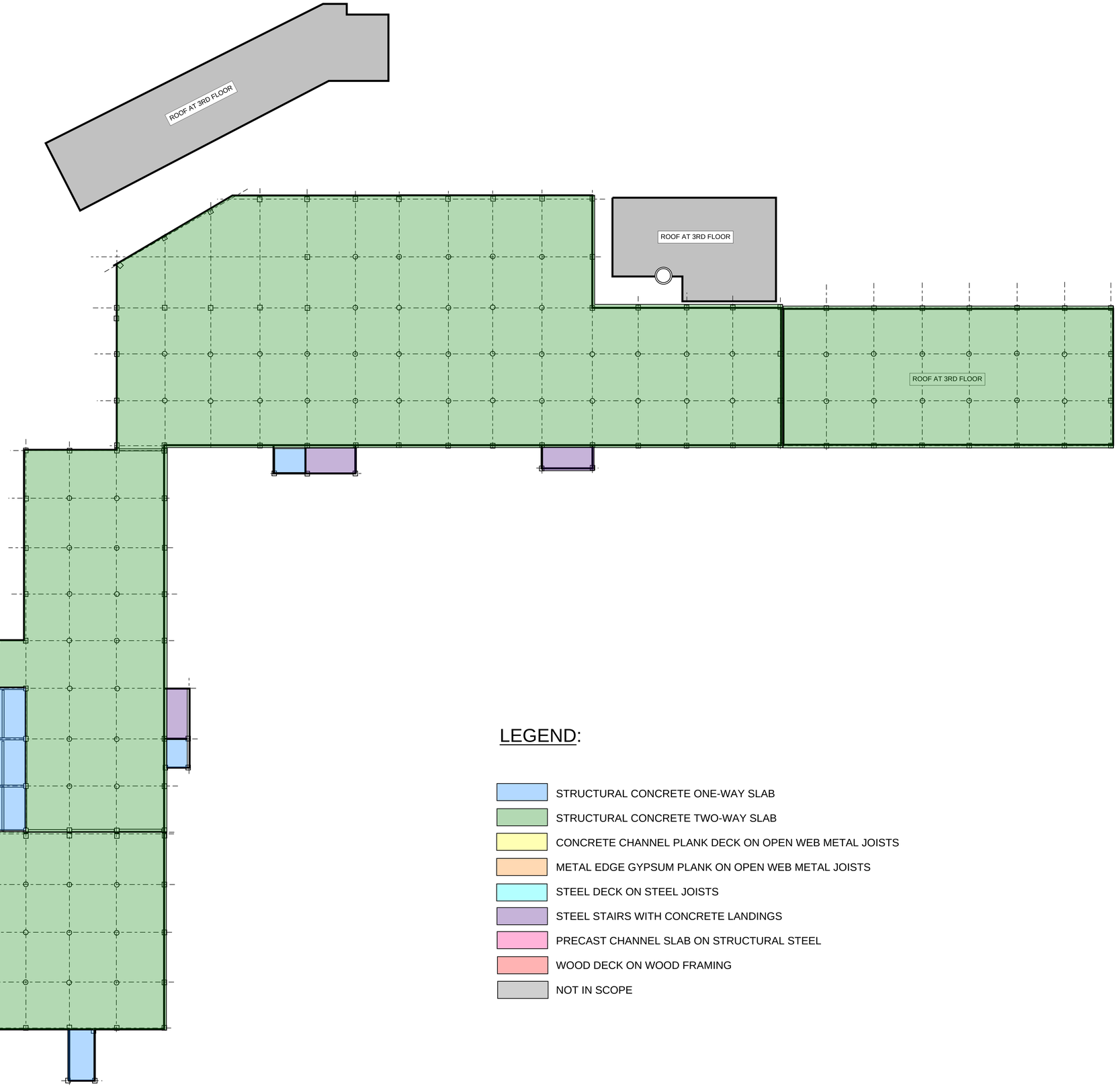


LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

THIRD FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

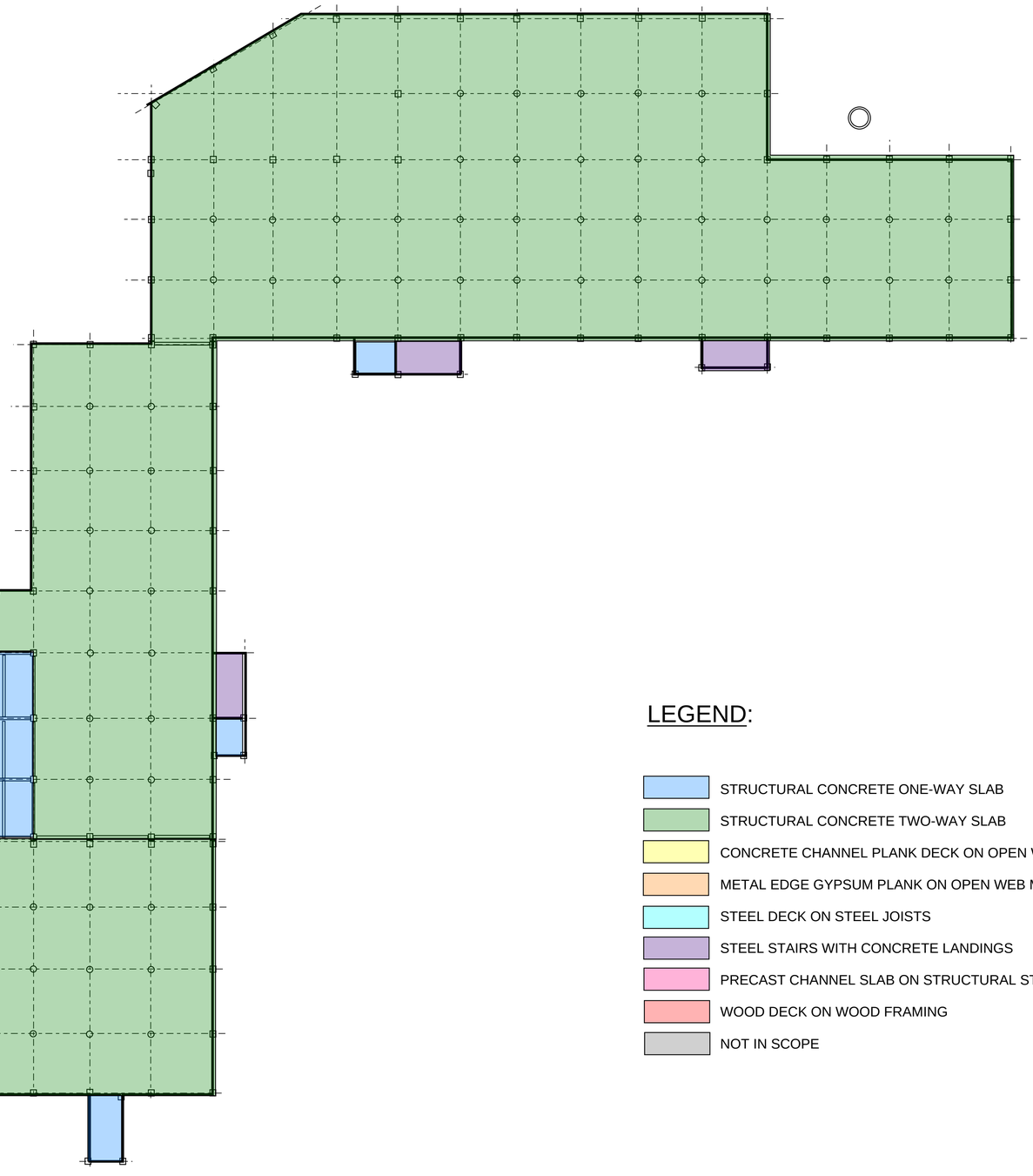


LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

ROOF FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



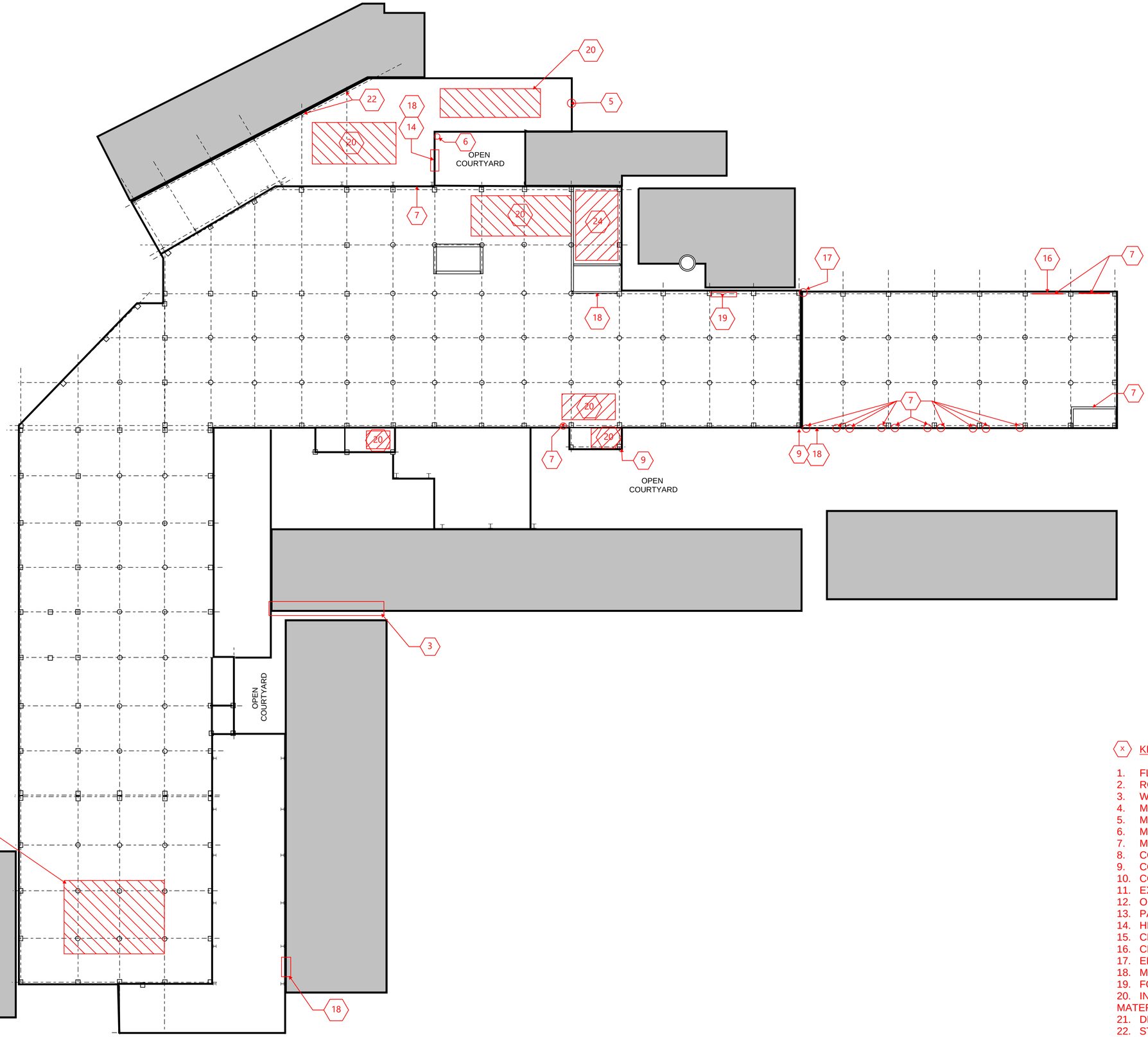
LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

APPENDIX E – SOUTH BUILDING FIELD NOTES

GROUND FLOOR PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

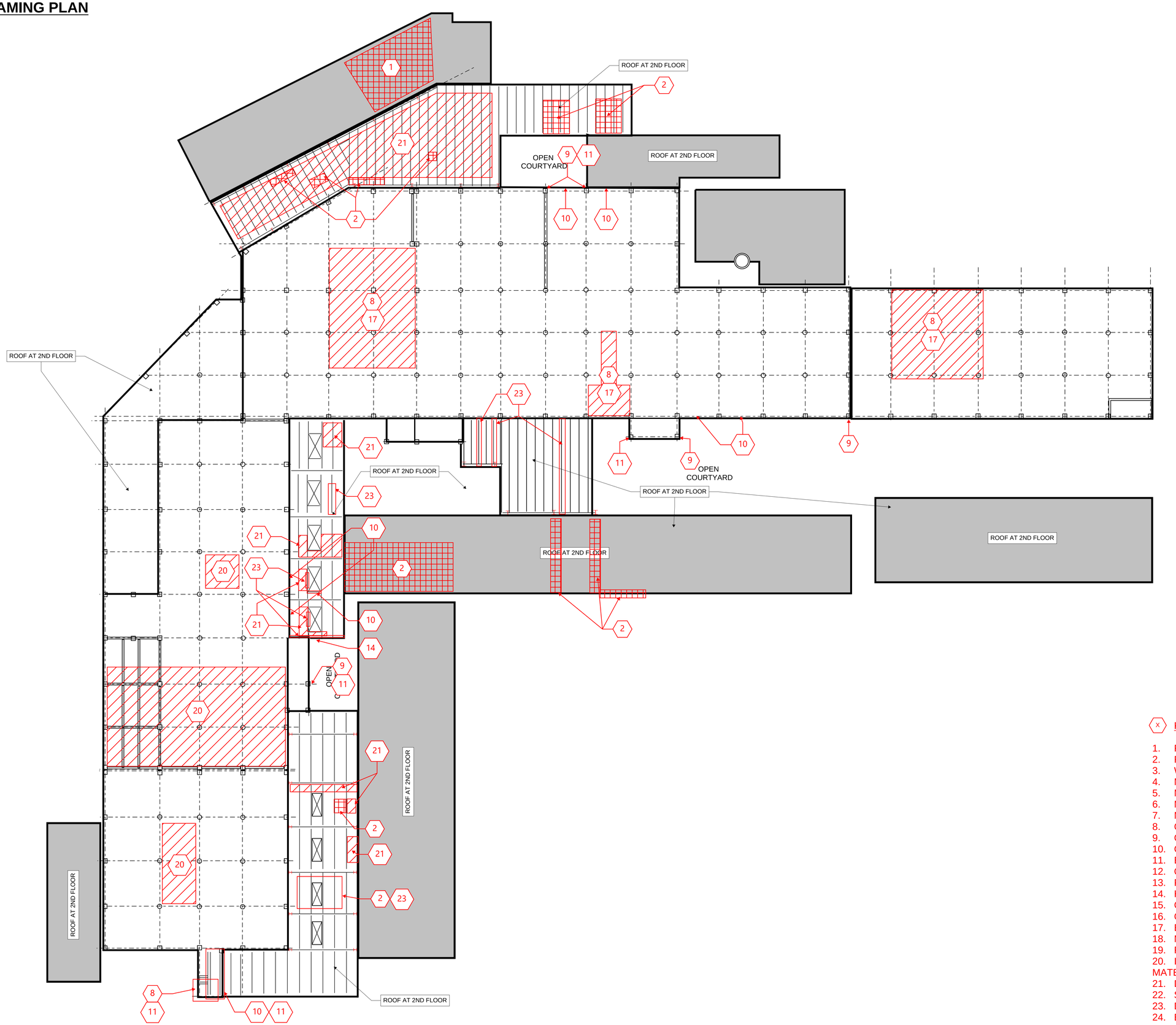


KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
8. CONCRETE FLOOR SLAB CRACKS/SPALLS
9. CONCRETE COLUMN CRACKING/SPALLING
10. CONCRETE BEAM CRACKING/SPALLING
11. EXPOSED REBAR
12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
16. CRUMBLED BRICK FRAGMENTS
17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

SECOND FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

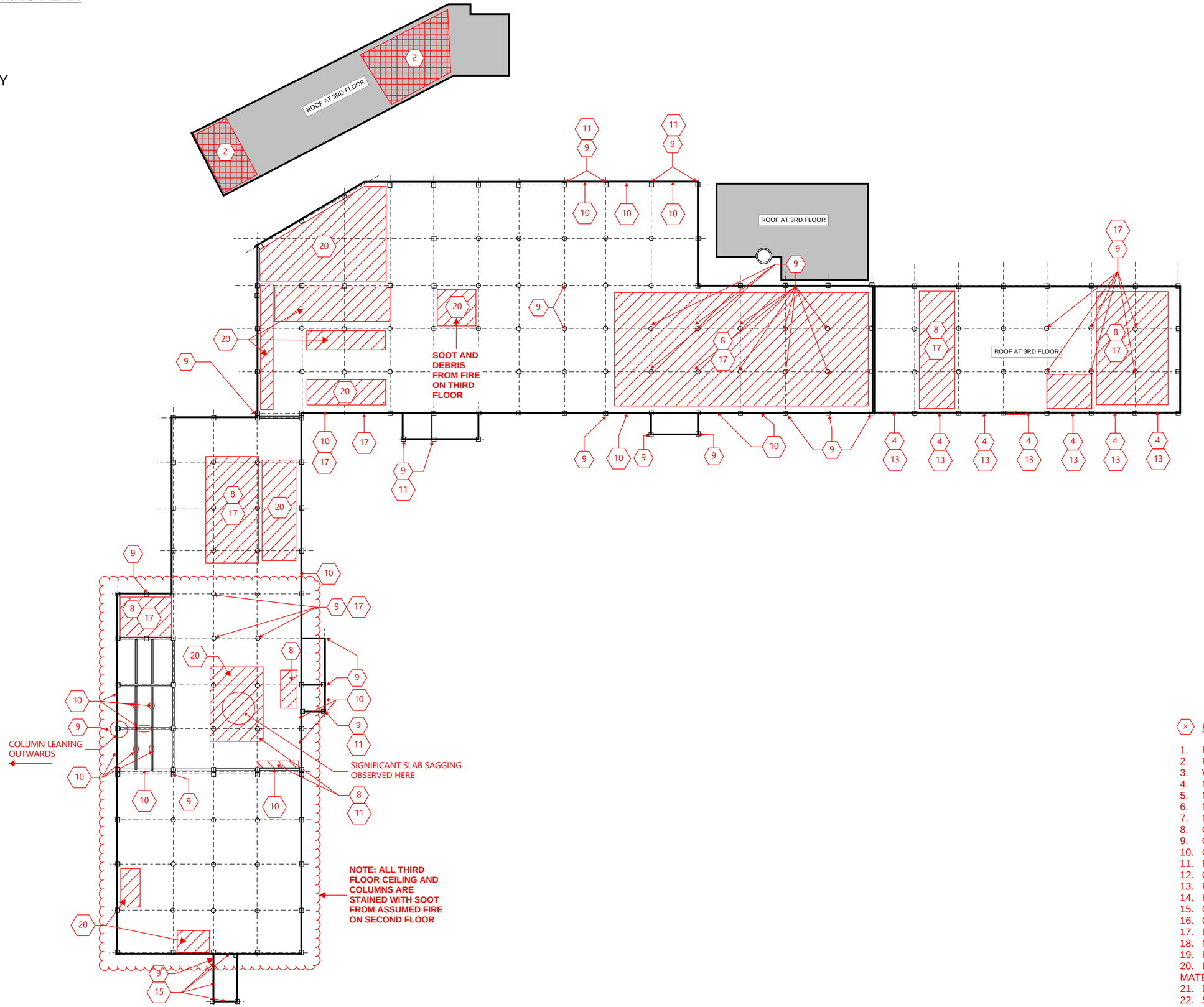


KEYNOTES:

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3. WALL COLLAPSE
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6. MASONRY CRACKS (VERTICAL)
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9. CONCRETE COLUMN CRACKING/SPALLING
10. CONCRETE BEAM CRACKING/SPALLING
11. EXPOSED REBAR
12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
16. CRUMBLED BRICK FRAGMENTS
17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

THIRD FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

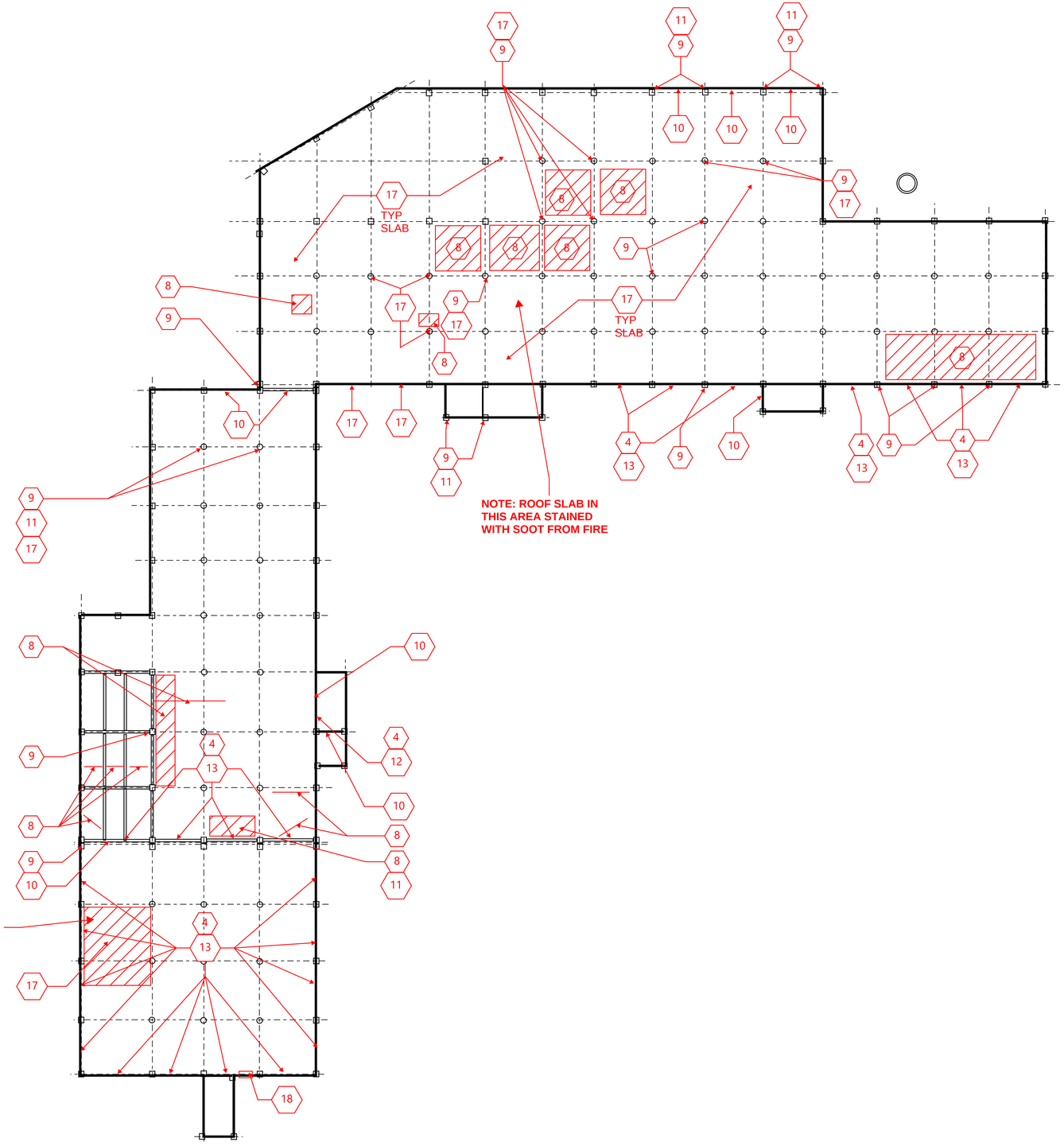


(x) KEYNOTES:

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2. ROOF COLLAPSE
3. WALL COLLAPSE
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10. CONCRETE BEAM CRACKING/SPALLING
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13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
16. CRUMBLED BRICK FRAGMENTS
17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

ROOF FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



(X) KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
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21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

APPENDIX F – BUILDING HISTORICAL INFORMATION

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 05/28/2020

Staff: Chelsea Towers

USN Number: 02714.000601

Name: Schatz Ball Bearing Co.

Location: 60 Fairview Ave, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. [X] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [ ] Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. [ ] Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

The Schatz Ball Bearing Co. property is eligible for the State and National Registers under Criterion A in the area of industry as an important manufacturing site for ball bearings and one of the largest employers in Poughkeepsie. The company was founded in 1895 by father and son, Adolf and Herrman Schaltz, in New Haven Connecticut. By 1910, the company purchased and moved to a single-story building on Fairview Ave in Poughkeepsie with 75 employees. Five years later Schatz organized Federal Bearing Co to manufacture high grade ball bearings, and for the next four decades the company continued to expand. Significant additions to the facility were completed in 1916, 1920, 1926, 1936, and 1942 as the employee count continued to rise. The company held competitive contracts in the automobile industry, including those with Ford and NAPA Auto Parts, and by the early 1940s a record 1,200 employees work at the Fairview Ave site. While the company continued to thrive through the 70s, a 15-month employee strike in late 1960s lost them their momentum and by 1979 the NAPA contract closed. After 70 years of operation at the Schatz Federal Bearing site, the company filed for bankruptcy and closed its doors in 1980. Today the Fairview Ave manufacturing site is a physical intact reminder of the Schatz Ball Bearing Corporation's growth and success.

Further study/documentation, unavailable at this time, may suggest additional areas of significance.

(77)

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO.
QUAD
SERIES
NEG. NO.

P.O. Box 88
Poughkeepsie, NY 12602
914-471-1630
Dutchess County Historical Society

DATE: _____

EPHONE: _____

* *

IDENTIFICATION

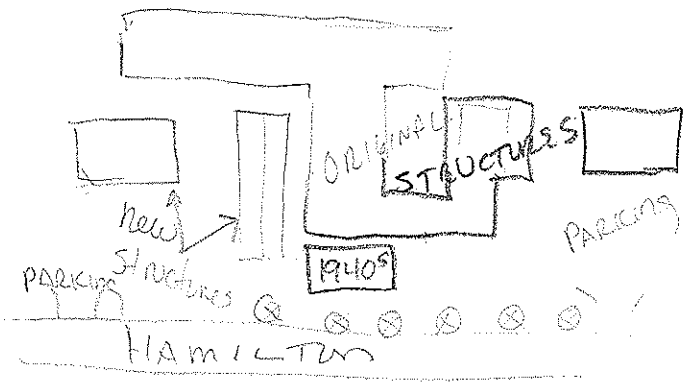
1. BUILDING NAME (S): _____
2. COUNTY: Dutchess TOWN/CITY: Poughk VILLAGE: _____
3. STREET LOCATION: HAMILTON ST
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: FACTORIES (BALLBEARINGS?) Present: [illegible] complex
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☒
   d. metal (explain) _____
   e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
    c. list major alterations and dates (if known):
    MULTIPLE NEW ADDITIONS AND SEVERAL NEW BLDGS. HAVE BEEN ADDED

12. PHOTO:

13. MAP:



(79)

An Equal Opportunity Agency

14. THREATS TO BUILDING: a. none known ☑ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: multiple mobile homes
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☐
f. industrial ☑ g. residential ☑
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)
to the east is residential and to the west is industrial zoning

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c1920 / 1980's / 1960's

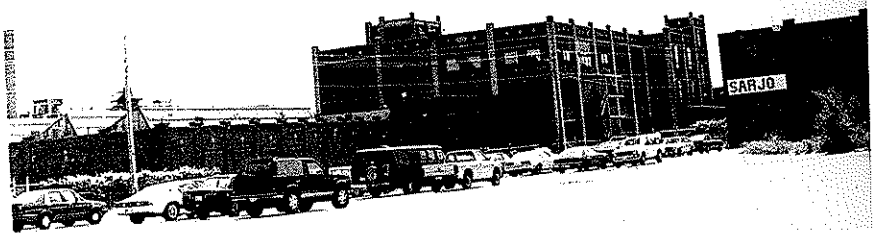
ARCHITECT: _____

BUILDER: _____

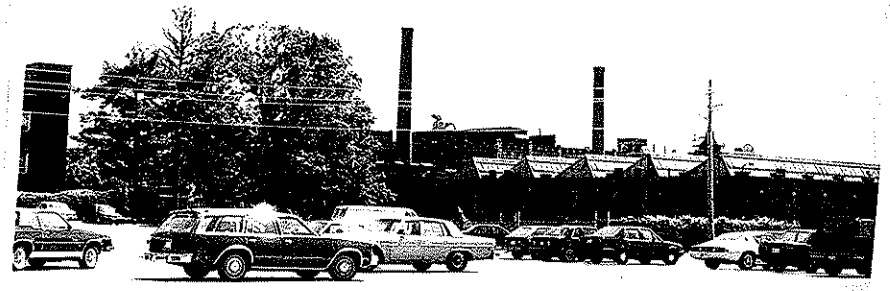
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
Some Deco Styling

21. SOURCES:

22. THEME:

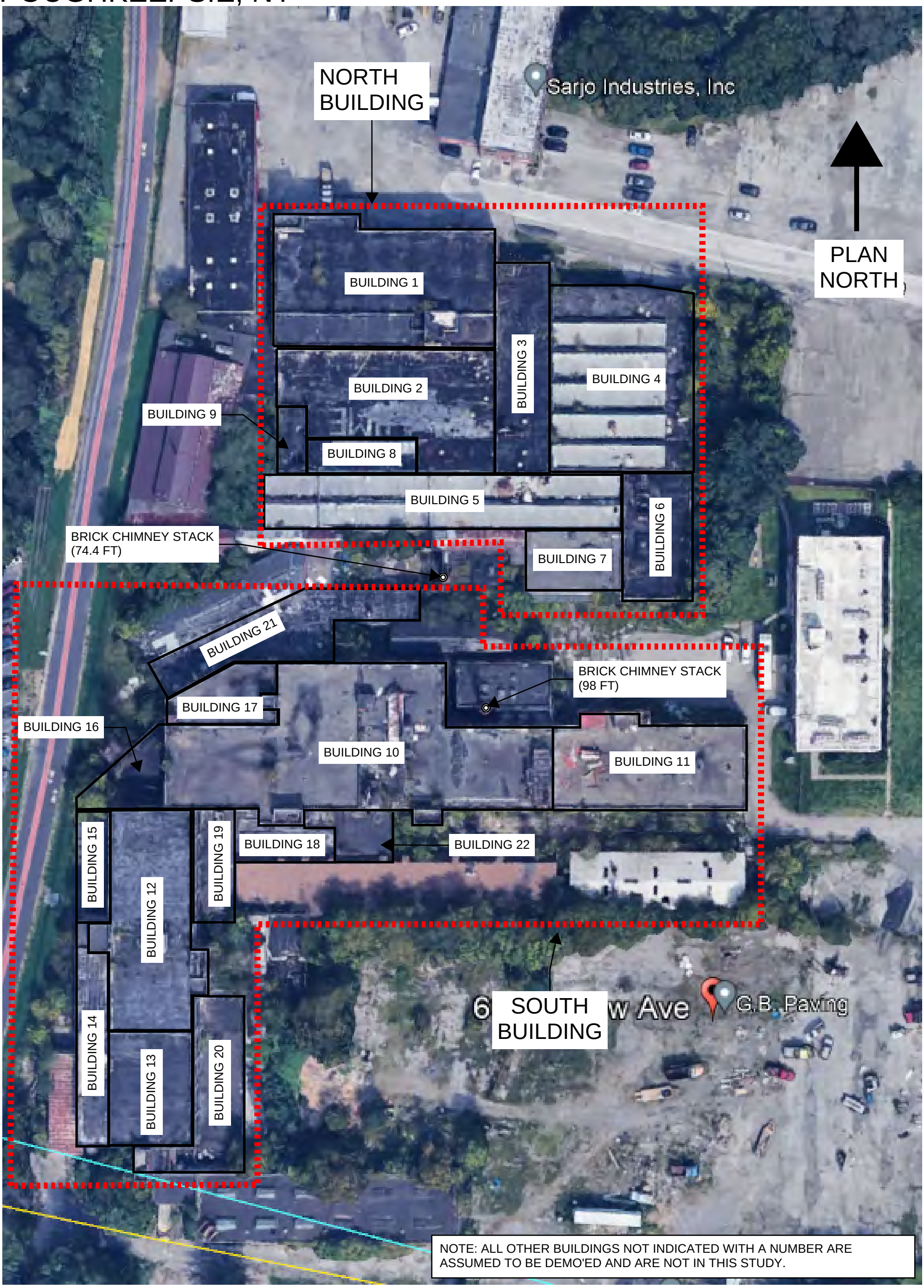

SARJO


AVAILABLE
FOR LEASE
120,000 SQ.FT.
WILL DIVIDE



APPENDIX C.1 | BUILDING LOCATION AND ID PLAN

SCHATZ BOA CAMPUS OVERALL VIEW
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



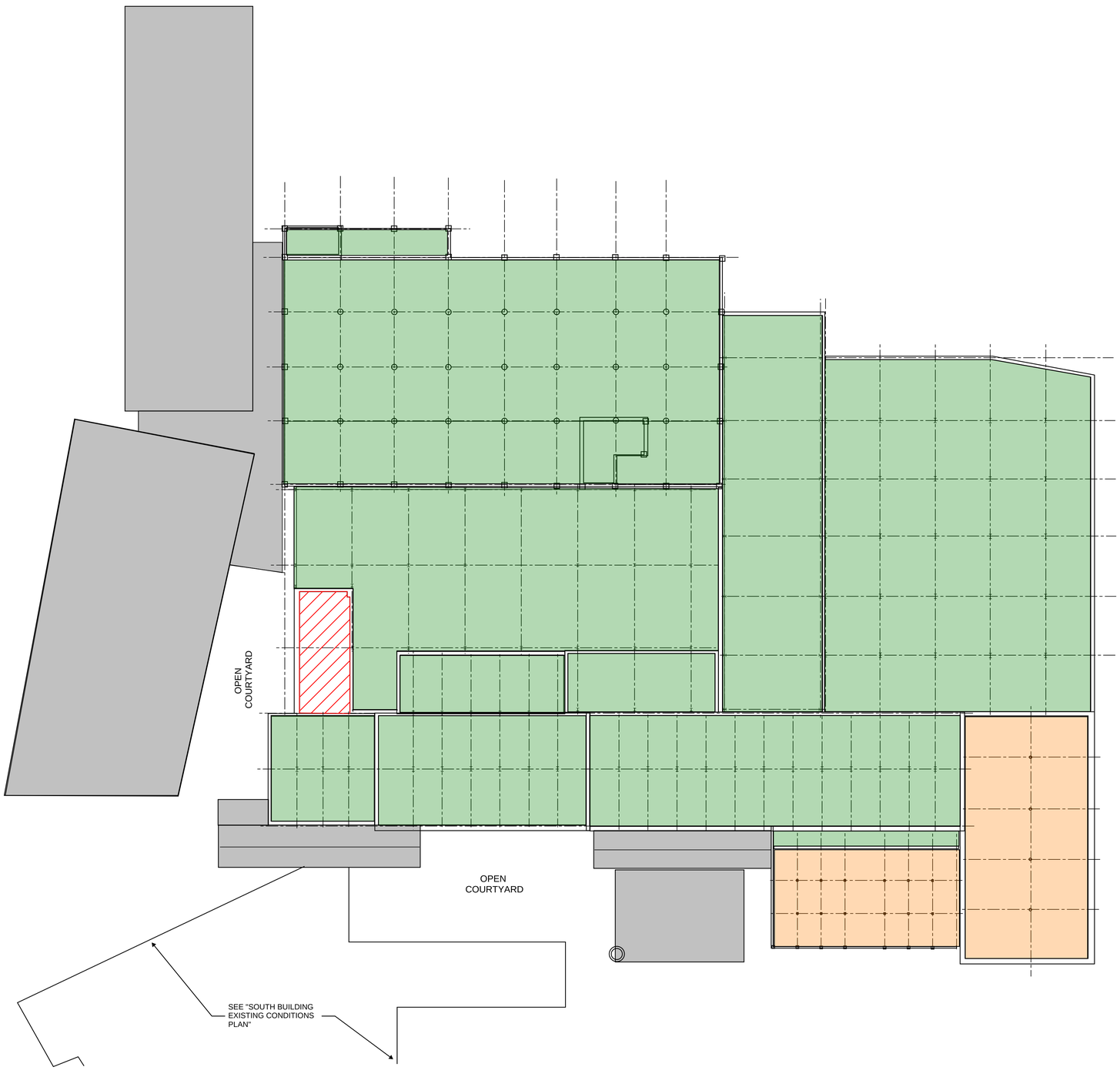
APPENDIX C.2 | NORTH BUILDING EXISTING CONDITIONS PLAN

GROUND FLOOR PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- CONCRETE SLAB-ON-GROUND
- ASSUMED WOOD FRAMED FLOOR
- NOT IN SCOPE
- NOT ACCESSIBLE

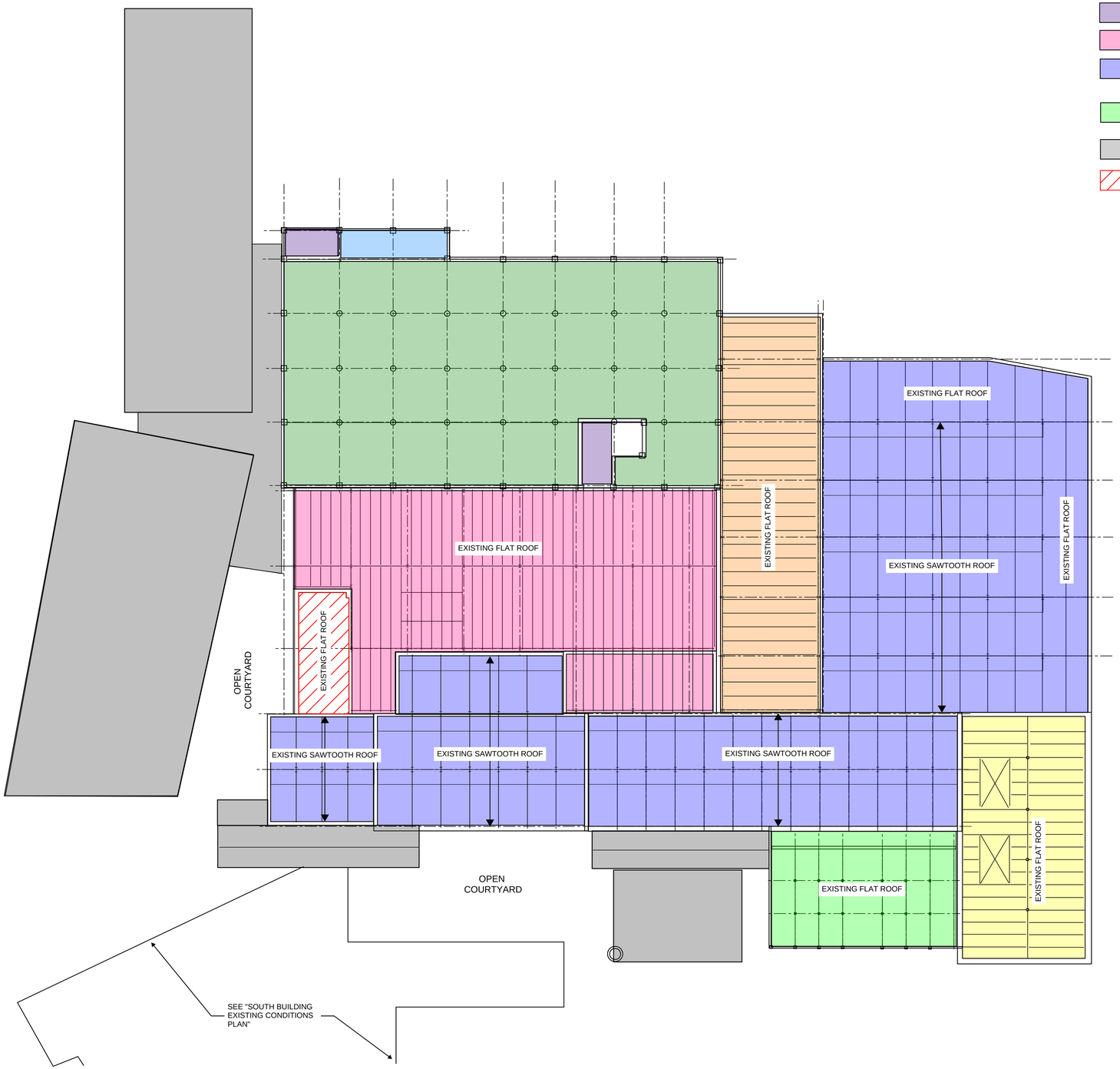


SECOND FLOOR/LOW ROOF FRAMING PLAN NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- GYPSUM DECK ON BULB TEES ON STRUCTURAL STEEL
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- CONCRETE STAIRS WITH CONCRETE LANDINGS
- METAL EDGE GYPSUM PLANK ON STRUCTURAL STEEL
- TONGUE AND GROOVE WOOD PLANK DECKING ON STRUCTURAL STEEL
- TONGUE AND GROOVE WOOD PLANK DECKING ON TIMBER FRAMING
- NOT IN SCOPE
- NOT ACCESSIBLE

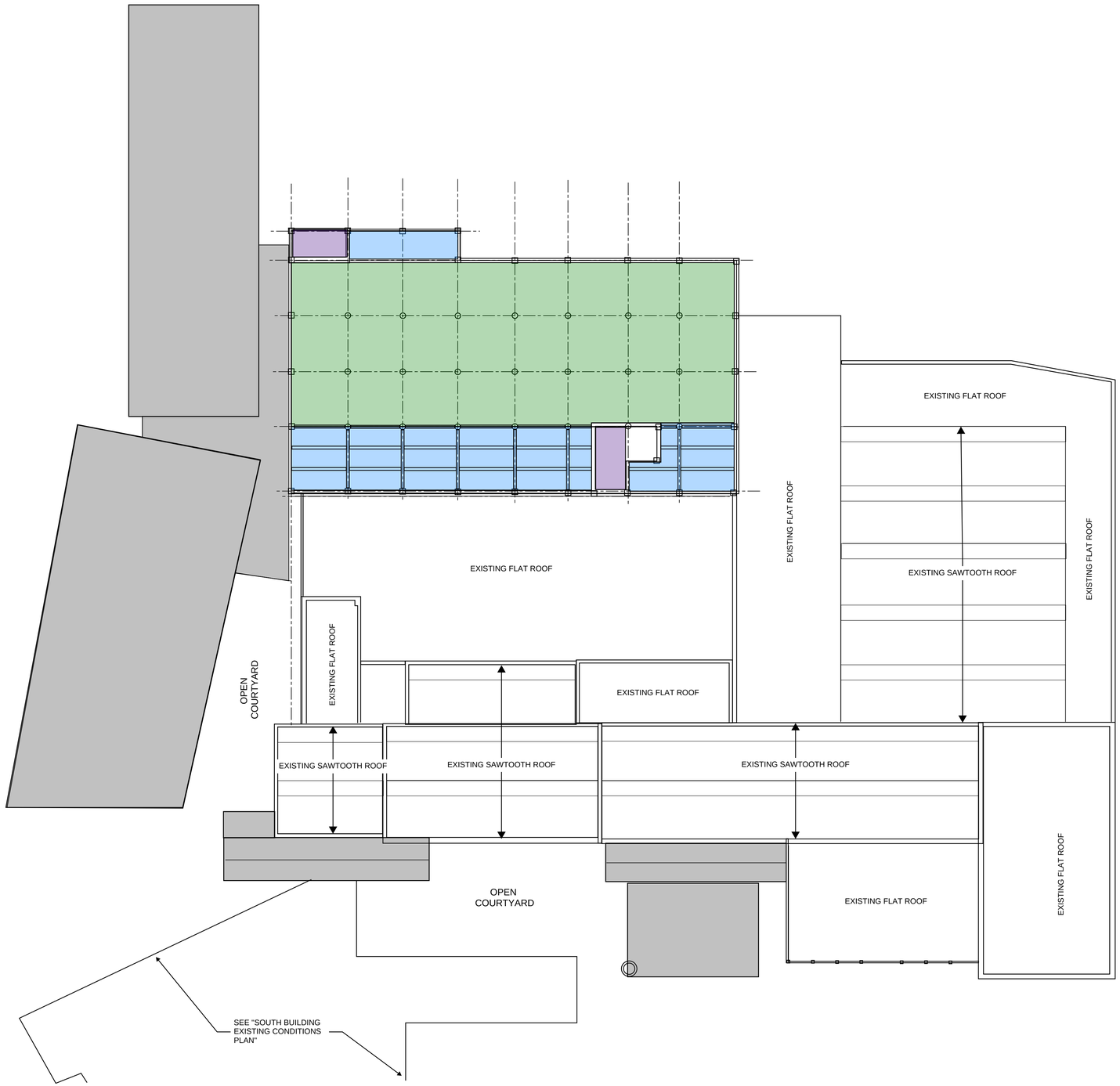


THIRD FLOOR FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

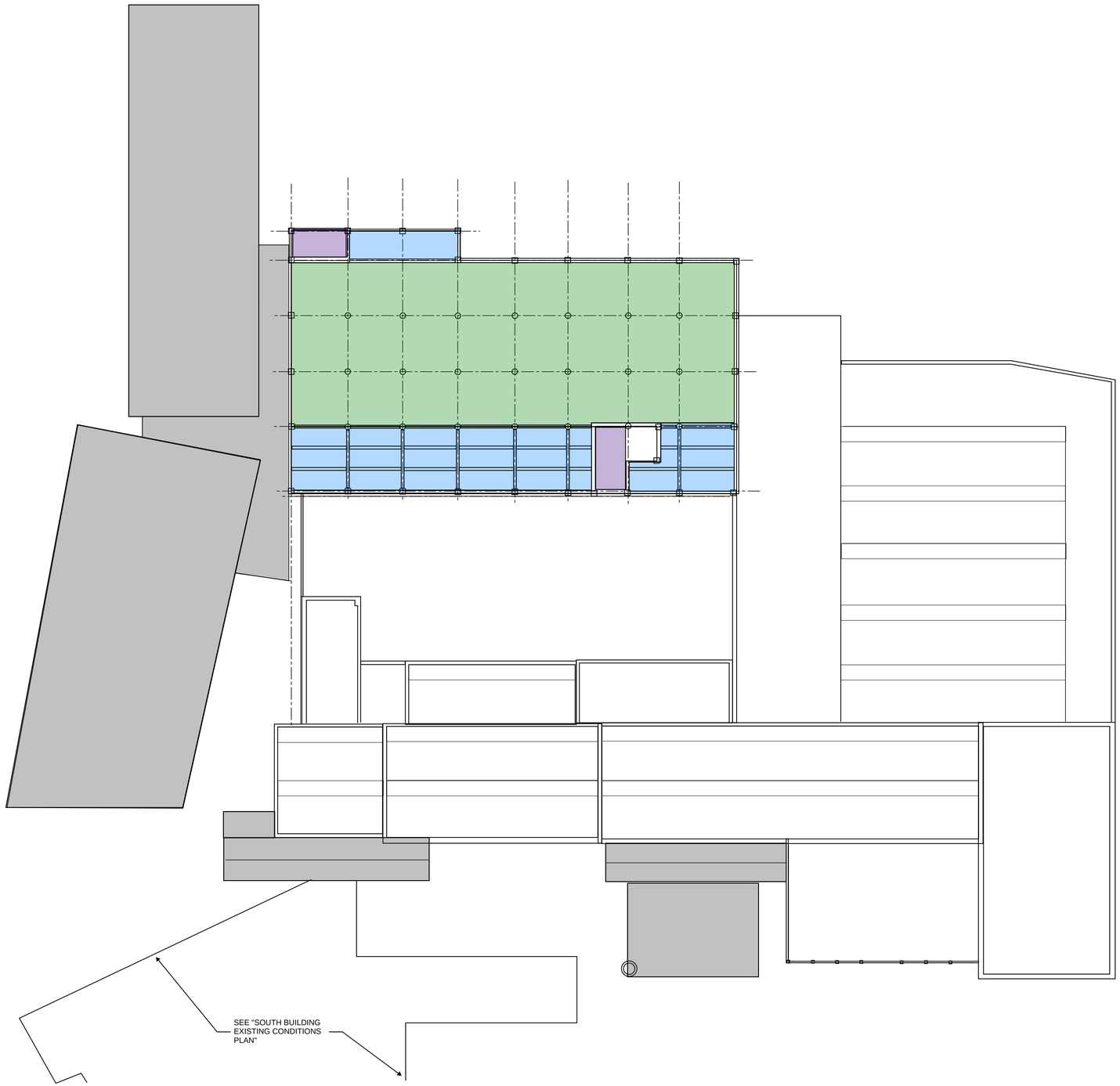


HIGH ROOF FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

LEGEND:

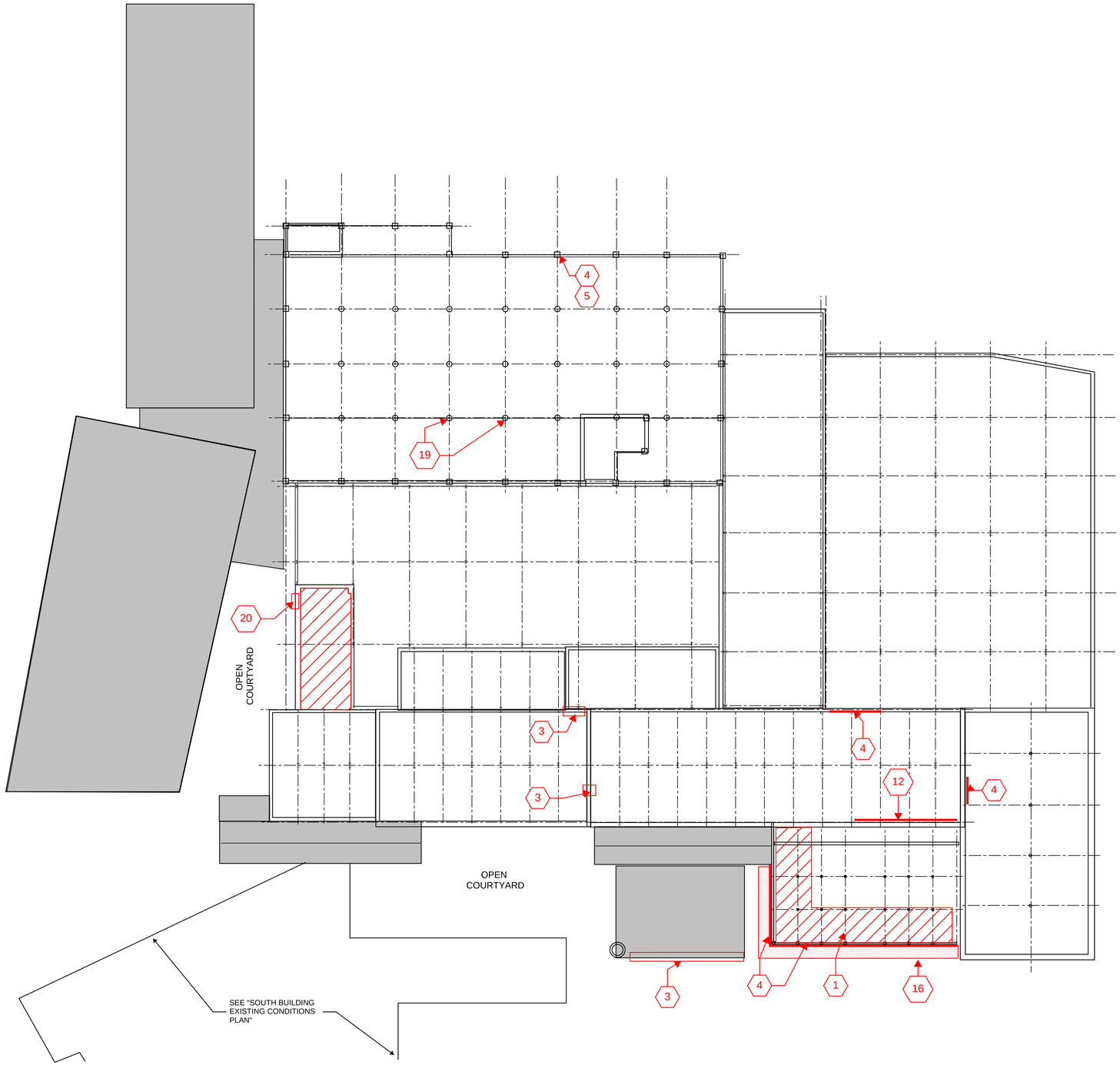
- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE



APPENDIX C.3 | NORTH BUILDING FIELD NOTES

GROUND FLOOR PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

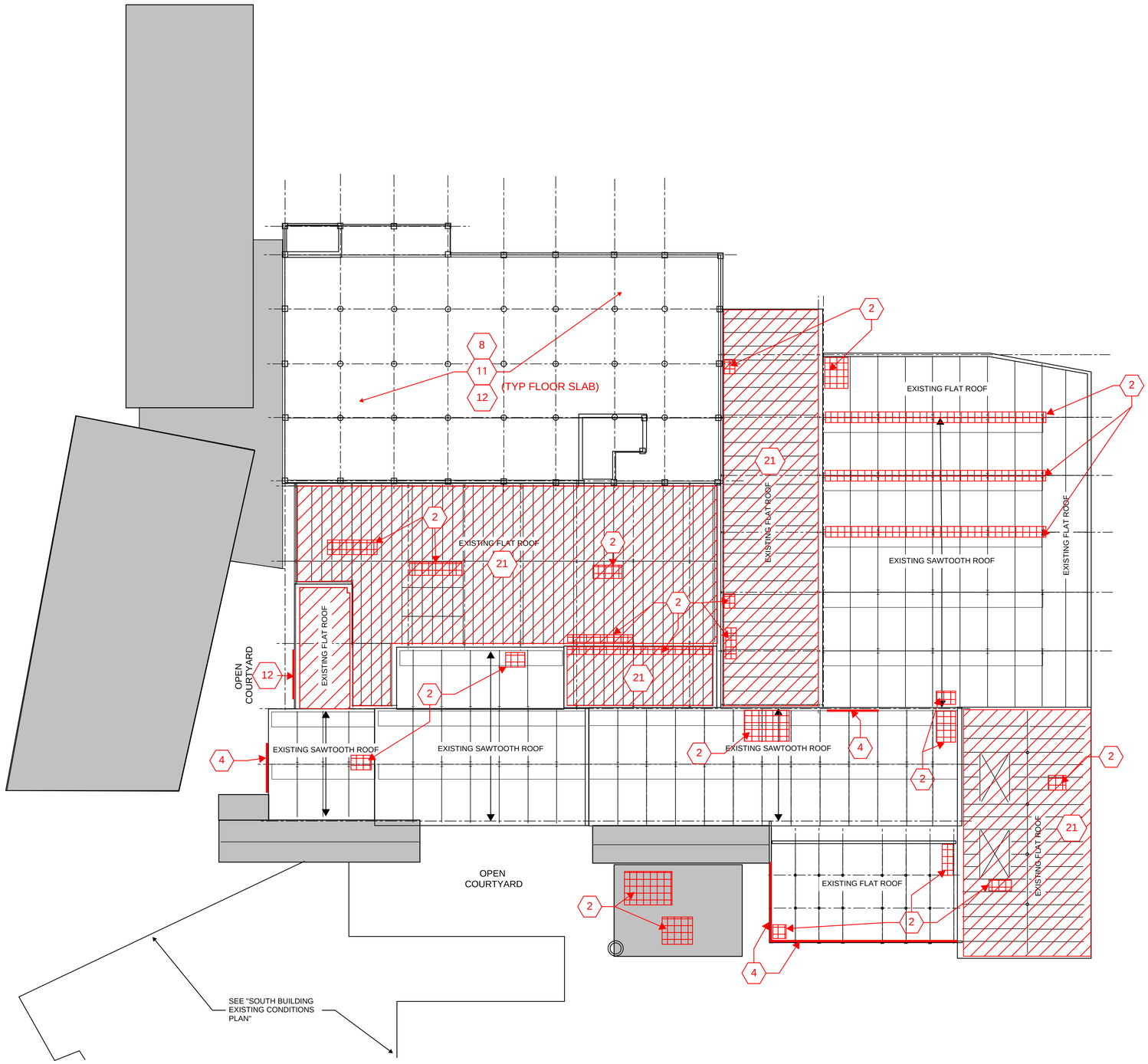


x KEYNOTES:

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3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
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12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
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17. EFFLORESENCE
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20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
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22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

SECOND FLOOR/LOW ROOF FRAMING PLAN NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

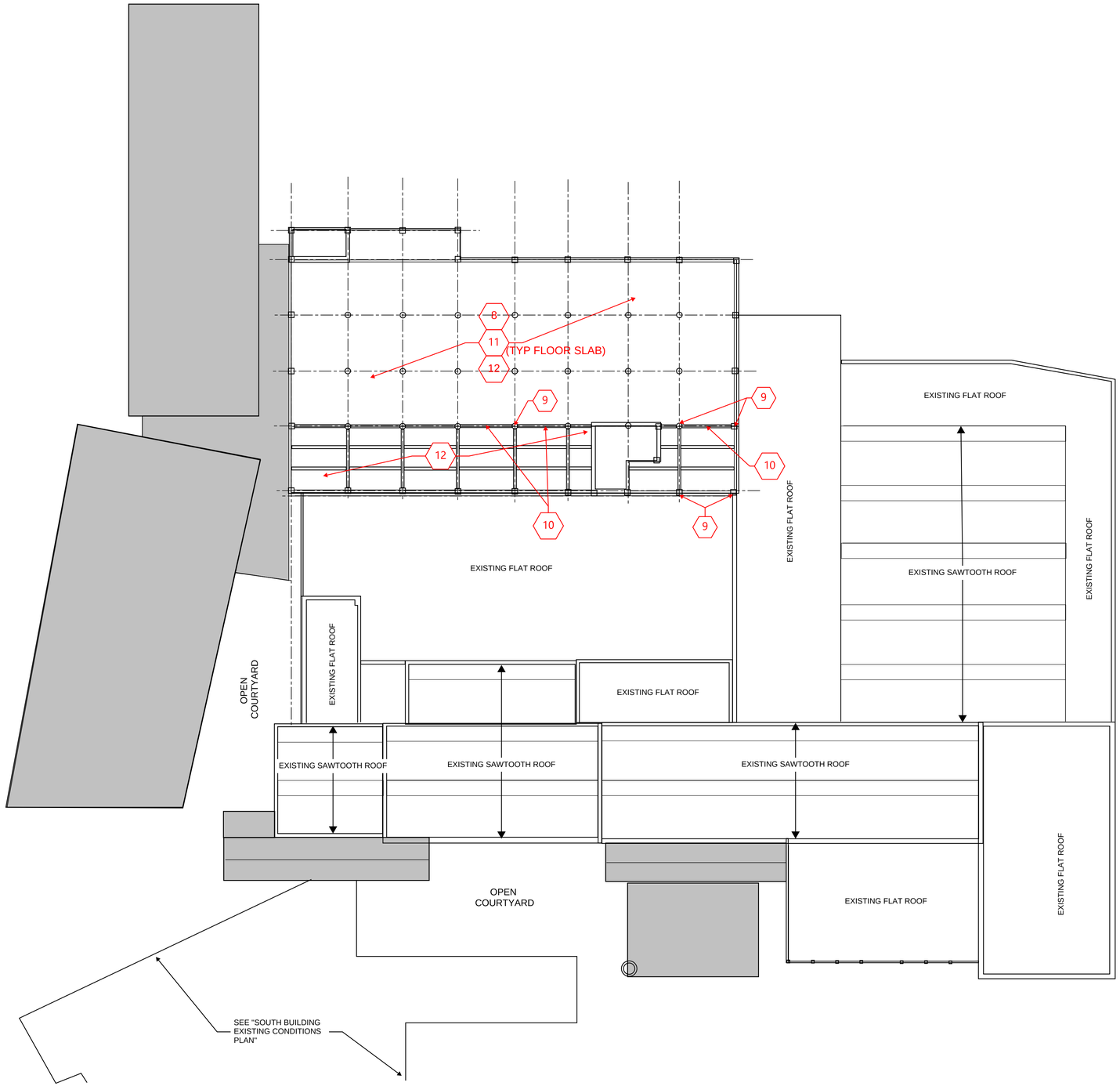


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24. BLACK MOLD

THIRD FLOOR FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

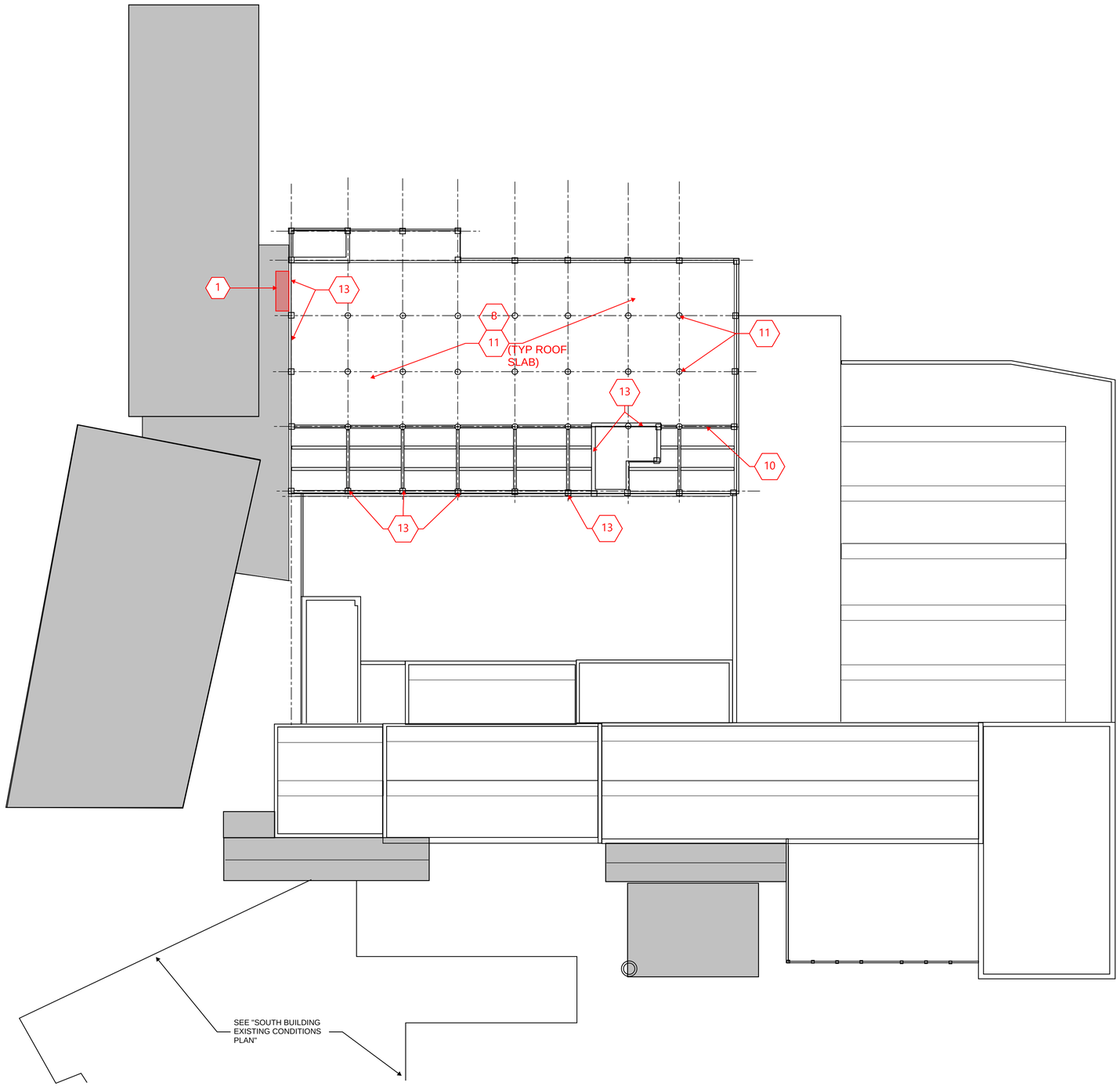


(x) KEYNOTES:

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2. ROOF COLLAPSE
3. WALL COLLAPSE
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22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

HIGH ROOF FRAMING PLAN
NORTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



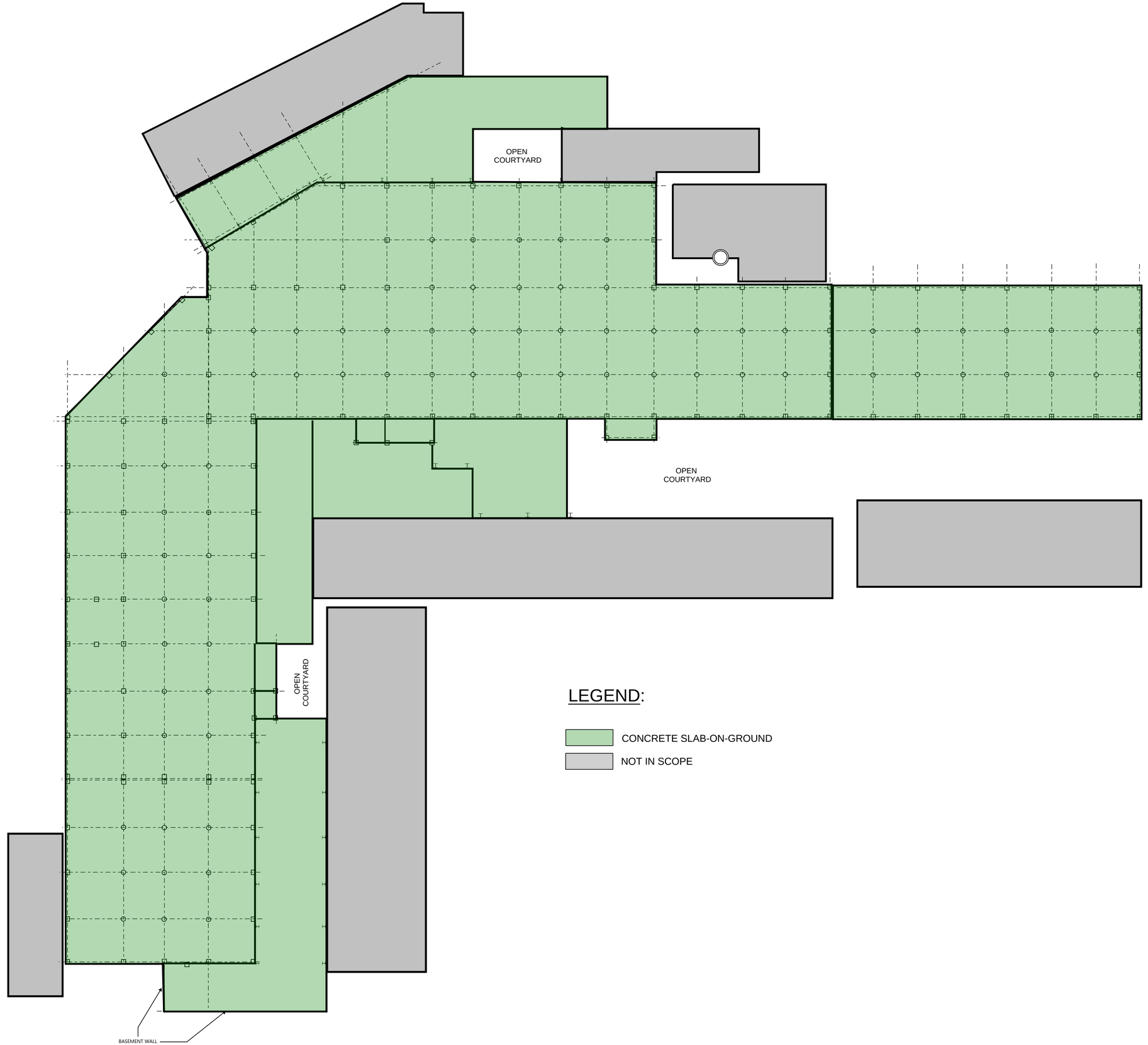
x KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
8. CONCRETE FLOOR SLAB CRACKS/SPALLS
9. CONCRETE COLUMN CRACKING/SPALLING
10. CONCRETE BEAM CRACKING/SPALLING
11. EXPOSED REBAR
12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
16. CRUMBLED BRICK FRAGMENTS
17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

APPENDIX C.4 | SOUTH BUILDING EXISTING CONDITIONS PLAN

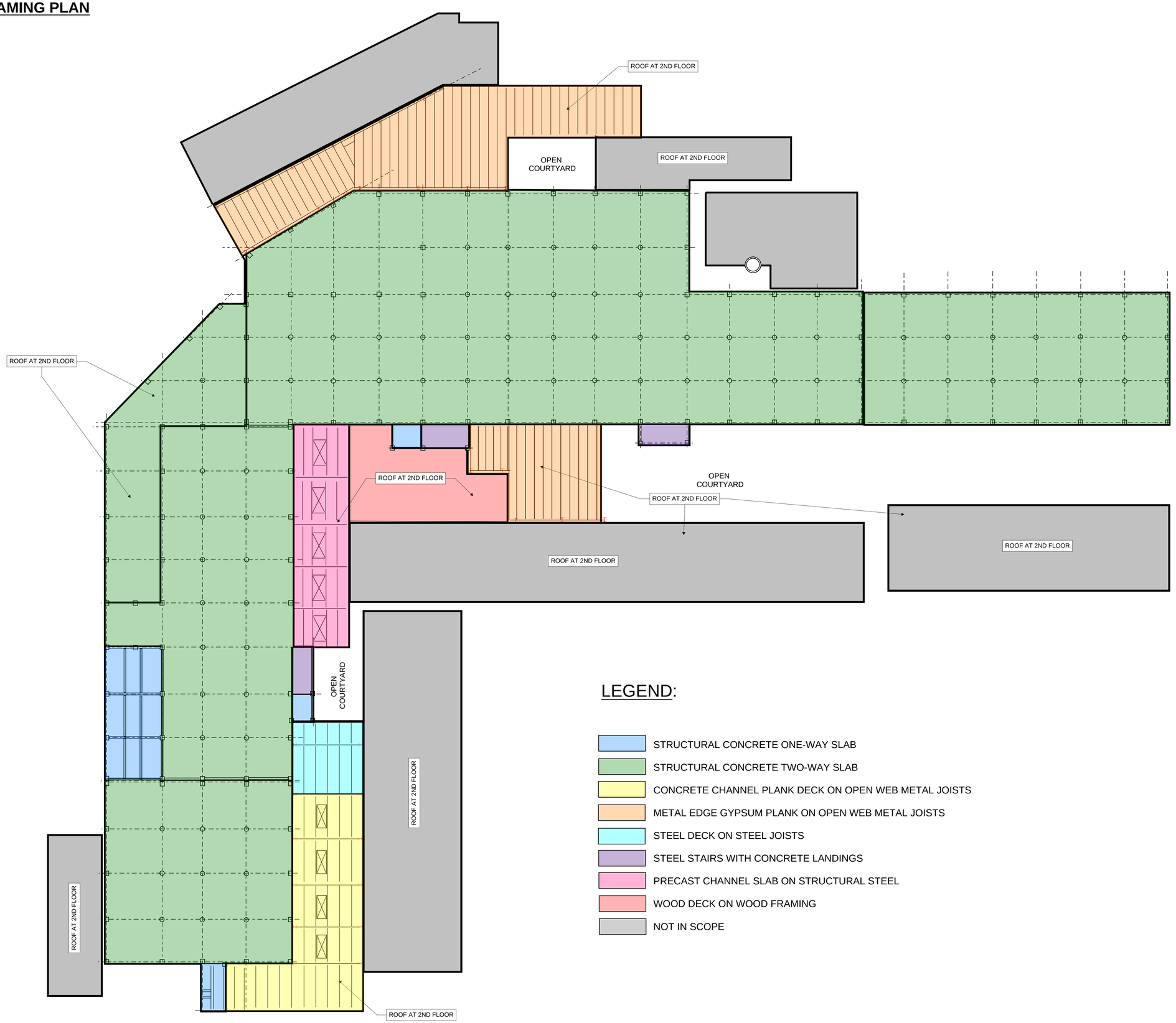
GROUND FLOOR PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



SECOND FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

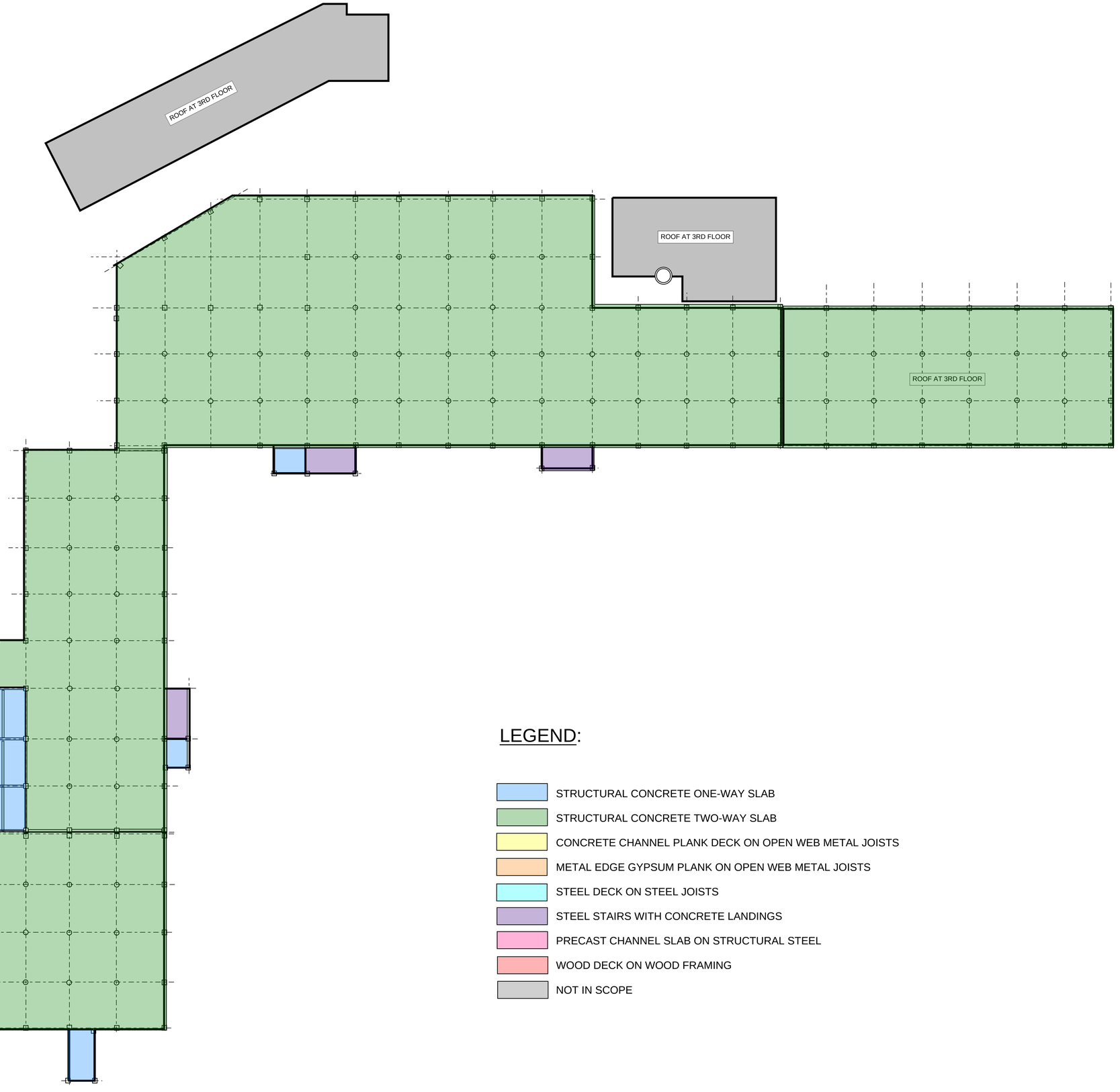


LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

THIRD FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

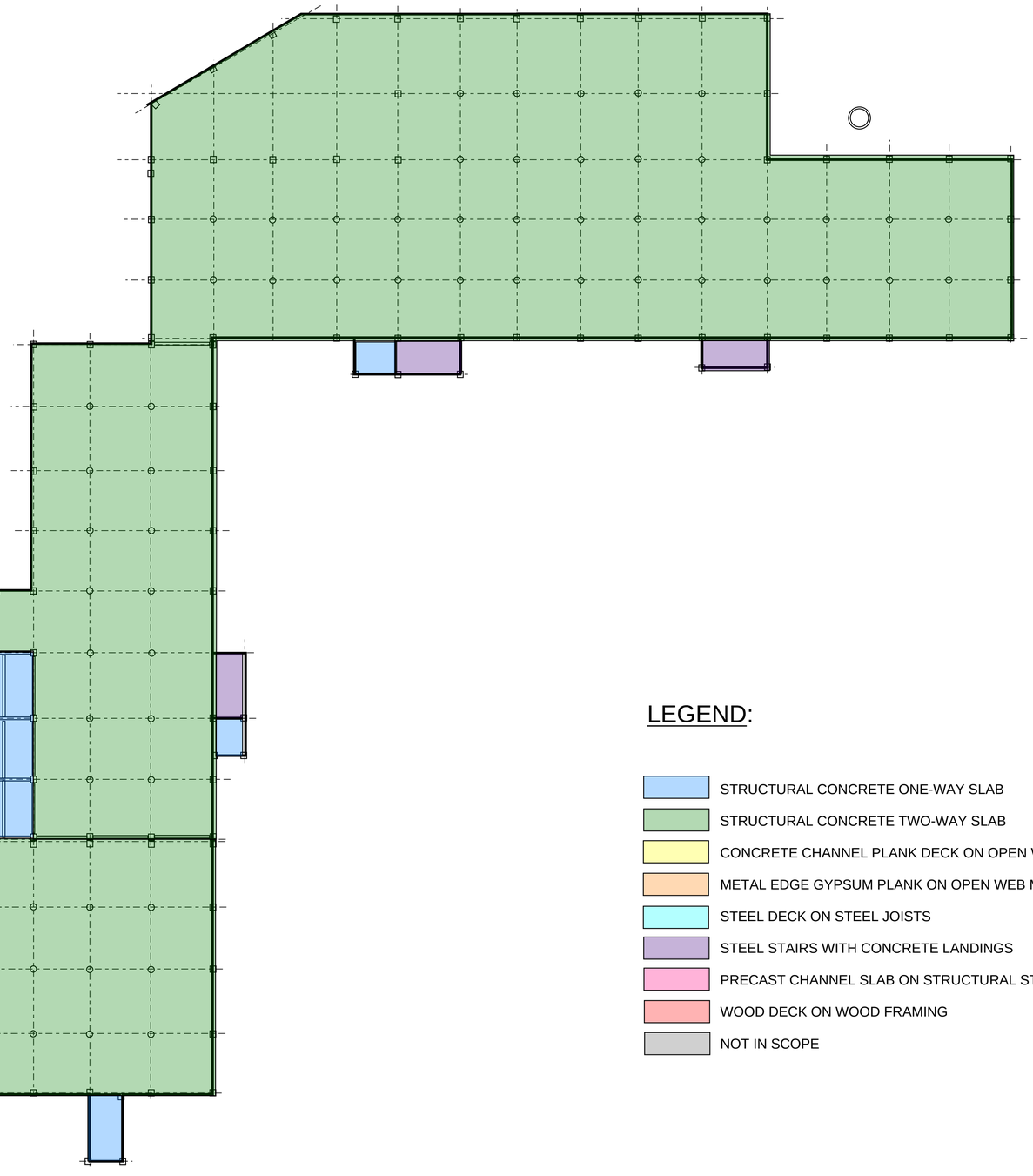


LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

ROOF FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



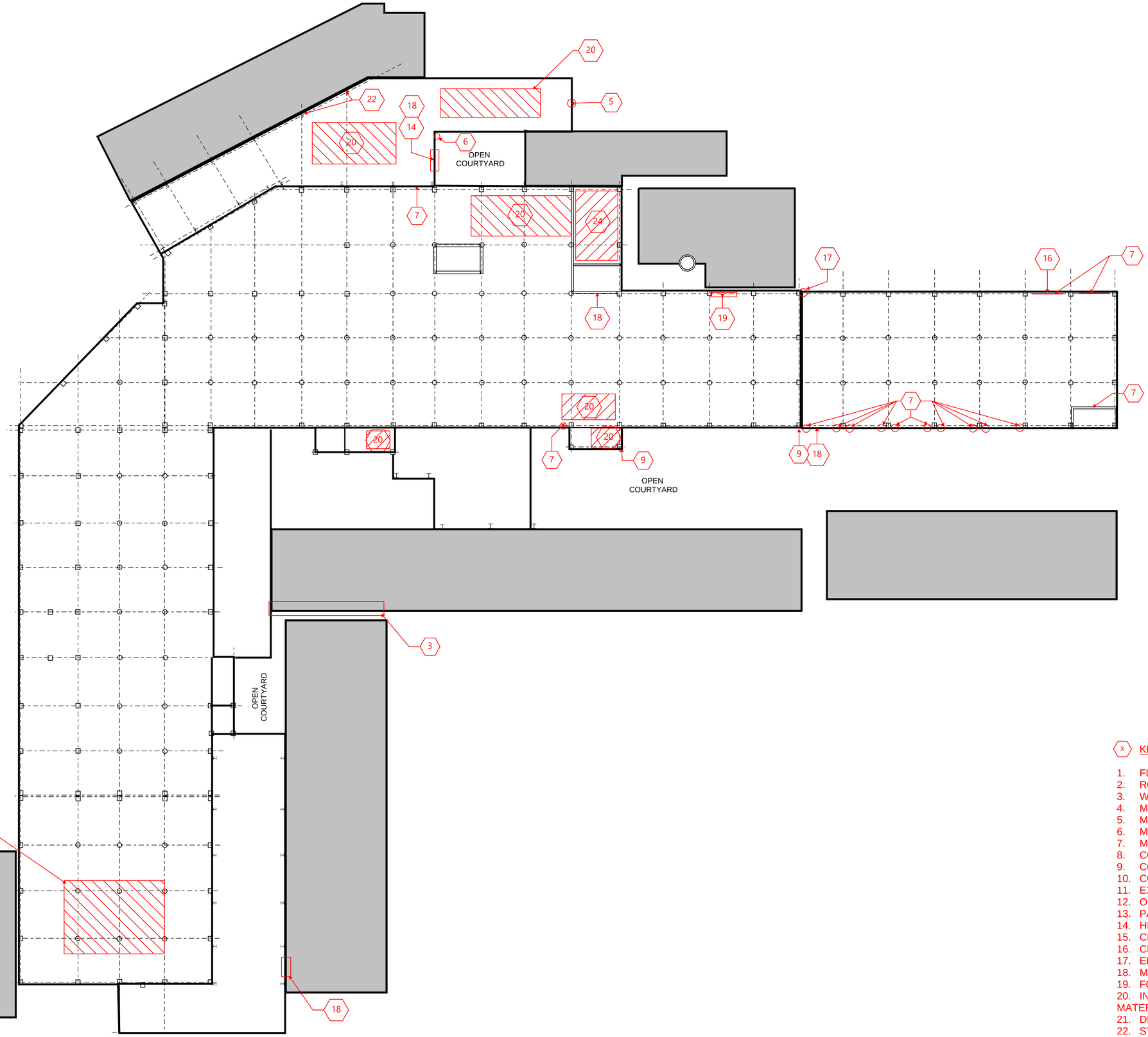
LEGEND:

- STRUCTURAL CONCRETE ONE-WAY SLAB
- STRUCTURAL CONCRETE TWO-WAY SLAB
- CONCRETE CHANNEL PLANK DECK ON OPEN WEB METAL JOISTS
- METAL EDGE GYPSUM PLANK ON OPEN WEB METAL JOISTS
- STEEL DECK ON STEEL JOISTS
- STEEL STAIRS WITH CONCRETE LANDINGS
- PRECAST CHANNEL SLAB ON STRUCTURAL STEEL
- WOOD DECK ON WOOD FRAMING
- NOT IN SCOPE

APPENDIX C.5 | SOUTH BUILDING FIELD NOTES

GROUND FLOOR PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

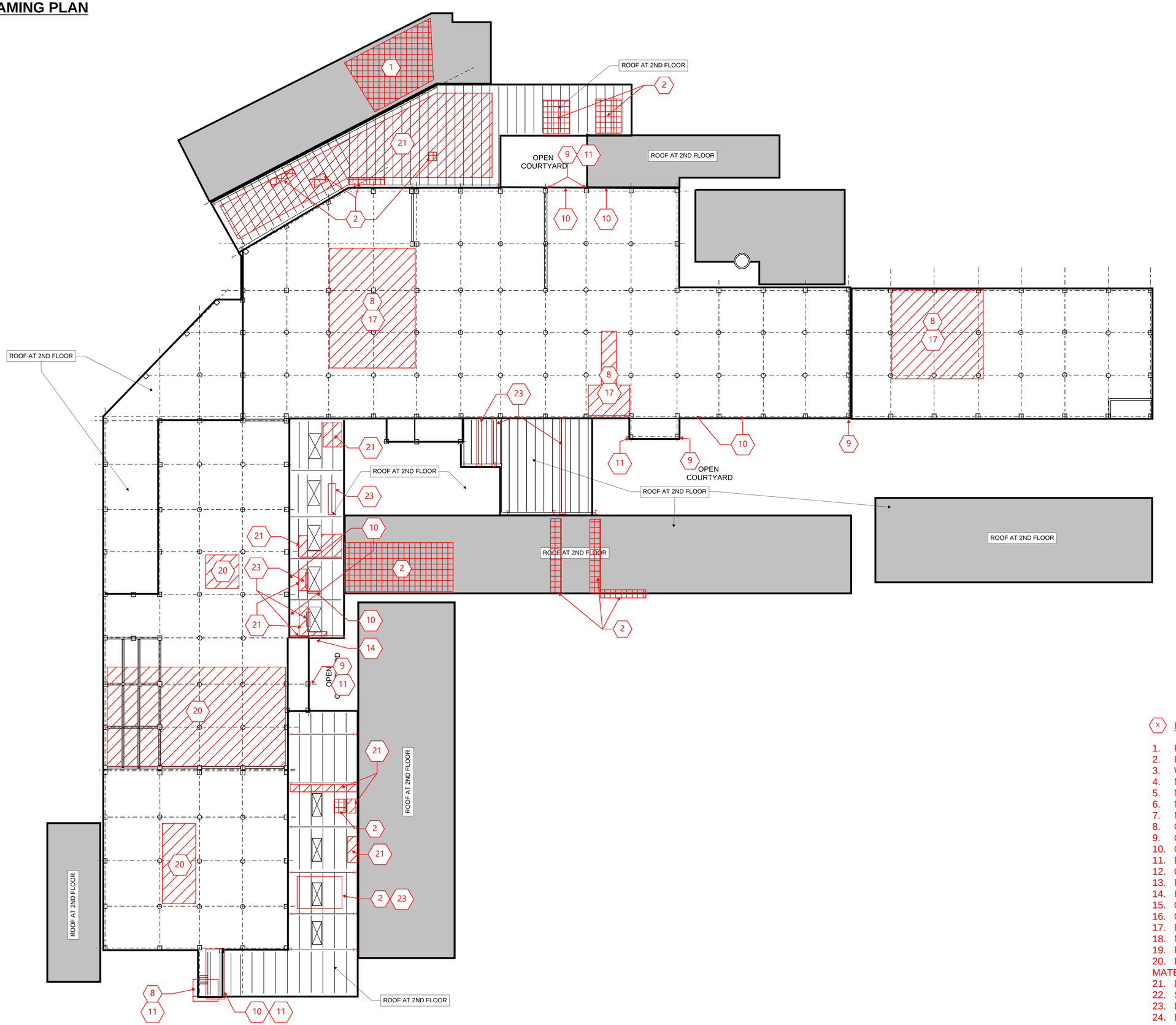


KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
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13. PARAPET DAMAGE
14. HEADER/LINTEL DAMAGE
15. CMU WALL DAMAGE
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17. EFFLORESENCE
18. MISSING MASONRY UNITS (BRICK OR CMU)
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21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

SECOND FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

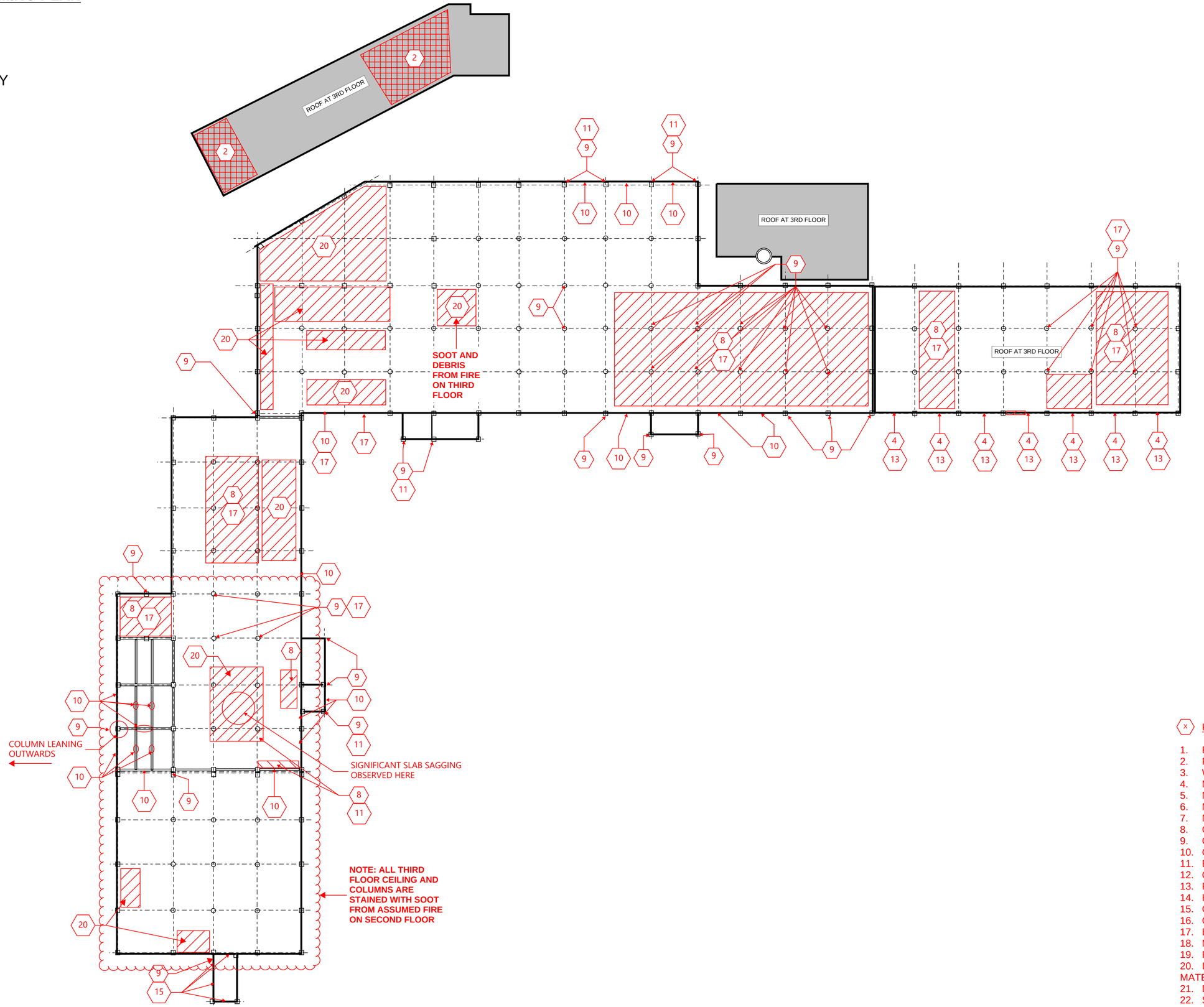


KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
6. MASONRY CRACKS (VERTICAL)
7. MASONRY CRACKS (DIAGONAL)
8. CONCRETE FLOOR SLAB CRACKS/SPALLS
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10. CONCRETE BEAM CRACKING/SPALLING
11. EXPOSED REBAR
12. ORGANIC GROWTH ON STRUCTURAL ELEMENT
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16. CRUMBLED BRICK FRAGMENTS
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18. MISSING MASONRY UNITS (BRICK OR CMU)
19. FOUNDATION DETERIORATION
20. INACCESSIBLE AREAS (DEBRIS OR EXCESSIVE MATERIAL STORAGE)
21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

THIRD FLOOR FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY

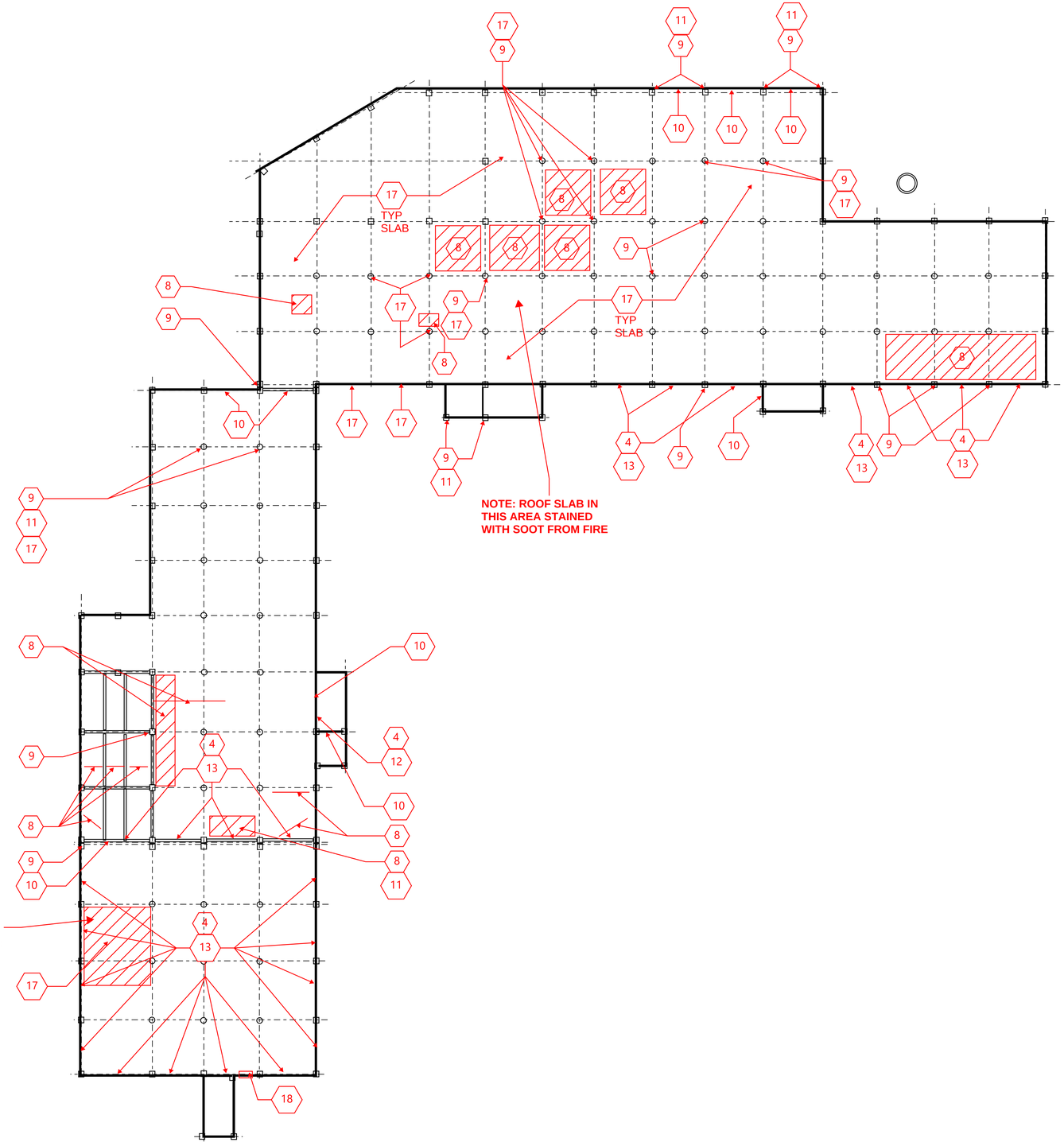


(x) KEYNOTES:

1. FLOOR COLLAPSE
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3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
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21. DETERIORATED GYPSUM/CONC ROOF DECK
22. STEEL COLUMN DAMAGE/DETERIORATION
23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

ROOF FRAMING PLAN
SOUTH BUILDING

SCHATZ BOA
60 FAIRLAWN AVE
POUGHKEEPSIE, NY



(X) KEYNOTES:

1. FLOOR COLLAPSE
2. ROOF COLLAPSE
3. WALL COLLAPSE
4. MASONRY DETERIORATION
5. MASONRY CRACKS (HORIZONTAL)
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21. DETERIORATED GYPSUM/CONC ROOF DECK
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23. DAMAGED STEEL BEAM OR METAL JOIST
24. BLACK MOLD

APPENDIX C.6 | HISTORICAL INFORMATION

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 05/28/2020

Staff: Chelsea Towers

USN Number: 02714.000601

Name: Schatz Ball Bearing Co.

Location: 60 Fairview Ave, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. [X] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [ ] Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. [ ] Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

The Schatz Ball Bearing Co. property is eligible for the State and National Registers under Criterion A in the area of industry as an important manufacturing site for ball bearings and one of the largest employers in Poughkeepsie. The company was founded in 1895 by father and son, Adolf and Herrman Schaltz, in New Haven Connecticut. By 1910, the company purchased and moved to a single-story building on Fairview Ave in Poughkeepsie with 75 employees. Five years later Schatz organized Federal Bearing Co to manufacture high grade ball bearings, and for the next four decades the company continued to expand. Significant additions to the facility were completed in 1916, 1920, 1926, 1936, and 1942 as the employee count continued to rise. The company held competitive contracts in the automobile industry, including those with Ford and NAPA Auto Parts, and by the early 1940s a record 1,200 employees work at the Fairview Ave site. While the company continued to thrive through the 70s, a 15-month employee strike in late 1960s lost them their momentum and by 1979 the NAPA contract closed. After 70 years of operation at the Schatz Federal Bearing site, the company filed for bankruptcy and closed its doors in 1980. Today the Fairview Ave manufacturing site is a physical intact reminder of the Schatz Ball Bearing Corporation's growth and success.

Further study/documentation, unavailable at this time, may suggest additional areas of significance.

(77)

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO.
QUAD
SERIES
NEG. NO.

P.O. Box 88
Poughkeepsie, NY 12602
914-471-1630
Dutchess County Historical Society

DATE: _____

EPHONE: _____

* *

IDENTIFICATION

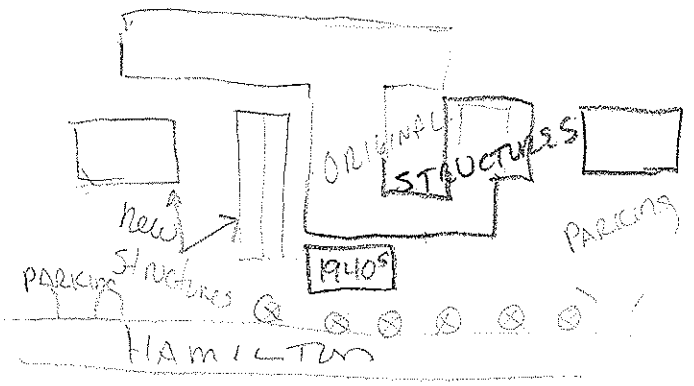
1. BUILDING NAME (S): _____
2. COUNTY: Dutchess TOWN/CITY: Poughk VILLAGE: _____
3. STREET LOCATION: HAMILTON ST
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: FACTORIES (BALLBEARINGS?) Present: [illegible] complex
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☒
   d. metal (explain) _____
   e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
    c. list major alterations and dates (if known):
    MULTIPLE NEW ADDITIONS AND SEVERAL NEW BLDGS. HAVE BEEN ADDED

12. PHOTO:

13. MAP:



(79)

An Equal Opportunity Agency

14. THREATS TO BUILDING: a. none known ☑ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: multiple mobile homes
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☐
f. industrial ☑ g. residential ☑
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)
to the east is residential and to the west is industrial zoning

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c1920 / 1980's / 1960's

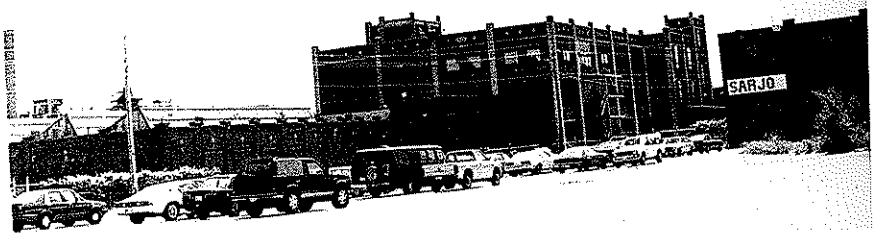
ARCHITECT: _____

BUILDER: _____

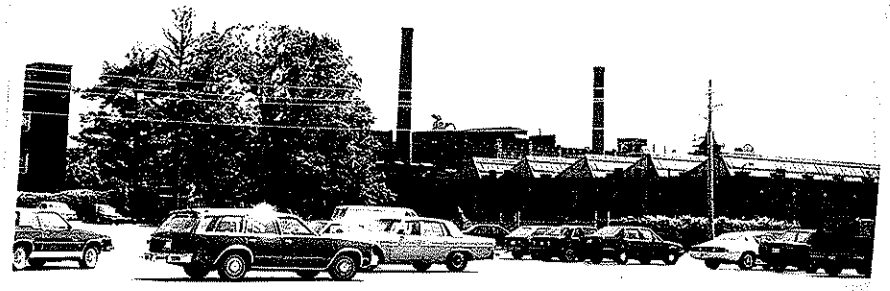
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
Some Deco Styling

21. SOURCES:

22. THEME:


SARJO


AVAILABLE
FOR LEASE
120,000 SQ.FT.
WILL DIVIDE



APPENDIX D.

ENVIRONMENTAL SITE PROFILES

Unoccupied Industrial Buildings

Site Description/Current Use: The property is located in the central portion of the Schatz Property and contains several industrial buildings that are currently unoccupied.

Address: 60 Fairview Avenue

Parcel ID: 6162-09-227572

Size: 6.56-acres

Owner: Hudson Valley Management Assoc. Inc.

Zoning: Industrial: Manufacturing, Processing

Access: Fairview Avenue

Site History: Review of Sanborn maps and assessment records indicate that this parcel was developed in the 1930s as a manufacturing facility utilized as Federal Bearings Co. In 1982, the parcel was purchased by Schatz Company and is identified on historical mapping as "South Factory Building". A portion of this facility was leased by Four Seasons Dyeing and Finishing, Inc. from at least the 1990s to 2007 for the manufacture and dying of textiles. In 2007, the Town of Poughkeepsie issued a Cease-and-Desist Order, and all tenants were evacuated.

Environmental Background: This property has been utilized for industrial purposes since the early 1930s and is located adjacent to a former railroad (N.Y.N.H. & H.R.R. (Hospital Branch)). A railroad spur is located on the northern portion of the parcel. Several underground storage tanks (USTs) have been identified on the north and northeastern portions of parcel, north of the factory building. There are no records of tank removals and orphan tanks may be present. Four abandoned above ground storage tanks (ASTs) have been identified in the former coal building. In 1990, 370-gallons of #6 oil was spilled due to a broken heater pipe that has reportedly been remediated. Several trailers, vehicles, and junk cars have been staged adjacent to the southwestern



portion of the building which may be leaking automotive fluids. Several drums of petroleum, paints, solvents, and dyes were located within the building and reportedly removed in 2008. Sampling in 1993 and 2019-2020 has identified polychlorinated biphenyls (PCBs) and lead based paint in the walls and floors of the buildings. Regulated building materials are also likely to be present based on the age of construction. Sampling has determined that PCBs have penetrated masonry and wood building components.

Potential Recognized Environmental Conditions: Yes

Recommendations: Further evaluation of the property is recommended to verify the presence of orphan tanks and assess the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of orphan tanks, impacted soil and/or groundwater should be completed. Miscellaneous items and regulated materials on the property should be removed prior to evaluation of subsurface conditions. Masonry, wood, and other materials located within site buildings that may contain PCBs and/or regulated building materials will require assessment and mitigation as part of planned redevelopment efforts.



Infrastructure/Utilities: Public utilities

Natural/Cultural Features: Potential Historic Building(s)

Groundwater Conditions: One (1) monitoring well was installed on the western portion of the parcel in a Remedial Investigation in 1992 and indicated elevated levels of sodium and iron. Oily water was observed in test pit excavations in 2010 within the building and adjacent to the south. RCRA metals were also detected in a water sample associated with Spill #1711368, adjacent to the south. Groundwater conditions have not been completely assessed for this parcel.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.

Sarjo Industries, Inc. (Sarjo), M&O Sanitation, Inc. (M&O) and Interstate Modular Structures

Address: 68-70 Fairview Avenue

Parcel ID: 6162-09-189635

Size: 11.18-acres

Owner: Lot Six Realty Corp.

Zoning: Industrial: Manufacturing, Processing

Access: Fairview Avenue

Site Description/Current Use: The property is located on the northern-most portion of the Schatz Property. It is developed with six (6) buildings and a field, identified as the "North Field". The parcel is currently occupied by Sarjo Industries, Inc. (Sarjo), located in the central portion of the parcel and M&O Sanitation, Inc. (M&O), which operates out of a building on the northwestern portion of the parcel and utilizes this area for storage. Interstate Modular Structures also utilized the northern portion of the parcel for storage of modular structures in the recent past.

Site History: Review of Sanborn maps and assessment records indicate that the southern portion of this parcel was first developed in the late 1910s as the original Schatz Manufacturing building, identified as the "North Factory". In the late 1930s, two (2) buildings were constructed on either side of the factory building utilized as a heat treatment building on the southwestern portion and a rehab building on the eastern portion. An addition to the north of the original factory building is visible on the 1940 aerial photograph as well as a baseball field on the northern portion of the parcel. Between the 1940s-1970s, the central building, heat treatment building on the western portion as well as a storage building, and north factory annex were constructed. Between the 1970s-mid 1990s, the baseball fields appear to less utilized and former dwellings located on the northwestern portion of the parcel appear to have been demolished.



Environmental Background: The property has been utilized for industrial uses since the early 1900s and is located adjacent to a former railroad (N.Y.N.H. & H.R.R. (Hospital Branch)). A railroad spur is located on the southern portion of this parcel, south of the "North Factory" building. Several underground storage tanks (USTs) appear to have been located on the eastern portion of this parcel. It is possible that orphan tanks may remain on this property. An inspection conducted by the NYSDEC in 1986 identified several drums, electrical capacitors, and quenching pits that contained oil. Forty-five (45) drums were observed to contain hazardous waste and were removed from the property. Sampling of the buildings in 1987 and 2019-2020 has identified polychlorinated biphenyls (PCBs) in the flooring and other surfaces within the buildings. Regulated building materials are also likely to be present based on the age of construction. Subsurface investigations have identified soil and groundwater containing elevated levels of volatile and semi-volatile organic compounds, metals, PCBs, and pesticides on the northern and southwestern portions of the parcel.



Potential Recognized Environmental Conditions: Yes

Recommendations: Further evaluation of the property to determine the presence of orphan tanks and determine the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of orphan tanks and impacted soil and/or groundwater should be completed. Miscellaneous items and regulated materials on the property should be removed prior to evaluation of the subsurface. Masonry, wood, and other materials located within site buildings that may contain PCBs and/or regulated building materials will require assessment and mitigation as part of planned redevelopment efforts.

Infrastructure/Utilities: Public utilities

Natural/Cultural Features: Potential Historic Building(s)

Groundwater Conditions: Subsurface sampling in the area of the heat treatment building on the western portion of the parcel has confirmed RCRA metals and volatile and semi-volatile organic compounds in exceedance of levels of protection of groundwater and soil in residential, commercial and industrial settings.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.

City Parcel

Site Description/Current Use: The property is located on the southern-most portion of the Schatz Property and is located within the City of Poughkeepsie. The former manufacturing buildings/material on the "Unoccupied Factory Buildings" parcel encroach on the northwestern portion of this parcel (refer to "Unoccupied Factory Buildings" parcel description for further detail on this building.

Address: Fairview Avenue

Parcel ID: 6162-46-207545

Size: 2.08-acres

Owner: 60 Fairview Corporation

Zoning: Office; Manufacturing

Access: Fairview Avenue

Site History: Review of Sanborn maps and assessment records indicate that the majority of this parcel, other than the former Schatz Manufacturing buildings, which encroach on this parcel from the north, has not been developed in the past. This parcel has been utilized for the storage of various vehicles, including trucks and trailers. The parcel was purchased in 1988 by Hudson Valley Management and in 2001 by 60 Fairview Corp.



Environmental Background: Several closed NYSDEC spills are listed for this property. In 1996 2,267 tons of polychlorinated biphenyl (PCB) impacted soil was reportedly removed from the southwestern portion of the parcel. Two (2) closed spills are associated with elevated pesticides and RCRA metals detected beneath a trailer leaking fluids. Active NYSDEC spill #1711338 is listed for this property (addressed as 70 Fairview Ave) and was issued during a site inspection when several drums of hydraulic oil and petroleum products were found to be leaking. Volatile organic compounds (VOCs), RCRA metals, and pesticides were identified in subsurface soils and heavy metals were identified in a groundwater sample.

Potential Recognized Environmental Conditions: Yes



Recommendations: Further evaluation of the property to delineate the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of impacted soil and groundwater is recommended. Miscellaneous items and other regulated materials on the property should be removed prior to remediation or further evaluation of the subsurface.

Infrastructure/Utilities: Public utilities

Natural/Cultural Features: None

Groundwater Conditions: RCRA metals were detected in a groundwater sample associated with Spill #1711368. Groundwater conditions have not been completely assessed for this parcel.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.

APPENDIX E.

MEETING SUMMARIES

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Steering Committee Meeting #1 | Nov 29, 2022 @ 4-5:30PM
230 North Road, Poughkeepsie, NY

ATTENDEES

Kimberly Baptiste, Vice President Northeast Buildings, Planner - Bergmann
Bridget Snover, Landscape Designer – Bergmann
Susan Landfried, NYSDOS
Greg Andrus, Environmental - Lu Engineers
Eoin Wrafter, Commissioner – Dutchess County Planning and Development
Lorne Norton, Real Estate Project Manager – RUPCO
Kristen Wilson, Assistant Vice President of Community Development- RUPCO
Natalie Quinn, Development Director – City of Poughkeepsie
Michael Welti, Director of Municipal Development – Town of Poughkeepsie
Gary Bowitch, Environmental Law Consultant to Dutchess County *(Virtual Attendee)*

Note: Sean Kearney was not in attendance.

INTRODUCTIONS

The meeting began with an opening statement from Eoin Wrafter who defined what a BOA (Brownfield Opportunity Area) is, and touched on the RUPCO and Kearney joint venture emphasizing that this is not a typical BOA. All attendees then introduced themselves.

PRESENTATION OVERVIEW

Kimberly Baptiste followed with introducing the meeting agenda, including providing an overview of the BOA program, roles and responsibilities of various entities and individuals, a review of the BOA boundary and scope of work, a review of community engagement strategies, and a discussion of immediate next steps.

She noted again that this is not a typical BOA being both its focused boundary area and the fact that a concept plan for development exists and uses are identified (currently showing 282 residential units, with 250 of those units identified as affordable and 32 market rate, and some commercial in the existing North and South factory buildings). Further detail and correlating discussion associated with the various agenda topics is detailed further below.

DISCUSSIONS

Roles and Responsibilities

Kimberly walked through the roles of various agencies and the consultant team, as well as the Steering and Advisory Committees. She noted that the Steering Committee is slated to meet 4-6 times over the 12-month project schedule, while the Advisory Committee would meet approximately 4 times over the same period. The Committee discussed the opportunity to review and share feedback on Advisory

Committee membership, noting potential additions from the Northside Hub (Caroline), Northside Collaborative (Yvonne) and someone from the Marist College of Environmental Studies.

Action Item: Steering Committee members should send any further ideas on Advisory Committee membership to Eoin. A "final draft" list will be distributed to the committee for final comment and feedback.

BOA Boundary

Kimberly reviewed the three parcels composing the existing boundary and noted that even though the boundary is tight, we still need to look at the larger context in which the sites sit. The Steering Committee was asked to help identify the boundaries for a larger contextual area. Feedback was provided and noted on a large map, generally within the bounds of Clinton/Oakdale (east), Washington Street (west), Mansion Street (south) and W Cedar Street (north).

Action Item: Bergmann to send draft boundary map to Steering Committee to confirm extents of "contextual" boundary area. This map will be used as a secondary boundary in the BOA document.

Scope and Schedule

Kimberly reviewed the main components of the scope of work, noting that there was an opportunity here, because the site plan has been conceptualized, to focus on other value-add tasks fundable/eligible under the BOA program. These efforts will be further identified through engagement with the County, RUPCO/JV, DOS and the Steering Committee. Kimberly noted that the majority of the scope of work was slated to be completed by December 2023.

Michael W. noted that drafting the proposed zoning for the site may be an early scope item that could be completed under the BOA program. It was also noted that a Traffic Study may be helpful.

Action Item: Bergmann to schedule meeting with Project Team to review and confirm some early action tasks that could benefit the proposed project. Bergmann to update project schedule based on further conversations with County/RUPCO/JV to correlate parallel efforts (property transfer, zoning, BOA, PILOT) underway specific to the BOA study area.

Community Engagement Strategies

Kimberly reviewed the various elements and considerations for community engagement, noting that – at a minimum – the consultant would host a variety of public events (non traditional, such as pop-ups and special events) and develop a project website. She also noted that due to the uniqueness of the project, we will have to carefully develop messaging that is more focused on information sharing, than information gathering. Kimberly also asked whether any elements of the proposed concept plan for the BOA study area were still flexible, with the goal of understanding whether there are any aspects we can ask the public to weigh in on (ie – any public spaces, amenities, etc.). Further discussions will occur with RUPCO/JV to determine best approach for messaging and overall public engagement schedule.

Kimberly then asked the Steering Committee to weigh in on any ideas for engagement, as well as what has worked well in the past to get participation in the City and Town. The following summarizes the key feedback gathered during the discussion:

- The new fence along the Urban Rail Trail would be a great place to put renderings, advertise meetings, etc. This will be a well used and popular amenity.
- Conduct a "pop-up" on the Urban Rail Trail in spring or summer. Will have an already captive audience.
- Host a pop-up at Marist College.
- Online engagement has worked well in the Town. In addition to website, do virtual surveys (promote them through QR codes).
- Virtual meetings have also been popular for Town residents. Consider a mix of in-person and virtual engagement techniques.
- Local school (Violet Ave elementary) – attend PTA meeting to reach parents, but also try to get students involved.
- Promote information through City and Town direct emails to residents.

The Steering Committee provided some general feedback regarding the community engagement process, as well:

- How does the public fit into this BOA? Where can the public still give input? Communities can possibly weigh in on site connectivity, the network within the site, building design, how this benefits and assists the neighborhood/community. Ensure the public knows that all decisions are DEC approved and environmentally oriented.
- The general public is not knowledgeable about the site development right now, but there have been positive reactions from the Town board, especially with the reuse of the north and south factory buildings. It's predicted that the public will be happy to see the site cleaned up and adapted to provide affordable housing. Could be a slight pushback for affordable ownership vs affordable renting.

Action Item: Bergmann to update Community Engagement Plan based on feedback from Steering Committee. This is a flexible document and can be modified and adapted moving forward as new opportunities arise.

Other Comments

- Gary Bowitch clarified that the RUPCO development will only be on town land (2 northern-most parcels) because taxes are being paid on the city portion of the site. The property owner is not responsive and has been unwilling to work with the town to reach any sort of agreement to date.
- There are currently illegitimate businesses operating out of the parking lot on the southern parcels. Natalie noted she will look into whether City inspector has been on site recently.
- Two legitimate businesses remain currently on site: Sarjo Industries and M & O Sanitation. AT&T is located to the east of the site on Fairview Ave. This is not a manned building, but it does house an important switch that serves a significant portion of the east coast. A large mobile generator and (2) service vehicles are located behind the building. The AT&T grounds are maintained. Eoin looking into when the lot was subdivided and when AT&T moved in.

NEXT STEPS

- Advisory Committee and Steering Committees to meet February 2023
- Stakeholder meetings to begin immediately
- Bergmann to begin Existing Conditions Analysis

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Advisory Committee Meeting #1 | February 28, 2023 @ 4:30PM

Virtual Meeting

ATTENDEES

- Justin Butwell – Marist College
- Mike Cifone – Councilman from Poughkeepsie
- Tim Gilnack – Chief of Fairview Fire District
- Susan Landfried – NYS Department of State
- Justin Leigh – Kearney Realty Group
- Duane Martinez – Scenic Hudson
- Lynn Nichols – sitting in for Kelly McMillan (Westchester Medical Network)
- Lorne Norton – RUPCO
- Joe Rotola – EPA, Region 2, Superfund Program
- Amanda Wild – NYS Department of State
- Kristen Wilson – RUPCO
- Eoin Wrafter – Dutchess County

- Greg Andrus – Lu Engineers (Consultant)
- Kimberly Baptiste – Bergmann (Consultant)
- Liz Podowski King – Bergmann (Consultant)

INTRODUCTIONS AND WELCOME

Eoin opened the meeting and asked all participants to introduce themselves. Eoin provided a brief introduction to the project, including the BOA grant program, which is the funding for this project. He also provided a brief overview of the Schatz site, noting that the County has an agreement with the RUPCO and Kearney Group who have formed a joint venture for the purchase and redevelopment of the property.

PROJECT TEAM ROLES AND RESPONSIBILITIES

Eoin handed over the meeting presentation to Kimberly Baptiste who shared a PowerPoint presentation to guide meeting content. She began with a review of roles and responsibilities associated with the project:

- **Department of State** – funding agency, reviewing all project deliverables, providing technical assistance, and guiding project
- **Dutchess County** – advises on project direction, stakeholder and public engagement, reviewing all deliverables, grant administration
- **RUPCO** – day-to-day management of the project, working closely with the County, serving as the lead related to team coordination, engagement, and reviewing deliverables
- **Steering Committee** – guidance and direction on project tasks, facilitates engagement and outreach, technical assistance, review of deliverables

- **Advisory Committee** – unique knowledge and skills that augment steering committee, stakeholder engagement, review of draft deliverables
- **Consultant team**
    - Bergmann – project lead, overall management and coordination
    - Lu Engineers – environmental lead (e.g., Phase I ESAs, coordinating with DEC)
    - Camoin – market and economic development lead
    - Allieway – marketing and branding
    - LAndArt Studio – engagement and public space design

OVERVIEW OF BOA PROGRAM

Kimberly provided an overview of the NYS DOS BOA program, which provides financial and technical assistance to develop a community-based vision for revitalizing areas underutilized areas and areas impacted by environmental contamination. This funding program has three main steps: 1) Develop the Nomination Study; 2) Receive designation from the State; 3) Conduct pre-development work.

BOA BOUNDARY AND CONTEXTUAL STUDY AREA

Kimberly described the BOA boundary, noting it is focused on three parcels covering 19.8 acres in total, which is a relatively compact BOA boundary. This size will maximize the impact of the State's investment. Bergmann has also established a contextual study area that highlights the many connections between the site to transportation systems, parks and trails, institutions, and other local services and destinations.

SCOPE AND SCHEDULE

Kimberly walked through a high level overview of the main scope components and overall project schedule.

- The Inventory and Analysis task includes a comprehensive inventory and assessment of existing conditions, including land use and zoning, brownfield and vacant site, land ownerships, building inventory and reuse options, infrastructure, natural resources, historic and cultural resources.

  This also includes a market analysis that for many BOAs is often very broad. However, this is a unique BOA and much of the programming and uses are already determined. The market analysis will focus on housing and will consider vacancy rates, homeownership patterns, affordable housing needs (substandard housing units, cost-burden), housing demand modeling, and determining rates for affordable housing. The market analysis will also consider some complementary recreational and commercial uses.
- A master plan plan and predevelopment activities will be conducted to help facilitate the proposed redevelopment program. Pre-development analyses / activities to support the redevelopment of the site may include traffic impact analysis, conceptual renderings, building assessments, etc.
- An Implementation Strategy will be identified that provides an action plan for advancing the Nomination Study, including phasing recommendations, cost estimates and funding strategies.

- The Bergmann team will assist with the completion of any tasks associated with compliance with the State Environmental Quality Review Act process.
- The Bergmann team will assemble and submit the final designation package to the DOS. Once designation occurs, it opens the door for additional pre-development funding through the BOA program.

Kimberly than reviewed the project schedule, noting we were hoping to have a public kick-off later this spring with the majority of work deliverables prepared by the end of the year. The schedule is contingent upon the joint ventures schedule associated with various inter-related tasks.

COMMUNITY ENGAGEMENT STRATEGIES

Kimberly reviewed key elements from the BOA Community Engagement Strategy outline, highlighting major engagement activities anticipated under this contract. Each is summarized below:

- Bi-weekly Project Team meetings
- Approximately 4-5 Steering committee meetings to review/resolve deliverables and gather feedback.
- Approximately 4 Advisory Committee meetings to ensure the project team is soliciting local perspectives and incorporating into the future vision for the site.
- Stakeholder meetings, as needed, to gain a better understanding of community needs and perceptions, specific concerns, opportunities, and an opportunity to answer any questions about the project.
    - Kimberly asked committee members if they had any suggestions for key stakeholders. It was noted that Scenic Hudson organizes the Northside Collaborative, which is a group of community organizations and leaders focused on community assets and benefits on the north side of Poughkeepsie. They meet about 3 times per year and potentially one of the meetings could include a presentation/discussion on the BOA. Kimberly noted the project team would love to take advantage of this.
- Community events which are intended to focus on informing the public and gathering local feedback. Kimberly noted this could be informal pop-ups on the trail, tabling on the site to attract local residents, etc.
- Kimberly noted a project website is under development and will be made public closer to the date of the first public meeting. The website domain is www.RevitalizeSchatz.com.

SCHATZ BOA TODAY

Kimberly noted that the team has been gathering existing conditions data and have started to analyze information for both the BOA and contextual study area. She reviewed some of the preliminary information gathered to date, noting:

- Land use is primarily industrial on the BOA site, but surrounded by residential and commercial uses in the larger contextual study area.
- Noted zoning changes will be required to facilitate the redevelopment vision of the project.

- The new Northside Line – adjacent to the site - provides a direct connection to the County Rail Trail and Walkway Over the Hudson, which is an amazing asset for the future redevelopment of the site.
- Nested within a robust multimodal transportation network, site access is very walkable and bikeable.

Kimberly than handed the presentation to Greg Andrus who spoke about some of the environmental data that has been reviewed to date.

- The project team has obtained most of the publicly available reports on the site. Have also obtained historical mapping, including Sanborn fire insurance maps, which show locations of underground storage tanks and other industrial processes (have Sanborn maps from multiple time points, including 1938 and 1952). The team is looking at surface and subsurface environmental contamination.
    - Subsurface – a number of abandoned underground storage tanks have been noted. Documented free phase oil on ground water in various locations and widespread and variable soil and water contamination. No indications of contaminants migrating off-site – most issues appear to be confined to the site itself. Not much subsurface investigation has been completed to date.
    - Above ground – a lot of evaluation re: PCB contamination in the concrete of several of the buildings. Some clean-up has been conducted. Buildings remain with varying levels of PCB and regulated building materials contamination (e.g., lead, asbestos).
    - In process of identifying subsurface and surface data gaps to understand the full contamination picture of the site and develop appropriate remediation strategies.

Kimberly asked whether any environmental testing could be completed through the Step 2 process, noting that is typically an activity funded during Step 3 / Implementation projects. Susan, DOS, noted that she will look into the question.

FUTURE OF THE SCHATZ BOA

Kimberly reviewed the proposed development program that is currently being advanced by the Kearney team. This includes a mix of affordable and market rate housing with limited commercial use. Questions from committee members included:

- Is the property still being leased? Yes, there are still two active businesses on-site. There have also been other operations on the southern end of the site without valid operating leases.
- How did the current proposed program materialize? Unit mix is still flexible. Picked affordable housing number to make it financially feasible. Will be using LIHTC, brownfield tax credits, and historic tax credits.
- Will any buildings be reused? Proposed program includes reuse of existing buildings as well as some new construction, primarily along the street frontage to engage with the existing residential neighborhood.

NEXT STEPS

Kimberly noted that the team plans to complete the existing conditions analysis in March and is targeting a public kick-off in May to align with the opening of the adjacent trail segment.

DISCUSSION

Following completion of the presentation, a number of questions were posed to committee members. A summary of key discussion points is below.

What is one key opportunity or concern you think of when you think about the site?

- Cost associated with the clean-up – could be very costly. EPA has already invested $2-3M in cleaning up the site. A lot of the cost will be driven by State clean-up standards particularly given proposed end use. Are working closely with DEC to ensure their clean-up objectives will be met.
- How the site straddles the City and Town and how different those two areas are. Wondering what the right fit might be for the commercial spaces, especially considering how those uses meet the needs of the biking and walking community.
- Are there any plans to save the structures – yes, the north and south factory buildings would house a significant number of housing units on the site

What future land uses do you think are most critical as part of the future redevelopment of this site?

- Marist College does not currently have graduate student housing, and they are not planning to build this type of housing, so graduate housing would be welcomed. Low-touch offices for Marist College (e.g., admin offices that don't need to be right on campus) could also be potential uses that support the college.

Thinking about how the project is messaged to the surrounding community, what do you think are key topics on their minds?

- Would like to see something that brings a younger population to the area. But most important is to get the property back on the tax roll. Haven't heard anyone from the community say anything negative about the redevelopment vision for the property.
- Fire and EMS will work closely with DEC and EPA to ensure proper clean-up and that all hazardous material is removed. Have not yet had any major problems with the mitigation and clean-up that has occurred to date. Looking forward to seeing all of the environmental contamination gone.

Other questions of final thoughts?

- No additional items from the committee.

Kimberly closed the meeting by thanking attendees and noting that the project team will be in touch as the project progresses.

Advisory Committee Meeting #2 | July 9, 2024 @ 4-5:30PM
230 North Road, Poughkeepsie, NY

ATTENDEES

Kimberly Baptiste, Vice President Northeast Buildings, Planner – Colliers Engineering & Design
Bridget Snover, Landscape Architect – Colliers Engineering & Design
Paul Byrd, Structural Engineer – Colliers Engineering & Design
Tom Dworetsky, Camoin Associates
Amanda Wild, NYSDOS
Eoin Wrafter, Commissioner – Dutchess County Planning and Development
Dylan Tuttle, Senior Planner - Dutchess County Planning and Development
Lorne Norton, Real Estate Project Manager – RUPCO
Justin Bohlmann, Fairview Fire District
Justin J. Butwell, Marist College
Michael Cifone, Councilperson, Town of Poughkeepsie
Richard Distel, sitting in for Joseph Donat
Bob Gorman, Dutchess County Legislator
Justin Leigh, Kearney Realty & Development Group
Duane Martinez, Scenic Hudson/Northside Cooperative
Megan Baldwin, sitting in for Thomas Schaglione
Michael Welti, Director of Municipal Development – Town of Poughkeepsie
Caroline Blackburn, Dutchess County Attorney

INTRODUCTIONS

The meeting began with an opening statement from Eoin Wrafter who introduced Kimberly Baptiste and emphasized that this is not a typical BOA. All attendees then introduced themselves.

PRESENTATION OVERVIEW

Kimberly Baptiste followed by introducing the meeting agenda, which included providing a project overview, giving a project status update, sharing the community engagement strategy, and a discussion of immediate next steps.

She noted again that this is not a typical BOA being both its focused boundary area and the fact that a concept plan for development exists and uses are identified (currently showing 282 residential units, with 250 of those units identified as affordable and 32 market rate, and some commercial in the existing North and South factory buildings). Further detail and correlating discussion associated with the various agenda topics is detailed further below.

DISCUSSIONS

Roles and Responsibilities

Kimberly walked through the roles of various agencies and the consultant team, as well as the Advisory Committee.

BOA Boundary

Kimberly reviewed the three parcels composing the existing boundary and noted that even though the boundary is tight, we still need to look at the larger context in which the site sits. The Advisory Committee suggested the Project Team consider extending the BOA context boundary west to Rte. 9. Kimberly noted that the existing conditions analysis is based on the context boundary that was identified at the 2022 Steering Committee meeting and areas inside the context boundary do not have any advantages over areas that are outside when it comes to BOA funding and opportunities. That is limited to the three parcels within the official BOA boundary.

Project Status Update

Kimberly shared that a housing analysis, structural analysis, site survey, physical site assessment, and community engagement plan have all been developed for the BOA. A rezoning application was filed for the BOA to allow for future development on the BOA site. Caroline Blackburn walked the committee through the property ownership transfer which is moving along as anticipated.

Justin Leigh walked through the proposed redevelopment strategy. He shared the breakdown of housing units to which the Advisory Committee suggested the Kearney team revisit the idea of developing condos for rent rather than townhouses. Justin explained that because of the brownfield classification, the site cannot be developed with residences for sale but can offer housing for rent. The Kearney team is anticipating to present the development plans to the Poughkeepsie Town Board in September.

Action item: Kearney team will explore the idea of developing condos or duplexes instead of exclusively townhouses.

Tom Dworetsky presented the findings of Camoin's housing analysis with the key takeaways being strong support for redevelopment of the Schatz site and affordable housing is a growing need.

> ***Q: Will commercial uses be looked into for market analysis in addition to residential?***
> *A: Yes, it could potentially be looked into.*

Paul Byrd presented the findings of Colliers' structural assessment including the damage to roofs, floors, and exterior walls. Recommendations for the structures include some building demolition, roof structure replacements, concrete repair and testing.

> ***Q: How do the structural findings impact the development plan?***
> *A: Only the condition of the southeast building of the north building will impact the plan.*

Q: Have environmental studies been done under the concrete building pads?
A: Yes. More in-depth bownfield analysis is to come after the BOA process if Brownfield Cleanup Program grants are awarded.

Community Engagement Strategies

Kimberly reviewed the community engagement plan, noting regular Project Team meetings, periodic Advisory Committee meetings, Stakeholder meetings, community events, a community survey, and a project website are all integral components of the plan.

Kimberly then asked the Advisory Committee to weigh in on any ideas for engagement, as well as what has worked well in the past to get participation in the City and Town. The following summarizes the key feedback gathered during the discussion:

- Host a pop-up at Marist College, summer concert series at Greenvale Park, farmers markets, annual Firehouse open houses, and the Garden Street market.
- Promote information through City and Town direct emails to residents.

Schedule

Kimberly outlined the project schedule with the BOA Nomination Study wrapping up in Spring 2025.

Other Comments

- Best case scenario, construction of this development will be complete in approximately 5 years
- DEC has completed 2 clean-ups on the site and EPA has completed multiple environmental investigations
- Marist College is currently going through a master planning process. Grad students, young falculty, and medical professionals are heavily interested in affordable housing.

NEXT STEPS

- Public kick-off and other public engagement – July to December
- Master plan development – September to January
- Implementation strategy development – December to January

Advisory Committee Meeting #3 | February 5, 2025 @ 4-5PM
Virtual Meeting

ATTENDEES

Kimberly Baptiste, Project Manager – Colliers Engineering & Design
Bridget Snover, Landscape Architect – Colliers Engineering & Design
Amanda Wild, NYSDOS
Eoin Wrafter, Commissioner – Dutchess County Planning and Development
Dylan Tuttle, Senior Planner - Dutchess County Planning and Development
Lorne Norton, Real Estate Project Manager – RUPCO
Justin Leigh, Kearney Realty & Development Group
Ronald Hicks, Dutchess County Economic Development
Joe Rotola, EPA
Justin Bohlmann, Fairview Fire District
Gary Bowitch, Environmental Law Consultant to Dutchess County
Michael Cifone, Councilperson, Town of Poughkeepsie
Richard Distel, sitting in for Joseph Donat
Michael Welti, Director of Municipal Development – Town of Poughkeepsie

INTRODUCTIONS

The meeting began with an opening statement from Eoin Wrafter who introduced Kimberly Baptiste. All attendees then introduced themselves.

PRESENTATION OVERVIEW

Kimberly Baptiste introduced the meeting agenda, which included providing a project "refresher", a project status update, sharing the draft revitalization recommendations, and a discussion of immediate next steps.

She noted that this is not a typical BOA being both its focused boundary area and the fact that a concept plan for development exists and uses are identified (currently showing 282 residential units, with 250 of those units identified as affordable and 32 market rate, and some commercial in the existing North and South factory buildings). Further detail and correlating discussion associated with the various agenda topics are detailed below.

The PowerPoint presentation is attached for reference.

DISCUSSIONS

Project Refresher

Kimberly reviewed the existing boundary and noted that even though the boundary is limited to three parcels, it is important to look at the larger context in which the site sits. She reviewed the work completed to date, including: predevelopment activities, housing analysis, structural analysis, site survey, physical site assessment, and community engagement.

> ***Q: What did the structural analysis find? Can you give an overview?***
> *A: An in-depth structural analysis was completed by the Colliers Engineering & Design team. The full structural analysis is available on the project website and identified structural deficiencies as well as buildings recommended for demolition as their current condition is not suitable for reuse.*

Project Status Update

Eoin Wrafter gave a property transfer update noting that the process is still in progress and is moving along as anticipated. A rezoning application was filed for the BOA to allow for future development on the BOA site. He also mentioned that Sarjos moved their shop from the Schatz BOA site to a new location.

> ***Q: Where did Sarjos move to?***
> *A: 5 Industry Street in the Town of Poughkeepsie*

Justin Leigh shared that the redevelopment application was submitted to the planning board for review. Mike Welti confirmed that the planning board is in the process of reviewing the submission.

Kimberly gave an overview of the public engagement that has been facilitated to date including committee meetings, the project website, community survey, informal pop-up events, and the November public workshop. The November workshop's key themes were traffic concerns on Fairview Avenue, timing and schedule of the development, bicycle and pedestrian connections, interest in community spaces, and site amenities. There was strong interest in green space, outdoor dining and seating opportunities, animal-friendly spaces, a playground, flexible programming spaces, small sports courts, and bicycle amenities. Interest in commercial uses includes cafes, restaurants, entertainment venues, retail shops, farmers markets, and family-friendly uses. Affordable housing, apartments, and senior housing were identified as the most desired housing options.

Revitalization Recommendations

Kimberly walked through the master plan highlighting the breakdown of the proposed residential units and commercial space. She reviewed the amenities in the overall master plan, highlighting the open space at the north end of the site, the connections to the Northside Line Trail, the entrances off Fairview Avenue, and potential traffic calming measures on Fairview Avenue.

A discussion on the setbacks of the townhomes on Fairview Avenue followed. The discussion revolved around implementing a decreased setback of ±5 feet versus a larger setback of 20-25 feet. Advantages and disadvantages were discussed for both alternatives.

Suggestion: Raise the townhomes to maintain privacy while still keeping a decreased setback. Residents would climb a few stairs before entering the townhome.

Q: What is the nature of the proposed housing on Fairview Avenue?
A: Market-rate townhome rentals

Three alternatives for the AT&T site were discussed, recognizing there is no current proposal for them to leave the site, but recognizing the potential value that site could offer to the surrounding development. The alternatives were based on a hypothetical future condition of AT&T were to relocate. The three alternatives included 1) mixed use building and market space, 2) infill residential, and 3) community space.

Throughout the public engagement, there was a strong desire to interpret the site history in the revitalization of the site. Kimberly outlined that using salvaged materials, interpretive signage, and reinvention of on-site elements could be used in the design to strengthen connections to its historic legacy.

Schedule

Kimberly outlined the project schedule with the BOA Nomination Study wrapping up in Spring 2025.

Other Comments

Q: Will there remain a fence between the rail trail and the revitalization?
A: The Kearney Development team has not gone that far yet with the design. The final design will likely maintain a fence along the trail, focusing entry at the north and south ends of the Schatz BOA site.

Q: What is the level of pollution on site? Have cores been drilled?
A: An environmental analysis was completed for this BOA project based on existing reports. The Kearney team has done some testing, but more will be completed once the property transfer is completed.

Statement: There is a strong connection to the commercial uses from the Northside Line trail, but visibility is lacking from Fairview Avenue. Perhaps the signage should be adjusted to make it clear that there are public uses and amenities within this redevelopment.

Q: Does the on-street parking with the bump-outs narrow Fairview Avenue?
A: No. The bump-outs are within the existing shoulder parking.

Suggestion: Consider a center turn lane on Fairview Avenue to maintain traffic flow.

Colliers Engineering & Design

NEXT STEPS

- Update Master Plan & Further Renderings – February to March
- Submit Draft Nomination Study to DOS - March

Schatz BOA Nomination Study
Public Meeting #1 November 19, 2024 @ 6:30PM-8:15PM | Poughkeepsie Town Hall

FACILITATORS

- Eoin Wrafter – Dutchess County
- Dylan Tuttle – Dutchess County
- Justin Leigh – Kearney Realty & Development
- Lorne Norton - RUPCO
- Kimberly Baptiste – Colliers Engineering and Design (consultant)
- Bridget Snover – Colliers Engineering and Design (consultant)

ATTENDEES

Approximately 15 people from the community attended the public meeting.

FORMAT

This was the first formal public workshop of the planning process, with preceding public engagement opportunities provided through pop-ups, online engagement and a community survey. The project team facilitated a formal presentation followed by an interactive open house-style session. Attendees were invited to review and provide feedback on the potential amenities, business, and housing options for the revitalized Schatz BOA site. Each board included a prompt for attendees to respond and provide feedback. Project team members were available to answer questions. Handouts were also provided with links to the project website and community survey.





PRESENTATION

01 Welcome & Introductions

Eoin Wrafter opened the meeting, which was followed by an introduction of the project team and the project team structure.

02 Project Overview

Dylan Tuttle reviewed the project site, which consists of 3 parcels currently in foreclosure. While physical improvements are limited to this study area, the market analysis encompasses a broader context area to better understand the surrounding community dynamics.

03 The Vision for the Schatz Site

Justin Leigh provided an overview of the redevelopment plan for the Schatz site and reported a rezoning application was submitted to the Town Board for mixed-use redevelopment, comprising 282 residential units (250 affordable/mixed-income: 213 one-bedroom, 37 two-bedroom, plus 32 market-rate units) and 10,000-15,000 SF of commercial space for retail, restaurants, coworking, and maker spaces. The proposal is expected to be reviewed at a Town Board Public Meeting in early 2025.

Public comments:

- *Traffic on Fairview is currently terrible. Has a traffic study been conducted and what are the results?* Yes, a traffic study has been conducted - the results will be made publicly available at the Town Board Public Meeting in early 2025.
- *Does the Fairview Fire District have the capacity to serve this redevelopment?* The Fairview Fire District has been closely involved in this redevelopment effort. The site in its current state has been a nuisance to the fire department with the multiple fires that have been started on the property. The redevelopment will be less of a liability for the department.
- *Will you be renting to students?* Not specifically, but anyone is welcome to apply for residency.
- *Is the Northside Line Trail contaminated from the contamination on the site?* No, the contamination is localized to the BOA site. Multiple site clean ups have been conducted by DEC.

04 The BOA Project

Kimberly Baptiste explained the BOA program and noted that the project is currently in the plan development phase. She outlined program benefits and noted work on the BOA project is expected to be completed by Spring 2025.

05 Advancing the BOA: Work Completed to Date

Kimberly Baptiste explained that the project team had completed a survey of the site, existing conditions inventory, housing analysis, structural analysis, and community engagement.

Bridget Snover reviewed community engagement efforts, including surveys, pop-up events, project website, and advisory committee meetings. Survey results indicated preferences for green space, outdoor dining, and flexible programming spaces, with affordable housing, apartments, and senior housing emerging as the most desired residential options.

06 Next Steps

Kimberly Baptiste outlined the project timeline and next steps: Master plan development (December 2024-February 2025), Implementation Strategy (February-March 2025), and Final Plan completion in March 2025.

07 Questions

- *What is the timeline for construction?* 20 months for construction and 12-18 months for remediation.
- *The renderings look very residential. How would commercial work?* The commercial courtyard will be located behind the AT&T building on the first floor of the buildings.
- *Will the rail trail have access to this redevelopment?* Yes, there will be a direct connection to the commercial courtyard.
- *Is there a senior discount for the units?* No. Seniors would either apply for market-rate housing or need to qualify for affordable housing

- *The renderings look very residential. How would commercial work?* The commercial courtyard will be located behind the AT&T building on the first floor of the buildings.
- *Will there be accessibility accommodations?* Yes. The HRC goes above and beyond ADA compliance. Bike/pedestrian accessibility will also be a priority.
- *Can the High Park School District prepared for the increase in students?* Dutchess County has been experiencing decreases in school enrollment and nationwide households are decreasing in size.
- *Consider greater setbacks on the townhouses along Fairview Ave to align with the existing road condition.*
- *The graphics show accessible parking far away from the apartments*

PUBLIC FEEDBACK

This section summarizes the public feedback gathered during the open house portion of the public meeting.

1. Site Specific Station: Interpreting History

Attendees were asked to identify their preference for how the Schatz site's historical context is reflected in the future design:

- Reinvention of site elements (5 votes)
- Historic structures preservation (4 votes)
- Salvage materials in design (2 votes)
- Integrate interpretive elements into the design (2 votes)
- Statue/monument (1 vote)
- Historic mural (1 vote)
- Interior exhibits (0 votes)
- Interpretive signage (0 votes)

2. Site Specific Station: Open Space Amenities

Attendees were asked to identify their preference for which public amenities they would like to see in the site's open space:

- Community garden (8 votes)
- Green infrastructure (8 votes)
- Sport court: pickleball/bocce (5 votes)
- Playground (5 votes)
- Open lawn (4 votes)
- Outdoor entertainment space (4 votes)
- Dog park (3 votes)
- Pavilion (1 vote)

3. Site Specific Station: Plaza Space Amenities

Attendees were asked to identify their preference for which public amenities they would like to see in the site's plaza space:

- Bike racks / bike share / bike repair station (7 votes)
- Shade trees (5 votes)
- Outdoor seating (5 votes)
- Flexible programming space (3 votes)
- Public restrooms (2 votes)
- Public art (2 votes)
- Alternative seating options (0 votes)
- Information kiosk (0 votes)
- Other:
    - *outdoor table tennis/chess*
    - *rain garden*
    - *pollinator pathway*
    - *accessible outdoor seating*

4. Site Specific Station: What if the AT&T building was gone?

Attendees were prompted to answer the following question: If the AT&T building was no longer needed on site, what would you like to see on the parcel in the future?

- More affordable housing
- That's a big "if" but seeing more 2- and 3-bedroom units in the project and family-friendly initiatives/amenities would be great. We need family housing.
- Open space
- Align townhouses with the existing homes' setback

5. Neighborhood Station: Fairview Ave Corridor

Attendees were prompted to answer the following question: What improvements are desired in the remaining greenspace fronting Fairview Avenue?

- Please consider traffic flow and how this will impact families already invested in this neighborhood's safety
- Please consider including community garden space and healing garden space (not just generic green space)
- The agriculture/ horticulture advisory committee at Cornell Cooperative of Dutchess County has expressed interest in supporting and participating in this effort
    - Mark Condon: (914) 489-3608 // Mark.Condon@earthlink.net

6. Regional Context Station: Connectivity

Attendees were prompted to draw on the map or use the post it notes to identify any key revitalization projects or connectivity improvements they would like to see in the areas around the Schatz BOA site.

- I live in Ward 4 near Arlington and like that I can easily use the rail trail to safely bike to this area. Increasing connections is important
- Bikes and pedestrians need space & safety – Fairview Ave is unsafe
- Transit is needed so people don't need to have a car
- Benches
- Tables that are ADA-compliant
- We need family housing for single parents with kids who are financially strapped

Schatz BOA Nomination Study
Pop-Up #1 August 6, 2024 @ 10:00AM-1:00PM | Northside Line Rail Trail

FACILITATORS

- Eoin Wrafter – Dutchess County
- Dylan Tuttle – Dutchess County
- Bridget Snover – Colliers Engineering and Design (consultant)

ATTENDEES

Approximately 15 people from the community attended the pop-up.

FORMAT

This was the first public pop-up of the planning process. Attendees were invited to review the potential amenities, business, and housing options for the revitalized Schatz BOA site. Each board included a prompt for attendees to respond and provide feedback. Project team members were available to answer questions. Handouts were provided with links to the project website and community survey.





PUBLIC FEEDBACK

This section summarizes the public feedback gathered during the public pop-up event.

1. Public Space Amenities

Attendees were asked to identify which public space amenities they would most like to see at the Schatz BOA site:

- open space – green space (4 votes)
- lighting (3 votes)
- bike repair station (2 votes)
- bike share facility (2 votes)
- bus stop (2 votes)
- water bottle filler (2 votes)
- outdoor dining (2 votes)
- wayfinding (1 vote)
- benches (1 vote)
- open space – patio space (1 vote)
  permeable pavement was suggested
- waste receptacles (0 votes)
- gateway elements (0 votes)
- bike racks (0 votes)
- pet-friendly areas (0 votes)
- playground (0 votes)
- public art (0 votes)

Attendees were also asked to identify any additional amenities; no additional items were suggested.

2. Business Types

Attendees were asked to identify which types of business they would most like to see at the Schatz BOA site:

- cafes or restaurants (3 votes) *bakery/coffee shop was suggested*
- retail shops (2 votes) *thrift/resale stop was suggested*
- entertainment venues – theater/art gallery (1 vote)
- co-working space, meeting rooms (1 vote)
- professional offices (0 votes)
- educational services (0 votes)

Attendees were also asked to identify any additional businesses that were missing from the list, The following were suggested:

- business incubators
- grocery

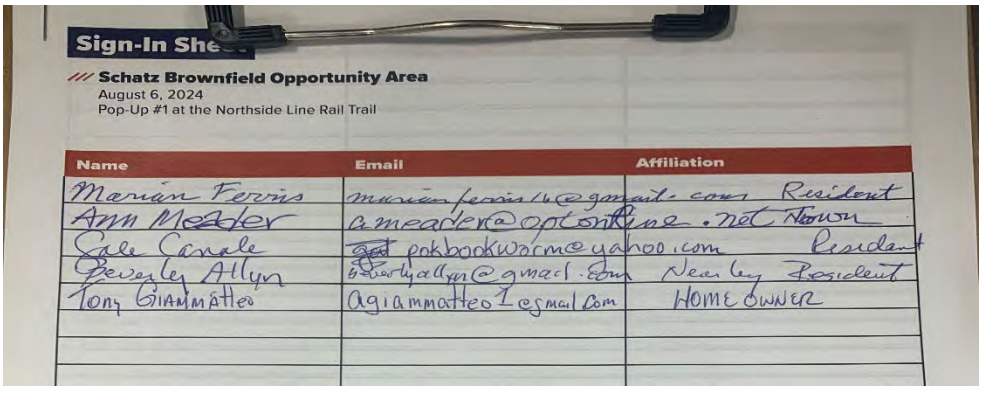
3. Housing Types

Attendees were asked to identify which types of housing they would most like to see at the Schatz BOA site:

- affordable housing (3 votes)
- senior living units (2 votes)
- apartments (1 vote)
- townhouses (1 vote)

Attendees were also asked to identify any additional amenities; no additional items were suggested.

SIGN-IN SHEET:



Sign-In She

Schatz Brownfield Opportunity Area
August 6, 2024
Pop-Up #1 at the Northside Line Rail Trail

Name	Email	Affiliation
Marian Ferris	marian.ferris.ucc@gmail.com	Resident
Ann Meader	ameader@optonline.net	Nearby
Gale Canale	pokbookworm@yahoo.com	Resident
Beverley Allyn	beverlyallyn@gmail.com	Nearby Resident
Tony Giammatteo	agiammatteo1@gmail.com	HOME OWNER

Schatz BOA Nomination Study
Pop-Up #2 September 21, 2024 @ 12:00PM-6:00PM | Arlington Street Fair

FACILITATORS

- Dylan Tuttle – Dutchess County
- Ian Wickstead – Dutchess County
- Bridget Snover – Colliers Engineering and Design (consultant)
- Mary Moore-Wallinger – Land Art Studio (consultant)

ATTENDEES

Approximately 70 people from the community visited the Schatz BOA tent at the fair.

FORMAT

This was the second public pop-up of the planning process. Attendees were invited to review the potential amenities, business, and housing options for the revitalized Schatz BOA site. Each board included a prompt for attendees to respond and provide feedback. Project team members were available to answer questions. Handouts were provided with links to the project website and community survey.









PUBLIC FEEDBACK

This section summarizes the public feedback gathered during the public pop-up event.

1. Public Space Amenities

Attendees were asked to identify which public space amenities they would most like to see at the Schatz BOA site:

- open space – green space (24 votes)
- outdoor dining (20 votes)
- lighting (19 votes)
- public art (18 votes)
- playground (17 votes)
- pet-friendly areas (16 votes)
- benches (16 vote)
- water bottle filler (16 votes)
- waste receptacles (16 votes)
- bike racks (13 votes)
- bike repair station (9 votes)
- bus stop (9 votes)
- open space – patio space (9 votes)
- bike share facility (8 votes)
- wayfinding (8 votes)
- gateway elements (3 votes)

Attendees were also asked to identify any additional amenities. The following were suggested:

- outdoor chess tables, ping pong tables, cornhole, etc. (1 dot placed next to this)
- shade for seating areas
- accessible design (strollers, wheelchairs, etc.)
- tennis with lights (4 dots placed next to this)
- skate park
- rain gardens, pollinator corridors (1 dot placed next to this)
- gardens and park mix
- safe roads, roundabouts, and bike lanes (1 dot placed next to this)
- utilize green infrastructure where possible
- workshops for gardening, woodworking, etc. (1 dot placed next to this)
- rooftop gardens (1 dot placed next to this)
- sidewalks
- solar energy
- pool facility

2. Business Types

Attendees were asked to identify which types of business they would most like to see at the Schatz BOA site:

- cafes or restaurants (27 votes)
- entertainment venues – theater/art gallery (21 votes)
- retail shops (17 votes)
- educational services (15 votes)
- fitness facility (7 votes)
- co-working space, meeting rooms (6 votes)
- professional offices (4 votes)

Attendees were also asked to identify any additional businesses that were missing from the list. The following were suggested:

- a bottle refillery for household items like detergent, bulk food, etc.
- space for non-profit offices
- microbrewery
- bike/stake store (2 dots placed next to this)
- childcare / after-school care (2 dots placed next to this)
- affordable food, grocery store, market, etc.
- amphitheater
- a maker's space for work shops like gardening, woodworking, etc.
- financial literacy for youth
- food kitchen
- no chain restaurants (1 dot placed next to this)

3. Housing Types

Attendees were asked to identify which types of housing they would most like to see at the Schatz BOA site:

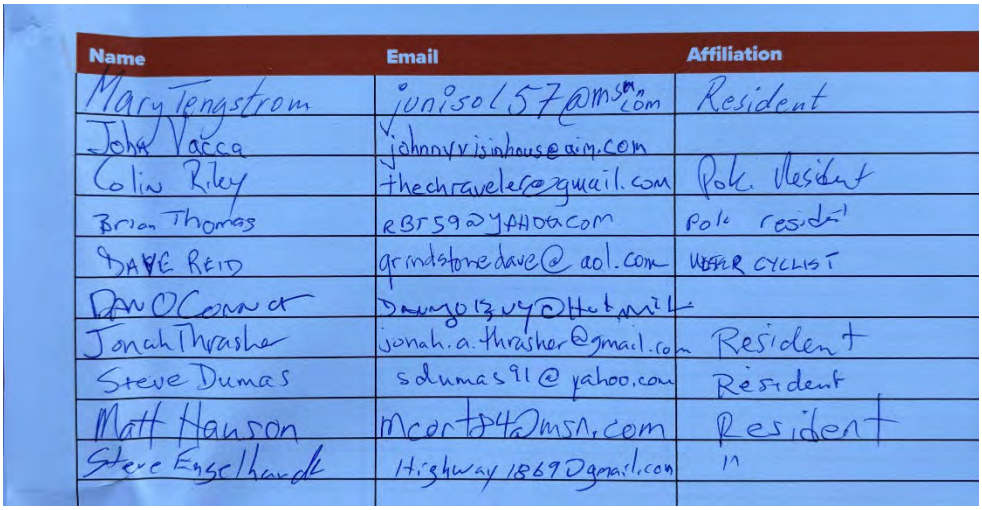
- affordable housing (34 votes)
- apartments (20 vote)
- senior living units (16 votes)
- townhouses (9 votes)

Attendees were also asked to identify any additional housing types. The following were suggested:

- co-housing ability
- space for unhoused people to have a roof over their heads

Schatz BOA // **Pop-Up Summary**

SIGN-IN SHEET:



Name	Email	Affiliation
Mary Tengstrom	junisol57@msn.com	Resident
John Vacca	johnnyvisionhouse@aim.com	
Colin Riley	thechraveler@gmail.com	Polk. Resident
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Matt Hanson	mcorp4@msn.com	Resident
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