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Poughkeepsie-Dutchess County Transportation Council

Major Projects Report

January – December 2008

Poughkeepsie-Dutchess County Transportation Council (2009–2010)

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Major Projects Report Overview

The annual Major Projects Report is a compilation of selected information about development projects proposed in the municipalities of Dutchess County as of December 2008. This report is designed to identify economic activity throughout Dutchess County and provide local officials with information on proposed developments affecting their communities and their decisions. The information in the report can be used not only by public officials, but also by the general public and the private sector to plan development activities.

Many of these projects are in the early stages of the planning and approval process, and all projects stay in the report until they are either fully constructed, withdrawn by the sponsor, denied by the municipality, or not resubmitted following approval expiration. During the planning and design process, projects may be downsized and may therefore be removed from the report because they no longer meet the criteria for a major project (see *Criteria for Inclusion in Major Projects Report* on page 3). For the actual project status at a particular time, the local municipality which has review and approval authority should be contacted (see Appendix for list of municipal phone numbers on page 29). Being listed in the report does not imply approval of a project by the Poughkeepsie-Dutchess County Transportation Council or the Dutchess County Department of Planning and Development.

Information on proposed projects is gathered from a variety of sources including municipal zoning referrals, municipal board members and staff, meeting minutes, environmental review documents, and newspaper reports. The Major Projects Report is a planning tool. It is not a list of projects that will definitely be constructed, but rather a list of the major projects that are being proposed and may someday be completed.

The report includes: the location of the project (tax parcel designation and access road); the general nature of the project (e.g., office development, apartments or infrastructure improvement); and the scale of the project as reflected by the number of dwelling units, the square footage, or the acreage. Complete information on a particular project may not be available when it is listed on the report.

Parcel Data Available Online

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

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

Methodology

The Major Projects Report was originally established to monitor the fast pace of development during the 1980s. At its onset, the report was updated every month. The growth that Dutchess County experienced in the 1980s slowed considerably following the downturn of the economy during the late '80s, and in 1990 the report became a bimonthly publication. Between 1991 and 2006, the report was updated semi-annually. Starting in 2007, the report is now updated annually.

To complete this update, a letter was mailed to each municipal planning board asking them to review the listing of active major projects and update the information for their community. County Planning Department staff also gathered information from zoning referrals, environmental review documents, meeting minutes and newspaper reports. The resulting list is the best available information at this time on the projects that meet the criteria of the Major Projects Report (see *Criteria for Inclusion in Major Projects Report* on page 3). Complete information on a particular project may not be available when it is listed in the report.

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

Summary of 2008 Data

As of December 2008, there are 187 separate projects listed (some projects have both residential and non-residential components – see Table 5 for more information.). This includes:

- 119 residential proposals with a total of 16,190 proposed housing units;
- 87 non-residential proposals with a total of 7,517,892 square feet;
- Six rezoning proposals.

This shows a 3.5 percent increase in proposed housing units since the 2007 Major Projects Report, which included 15,399 housing units. The report also shows a 1.2 percent increase in proposed non-residential projects since the 2007 report, which included 7,505,711 square feet of non-residential space.

Since the most recent Major Projects update of 2007 (see Tables 3 and 4):

- 22 new projects were added to the report;
- 11 projects were completed;
- 7 projects were withdrawn without being constructed;
- 1 project was denied by the municipality;
- 1 project was reduced below the threshold for Major Projects.

Both the southern and middle portions of the county are seeing high numbers of development proposals. In terms of residential development, the towns of Dover, East Fishkill, Fishkill, Hyde Park, LaGrange, Pine Plains, and Poughkeepsie each have over 1,000 proposed housing units, with a combined total of 12,705 units. These seven towns alone account for over 78 percent of all units proposed in Dutchess County for projects meeting the Major Projects criteria.

Also notable is the number of apartments, condos, and townhouses that are proposed throughout the county – at least 7,359 non-senior units (not including several projects that have yet to define the number of units) - which accounts for 45 percent of all proposed housing units on the list. A considerable number of senior housing units are also proposed – 2,399 – most of which are apartments, townhouses and condominiums.

Non-residential development proposals are also concentrated in the southern and middle parts of the county. The towns of East Fishkill and Hyde Park lead with a combined total of over 3.1 million square feet proposed. In addition, the City of Beacon and towns of Dover, LaGrange, Pawling, and Poughkeepsie each have more than 400,000 square feet of non-residential space proposed.

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

1. The renovation of an old factory building into apartments at The Cooperage in the City of Poughkeepsie;
2. The redevelopment of the Luckey Platt department store into apartments and retail in the City of Poughkeepsie;
3. The redevelopment of the Hudson River Psychiatric Center into housing and commercial space in the Town of Poughkeepsie;
4. The redevelopment of the South Hills Mall.

Access Roads

Dutchess County, like other areas throughout the country, continues to see a great amount of commercial and residential development along major transportation routes. This linear pattern of development, commonly called “strip development”, greatly affects the efficiency of roads. Commercial strips create traffic congestion, reduce the capacity of roads to move through-traffic efficiently, and cause safety problems. It also takes business away from “downtown” districts and can be visually unpleasant.

Table 6 lists major projects organized by primary access routes. Since 1990, when this report began listing major projects by primary access road, US Route 9 has been the road with the most development activity. It is the most firmly established strip development route in Dutchess County.

The recent resurgence of commercial development and the spread of residential development into rural areas have put many primary access roads at risk for new or increased strip development. Looking at past growth patterns and current development proposals, it is possible to predict these potential problem areas; NY 22 in the Harlem Valley, NY 52, 9D and 82 in southern Dutchess, US 44 and NY 115 in the towns of Poughkeepsie and Pleasant Valley, NY 9G in Hyde Park, and NY 55 in LaGrange.

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

Criteria for Inclusion in Major Projects Report

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

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

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

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

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

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

Description of Report Components

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

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

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

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

Applicant: The name of the applicant, or his/her representative.

Access Road: The road which provides primary access to the property. For example,

I = Interstate
US = US Route #
NY = State Route
CR = County Route

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

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

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

NY 9G/199	NY 82/376
NY 22/55	US44/NY22
NY 22/343	US44/NY55
NY 82/199	US44/NY82

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

Activity: The general type of project, as follows:

SFR =	Single Family Residence
Apt =	Apartments
Condo/TH =	Townhouse, Condominiums, Cooperatives, Cluster
Dorm =	Dormitory
Assist =	Assisted Living
Nursing =	Nursing Home
Indust =	Industrial
Office =	Office
Retail =	Retail/Restaurant
Hotel =	Hotel/Motel
Hosp/Med =	Hospital or other Medical Facility
Inst =	Institutional
Infra =	Infrastructure
Rec =	Recreation
Rezone =	Rezoning
Senior =	Age-Restricted housing (55+ years old)
Open Sp =	preserved Open Space

 # Units: The number of units in proposed residential projects. For Dorm and Hotel projects, this represents the number of beds (unit counts for Hotel projects are not included in residential unit totals).

Sq. Feet: The square footage of gross floor area, as applicable, in proposed projects.

 # Acres: The total site acreage, as applicable, in proposed projects.

Entry: The month and year that the information on the proposed project was entered in the report by the Department of Planning and Development.

Conclusion

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

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

Dutchess County Department of Planning and Development
27 High Street
Poughkeepsie, NY 12601
845-486-3600
plandev@co.dutchess.ny.us

Tables

Table 1

Summary of Active Major Projects by Municipality

January — December 2008

Municipality	Residential[1] # of Projects	Residential[1] # of Units	Non-Residential[2] # of Projects	Non-Residential[2] # of Square Feet	Total[3] # of Projects
Cities					
Beacon	3	426	4	405,000	7
Poughkeepsie	3	645	4	211,000	7
Towns					
Amenia	3	195	2	126,900	4
Beekman	14	597	6	139,928	17
Clinton	1	11	0	0	1
Dover	8	1,842	4	410,000	10
East Fishkill	14	1,884	5	1,386,600	18
Fishkill	9	1,543	5	271,000	12
Hyde Park	10	1,598	6	1,750,600	14
LaGrange*	17	2,630	12	782,692	25
Milan	1	80	1	22,716	2
North East	1	12	0	0	1
Pawling	7	258	3	481,000	9
Pine Plains	4	1,349	3	157,000	4
Pleasant Valley	3	420	2	28,000	5
Poughkeepsie	6	1,859	14	863,954	20
Red Hook	1	51	0	0	1
Rhinebeck	2	160	1	20,000	3
Stanford	1	26	1	33,510	2
Union Vale	2	25	0	0	2
Wappinger*	4	358	6	258,711	10
Washington*	0	0	1	17,881	1
Villages					
Fishkill	0	0	0	0	0
Millbrook*	1	91	0	0	1
Millerton*	1	20	1	19,000	2
Pawling	0	0	2	22,200	2
Red Hook	1	51	2	7,200	3
Rhinebeck	2	59	1	61,000	3
Tivoli	0	0	0	0	0
Wappingers Falls	0	0	1	42,000	1
Total	**119**	**16,190**	**87**	**7,517,892**	**187**

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

[2] *Non-Residential includes retail, office, industry, recreation, hotel/conference center, rezoning, infrastructure, hospital/medical, and public/institutional.*

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

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

Table 2

Annual Comparison of Active Major Projects, 2007 — 2008

By Municipality

	Residential[1]		Non-Residential[2]	
	# of Units	# of Units	Square Feet	Square Feet
Municipality	**2007**	**2008**	**2007**	**2008**
Cities				
Beacon	426	426	340,000	405,000
Poughkeepsie	327	645	211,000	211,000
Towns				
Amenia	526	195	126,900	126,900
Beekman	532	597	128,528	139,928
Clinton	11	11	0	0
Dover	1,661	1,842	395,000	410,000
East Fishkill	1,884	1,884	1,529,000	1,386,600
Fishkill	1,543	1,543	396,890	271,000
Hyde Park	1,523	1,598	1,814,520	1,750,600
LaGrange	2,630	2,630	782,692	782,692
Milan	80	80	0	22,716
North East	12	12	0	0
Pawling	248	258	415,000	481,000
Pine Plains	1,304	1,349	168,000	157,000
Pleasant Valley	420	420	18,000	28,000
Poughkeepsie	1,224	1,859	651,294	863,954
Red Hook	170	51	0	0
Rhinebeck	160	160	0	20,000
Stanford	26	26	24,000	33,510
Union Vale	25	25	0	0
Wappinger	358	358	258,711	258,711
Washington	0	0	17,881	17,881
Villages				
Fishkill	0	0	60,895	0
Millbrook	91	91	0	0
Millerton	20	20	19,000	19,000
Pawling	0	0	22,200	22,200
Red Hook	51	51	23,200	7,200
Rhinebeck	23	59	61,000	61,000
Tivoli	0	0	0	0
Wappingers Falls	124	0	42,000	42,000
Total	**15,399**	**16,190**	**7,505,711**	**7,517,892**

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

[2] *Non-residential includes retail, office, industry, recreation, hotel/conference center, rezoning, infrastructure, hospital/medical, and public/institutional.*

Table 3

2008 New Major Projects

January — December 2008

Municipality	Project	Activity	Units	Square Feet	Acres
C Beacon	Mechtronics Expansion	Indust		55,000	10
C Beacon	Mechtronics Expansion	Office		10,000	
C Poughkeepsie	Dutton Site Materials	Condo/TH	500		15
C Poughkeepsie	Dutton Site Materials	Rezone			
T Beekman	Route 55 Retail Center	Apt	48		
T Beekman	Route 55 Retail Center	Retail		55,400	
T Beekman	Victoria Estates II	SFR	17		6
T Dover	22 West Properties	Indust		15,000	4
T Dover	Wind Rose	SFR	230		654
T Dover	Wind Rose	Rec			
T Milan	Doral Farms Public Stable	Rec		22,716	40
T Pawling	Castagna PDD / Medical Office Bldg.	Hosp/Med		66,000	
T Pawling	Farmhouses at Quaker Hill Equestrian Club	SFR	10		20
T Pawling	Farmhouses at Quaker Hill Equestrian Club	OpenSp			50
T Pawling	Wind Rose	SFR			491
T Pawling	Wind Rose	Rec			
T Pine Plains	Parkview Estates	SFR	45		29
T Pleasant Valley	Professional Building	Office		10,000	
T Poughkeepsie	Ashton Park	Retail		34,334	
T Poughkeepsie	Dutchess Comm. College Student Housing	Dorm	465		
T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Ctr	Retail		30,680	
T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Ctr	Rec		60,242	
T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Ctr	Office		90,363	
T Poughkeepsie	Marist College Hancock Center	Pub/Inst		57,000	
T Poughkeepsie	Pendell Commons	Senior Apt	72		15
T Poughkeepsie	Route 9D Professional Park	Office		55,700	
T Poughkeepsie	The Seasons Assisted Living	Assist	120		15
T Poughkeepsie	The Seasons Assisted Living	Office		4,000	
T Poughkeepsie	The Seasons Assisted Living	Retail		7,000	
T Rhinebeck	Multi Tenant Commercial Building	Hosp/Med		20,000	
T Stanford	RPG Assoc. Village Centre	Retail		17,940	
T Stanford	RPG Assoc. Village Centre	Office		15,570	
V Rhinebeck	Rhinebeck Village Place Residential Condos	Condo/TH	36		
V Wappingers Falls	Riverbend II	Apt	54		9

Table 4

Projects Removed from Report

January — December 2008

Municipality	Project	Activity	Units	Square Feet	Acres	Reason
C Poughkeepsie	Hudson River Housing Senior Apartments	Apt	40			C
C Poughkeepsie	Luckey Platt Redevelopment	Apt	142			C
T Beekman	Victoria Estates	Retail		44,000		W
T Dover	Meadowbrook	SFR	7			R
T East Fishkill	Albright Equities Supermarket & Retail Plaza	Retail		142,400	26	W
T Fishkill	Crossroads of Fishkill	Retail		48,890		W
T Fishkill	Wappinger School, Merritt Park	Pub/Inst		77,000	31	W
T Hyde Park	Ace Self Storage --- Retail Bldg	Retail		40,820		D
T Hyde Park	Anderson School Master Plan -- Phase 2	Pub/Inst			23	C
T Hyde Park	CIA Admissions Building	Pub/Inst		23,100		C
T Pine Plains	Pine Plains Librarys - New	Pub/Inst		11,000		C
T Poughkeepsie	Faith Assembly of God	Pub/Inst		126,659	24	W
T Poughkeepsie	Maple Lane Mobile Home Park	Mobile	72		10	W
T Red Hook	Meadowbrook Estates	Condo/TH	119		42	W
T Stanford	Millbrook Math & Science Center	Pub/Inst		24,000		C
V Fishkill	Holiday Inn Express (f. Economy Inn)	Motel/Hotel		35,000	2	C
V Fishkill	Jefferson Plaza (f. Heritage Village)	Condo/TH	101		42	C
V Fishkill	Ransley Square	Retail		25,895	4	C
V Red Hook	Red Hook Commons	Office		16,000		C
V Wappingers Falls	Riverbend @ Wappingers Falls	Condo/TH	124		22	C

C = Constructed
D = Denied by Municipality
E = Approval Expired, Project Not Resubmitted
R = Reduced Below Major Projects Threshold
W = Withdrawn

Table 5

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Municipality

PID	Municipality	Project	Applicant	Access Road	Parcel *		Activity	# Units	Sq. Feet	# Acres	Entry
15	C Beacon	Beacon Landing	Scenic Hudson Land Trust	Red Flynn Dr	5954-41-537725		Hotel		150,000	15	8/2003
15	C Beacon	Beacon Landing	Scenic Hudson Land Trust	Red Flynn Dr	5954-41-537725		Retail		150,000		8/2003
83	C Beacon	East Main Mills	East Main Mills, LLC	East Main St.	6054-38-143746	+	Apt	150		3	2/2004
902	C Beacon	Glen Willow Properties	Glen Willow Properties	Tioranda Ave	5954-16-993482		Condo/TH	96		8	5/2007
227	C Beacon	Haven at Beacon Mill	Advantage Mortgage	Tioronda Ave.	5954-16-693398		Senior	180		5	8/1998
835	C Beacon	Beacon Institute for Rivers & Estuaries	Beacon Institute for Rivers & Estuaries	Dennings Ave.	5954-15-508314		Pub/Inst		40,000	85	2/2007
885	C Beacon	Mechtronics Expansion	Fellinger Realty Holding Company LLC	Fishkill Ave.	6055-04-580285		Indust		55,000	10	12/2008
885	C Beacon	Mechtronics Expansion	Fellinger Realty Holding Company LLC	Fishkill Ave.	6055-04-580285		Office		10,000		12/2008
230	C Beacon	Train Station & Parking	MTA	Railroad Dr.	5954-33-549777		Infra				2/2005
3	C Poughkeepsie	Adriance Memorial Library Expansion	Poughkeepsie Public Lib. Dist.	Market St.	6161-21-006971		Pub/Inst		42,000		6/2006
867	C Poughkeepsie	Dutton Site Materials	O'Neill Group Dutton	Dutchess Ave.	6062-59-766443		Condo/TH	500		15	10/2008
867	C Poughkeepsie	Dutton Site Materials	O'Neill Group Dutton	Dutchess Ave.	6062-59-766443		Rezone				10/2008
109	C Poughkeepsie	Highview at Fallkill Creek	Phoenix Capital Partners LLC	Milton St.	6162-73-623227		Condo/TH	120		9	4/2006
127	C Poughkeepsie	Luckey Platt Redevelopment	Luckey Platt Eq. LLC	Main St.	6162-77-108053		Retail		45,000	1	8/2005
236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	Rinaldi Blvd.	6061-26-744884		Hotel	72			2/2004
236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	Rinaldi Blvd.	6061-26-744884		Office		92,000		2/2004
236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	Rinaldi Blvd.	6061-26-744884		Retail		32,000		2/2004
181	C Poughkeepsie	South Waterfront Development Marina	Poughkeepsie. Landing, LLC	Rinaldi Blvd.	6061-26-744884		Rec				2/2004
218	C Poughkeepsie	The Cooperage	Markay	N. Cherry St.	6162-79-330013	+	Apt	25		1	8/2005
58	T Amenia	Amenia Hills Subdivision	Syms	Depot Hill Rd	7167-00-430145		SFR	19		44	8/2003
81	T Amenia	Depot Hill Farm	Keane Stud, LLC	Old Route 22	7166-00-403720		Condo/TH	16		464	1/2006
81	T Amenia	Depot Hill Farm	Keane Stud, LLC	Old Route 22	7166-00-403720		OpenSp			237	1/2006
81	T Amenia	Depot Hill Farm	Keane Stud, LLC	Old Route 22	7166-00-403720		SFR	122		464	1/2006
191	T Amenia	Silo Ridge	Higher Ground CC LLC	NY 22	7066-00-670717	+	Condo/TH	297		668	2/2003
191	T Amenia	Silo Ridge	Higher Ground CC LLC	NY 22	7066-00-670717	+	Hotel	300	90,000	668	2/2003
191	T Amenia	Silo Ridge	Higher Ground CC LLC	NY 22	7066-00-670717	+	SFR	41		668	2/2003
191	T Amenia	Silo Ridge	Higher Ground CC LLC	NY 22	7066-00-670717	+	Retail				2/2003
833	T Amenia	Taconic DDSO	NYS OMRDD	Center Circle	7164-00-039612		Pub/Inst	60	36,900	7	2/2007
18	T Beekman	Beekman Crossroads Plaza	Major Realty Group LLC	NY 55	6758-00-965896	+	Retail		18,500		8/2005
19	T Beekman	Beekman Meadows	Prestige Development LLC	NY 55	6759-00-870046	+	Condo/TH	114		23	1/2006
836	T Beekman	Grape Hollow Subdivision	Grape Hollow Assoc. Ltd	Grape Hollow Rd.	6756-00-702684	+	SFR	38		353	6/2007
104	T Beekman	Harmony Commons	LaPietra	NY 55	6759-00-920060		Apt	4			3/2006
104	T Beekman	Harmony Commons	LaPietra	NY 55	6759-00-920060		Office		15,000		3/2006
104	T Beekman	Harmony Commons	LaPietra	NY 55	6759-00-920060		Retail		15,000		3/2006
122	T Beekman	Lake Side Estates	Quatrocci & Loia	CR 10	6658-00-183936	+	SFR	21		44	8/2000
135	T Beekman	Martin Road Development, Inc.	Novak	Martin Rd.	6659-00-656111	+	SFR	34		115	5/2006
136	T Beekman	Meadow Brook Manor	Cunningham	Gardner Hollow Rd.	6859-00-623013		SFR	20		74	2/2004
150	T Beekman	Mountain View Estates	Cunningham	Depot Hill Rd.	6857-00-068699		SFR	10		251	8/1997
159	T Beekman	P. Sala & Sons Contractors Yard	P. Sala & Sons	NY 55	6758-00-974755		Retail		15,000		1/2006
161	T Beekman	Park Hill Estates	Claudia George Family Ltd. Part.	Clapp Hill Rd.	6659-00-791546		SFR	33		100	5/2006

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PID	Municipality	Project	Applicant	Access Road	Parcel *		Activity	# Units	Sq. Feet	# Acres	Entry
176	T Beekman	Retail/Apt Development	Dutchess Contracting	NY 55	6759-00-494352	+	Apt	16		5	8/2003
176	T Beekman	Retail/Apt Development	Dutchess Contracting	NY 55	6759-00-494352	+	Retail		4,200		8/2003
877	T Beekman	Route 55 Retail Center	Route 55 Retail Center	NY 55	6759-00-882720	+	Apt	48			10/2008
877	T Beekman	Route 55 Retail Center	Route 55 Retail Center	NY 55	6759-00-882720	+	Retail		55,400		10/2008
180	T Beekman	Running Brook Center	Oswald	NY 55	6858-00-091622		Office		16,828		1/2006
196	T Beekman	Springs at Beekman	Springs at Beekman	CR 8	6658-00-743494		SFR	199		370	2/1999
203	T Beekman	Stone Ridge Estates	Beekman Home & Land Development	Benton Moore Rd.	6658-00-266185	+	SFR	18		26	5/2006
212	T Beekman	Sylvan Lake Ventures	Frelander	CR 10	6658-00-308998		SFR	25		69	8/2004
886	T Beekman	Victoria Estates II	Lennar	CR 7	6758-00-825818		SFR	17		6	12/2008
84	T Clinton	Eastern Oaks	Brucato	CR 14	6467-00-795019		SFR	11		78	8/2004
887	T Dover	22 West Properties	Kalia	NY 22	7059-04-716410		Indust		15,000	4	12/2008
71	T Dover	Country Squire Apartments	Weisner	N. Nellie Hill Rd.	7063-00-560320	+	Apt	17		4	5/2006
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	Apt	70			2/2005
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	Condo/TH	62			2/2005
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	Office		35,000		2/2005
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	Retail		340,000		2/2005
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	Senior	1,300			2/2005
117	T Dover	Knolls of Dover	Dover Knolls Development	NY 22	7059-00-502949	+	SFR	25		883	2/2005
124	T Dover	Lands of Furnia	Furnia	NY 22	7062-00-448046		SFR	32		16	5/2006
125	T Dover	Lands of Hearn	Hearn	Maple Ln.	7063-16-968387	+	SFR	15		19	5/2006
152	T Dover	Nellie Hill Estates	KLM Enterprises	N. Nellie Hill Rd	7063-00-560320		Condo/TH	20		4	8/2003
169	T Dover	Plum Hill	Palumbo Block Co. Inc.	CR 26	7062-00-133263		Indust		20,000	9	7/1996
189	T Dover	Sherman Hills	Dwy	NY 22	7062-00-450330		SFR	43		59	1/1987
206	T Dover	Stony Brook Estates	DiPietro	NY 22	7063-00-390362	+	Condo/TH	28		100	8/2003
206	T Dover	Stony Brook Estates	DiPietro	NY 22	7063-00-390362	+	Open Sp			51	8/2003
883	T Dover	Wind Rose	Wind Rose Dutchess LLC	CR 20	6958-00-690892	+	SFR	230		654	6/2008
883	T Dover	Wind Rose	Wind Rose Dutchess LLC	CR 20	6958-00-690892	+	Rec				6/2008
11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	NY 82	6559-03-360250		Office		50,000		1/2005
11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	NY 82	6559-03-360250		Retail		15,600		1/2005
11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	NY 82	6559-03-360250		SFR	3		15	1/2005
17	T East Fishkill	Beekman Country Club		CR 9	6558-03-295375		SFR	252		563	7/1996
28	T East Fishkill	Cannon Property Rezone to CRD	Hopewell Crossing	NY 376	6457-03-068205	+	Rezone			132	8/2005
82	T East Fishkill	Eagle Ridge Subdivision	Clove Branch Rd, LLC	CR 29	6458-03-350394		SFR	30		56	8/2003
89	T East Fishkill	Four Corners	Spectrum Skanska USA	Benton Moore Rd.	6658-03-108204	+	Retail				2/2002
89	T East Fishkill	Four Corners	Spectrum Skanska USA	Benton Moore Rd.	6658-03-108204	+	SFR	241		480	2/2002
852	T East Fishkill	Hopewell Crossing	WCI Communities	NY 376	6457-03-234294	+	Apt	22			5/2007
852	T East Fishkill	Hopewell Crossing	WCI Communities	NY 376	6457-03-234294	+	Senior	216		132	5/2007
111	T East Fishkill	Hopewell Glen	Toll Brothers	NY 376	6457-01-155726		SFR	263		160	8/2001
853	T East Fishkill	Hopewell Senior Housing	Anthony Segreti	NY 82	6357-04-924400		Senior	82		9	3/2007
123	T East Fishkill	Lake Walton Park Subdivision	Lake Walton Park, LLC	Cottage Dr.	6358-04-680138		SFR	94		233	2/2002

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137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	CR 27	6455-00-346956	+	Hotel			151	2/2000
137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	CR 27	6455-00-346956	+	Indust		1,270,000		2/2000
137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	CR 27	6455-00-346956	+	Office			151	2/2000
137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	CR 27	6455-00-346956	+	Retail			151	2/2000
148	T East Fishkill	Montage	Sharbell Development	NY 52	6556-00-802836		SFR	137		386	2/2003
851	T East Fishkill	Nesheiwat Square	Nesheiwat	NY 376	6358-02-793593		Office		18,000	5	8/2007
851	T East Fishkill	Nesheiwat Square	Nesheiwat	NY 376	6358-02-793593		Retail		18,000	5	8/2007
170	T East Fishkill	Ponds @ East Fishkill	Antolotti	Robinson Ln.	6358-02-887660		SFR	43		54	2/2002
205	T East Fishkill	Stoneridge	Didio	Palen Rd.	6356-02-735515		SFR	52		107	2/2002
211	T East Fishkill	Summit Woods	ABD Fishkill, LLC	NY 52	6656-00-045715	+	OpenSp			201	2/2005
211	T East Fishkill	Summit Woods	ABD Fishkill, LLC	NY 52	6656-00-045716	+	SFR	175			2/2005
213	T East Fishkill	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	6559-03-276336	+	Office		15,000		8/2004
213	T East Fishkill	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	NY 82	6559-03-276336	+	Retail				8/2004
231	T East Fishkill	Twin Creeks	Meric Assoc.	NY 376	6457-04-355141	+	Condo/TH	89			8/2003
231	T East Fishkill	Twin Creeks	Meric Assoc.	NY 376	6457-04-355141	+	SFR	151		112	8/1999
243	T East Fishkill	Woods of Tiffany	Tucker	Seaman Rd.	6657-03-517325	+	SFR	34		135	8/2004
12	T Fishkill	Aveonis Townhouses	Dellaportas	NY 52	6256-03-360143		Senior	54		5	2/2005
66	T Fishkill	Chelsea @ Waterfront	Chelsea Waterfront Development	Industrial Way	5955-02-798930		Apt	350		52	2/2005
88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	5955-02-565665	+	Condo/TH	109		110	8/2003
88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	5955-02-565665	+	Retail		24,000		8/2003
88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	Brockway Rd.	5955-02-565665		Rezone				8/2003
107	T Fishkill	Hasbrouck Place	Barlow	US 9	6156-02-699543		Office		52,000		8/2005
107	T Fishkill	Hasbrouck Place	Barlow	US 9	6156-02-699543		Retail				8/2005
126	T Fishkill	Landworks, LLC	Landworks, LLC	Old Route 9	6156-02-781552		Hosp/Med		39,000	4	7/2006
131	T Fishkill	Magnolia Townhouses	Route 9D LLC (Kuehner)	NY 9D	6055-01-302874		Condo/TH	70		15	9/2006
131	T Fishkill	Magnolia Townhouses	Route 9D LLC (Kuehner)	NY 9D	6055-01-302874		Rezone				9/2006
134	T Fishkill	Marriott Town Place Suites & Spring Hill Suites	Norwick Partners	US 9	6155-01-910559		Hotel	98	57,000		8/2005
134	T Fishkill	Marriott Town Place Suites & Spring Hill Suites	Norwick Partners	US 9	6155-01-910559		Hotel	87	49,000		8/2005
173	T Fishkill	Regency at Fishkill	Toll Brothers Inc.	US 9	6155-00-843658		Senior	180		24	1/2006
219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	NY 52	6155-01-116636	+	Condo/TH	105			8/2005
219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	NY 52	6155-01-116636	+	Retail		50,000		8/2005
219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	NY 52	6155-01-116636	+	Rezone			32	8/2005
225	T Fishkill	The Views at Rocky Glen	Regan Development Corp	NY 52	6055-02-973562		Apt	82		10	1/2006
225	T Fishkill	The Views at Rocky Glen	Regan Development Corp	NY 52	6055-02-973562		Rezone				1/2006
861	T Fishkill	Van Wyck Mews	Toll Brothers, Inc.	Merritt Blvd.	6256-00-750083		Condo/TH	337		126	1/2007
31	T Fishkill	Waterfront@Fishkill V: Overlook Pointe	RPA Development LLC	Brockway Rd.	5955-02-726725		Condo/TH	256		54	2/2005
74	T Hyde Park	Carriage Trail at Towne Centre	SARCAR Equities, LLC	NY 9G	6165-01-323662		Condo/TH	317		88	8/1999
72	T Hyde Park	Creekside	JAB Assoc. LLC	NY 9G	6266-01-035859		OpenSp				4/2006
72	T Hyde Park	Creekside	JAB Assoc. LLC	NY 9G	6266-01-035859		SFR	51		110	2/2005
860	T Hyde Park	Culinary Institute of America -- Dorms	Culinary Institute of Amercia	US 9	6063-02-889852		Dorm	35			1/2007
846	T Hyde Park	Gilbert Farm Recreation Facility	Tucci Properties, LLC	NY 9G	6164-02-706839		Rec		40,400	77	4/2007

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100	T Hyde Park	Groves Subdivision	SCS Real Estate Development	CR 37	6167-03-330194	+	Condo/TH	25		26	2/2003
100	T Hyde Park	Groves Subdivision	SCS Real Estate Development	CR 37	6167-03-330194	+	SFR	9		26	2/2003
149	T Hyde Park	Moorgate Subdivision	Lois Family, Ltd.	NY 9G	6267-03-150315		SFR	26		159	1/2006
168	T Hyde Park	Pinewoods Monastery Phase 1	China Buddhist Association	CR 41	6265-03-292340		Pub/Inst	40	43,700	93	4/2006
133	T Hyde Park	River Ridge	Cambridge Development	US 9	6066-04-737221		Condo/TH	162		66	8/1999
187	T Hyde Park	Serenity Hills	Malt, LLC	CR 16	6266-01-432985	+	OpenSp			110	4/2006
187	T Hyde Park	Serenity Hills	Malt, LLC	CR 16	6266-01-432985	+	SFR	77		234	2/2005
207	T Hyde Park	Stop & Shop	Stop & Shop Supermarket Company	US 9	6064-04-948267		Retail			15	9/2006
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		Condo/TH	124			8/2005
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		Hosp/Med		110,000		8/2005
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		Hotel		160,000		8/2005
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		Office		163,500		8/2006
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		Retail		160,000		8/2005
217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	CR 40A	6164-03-234159		SFR	30		140	8/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	Condo/TH	325			2/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	Hotel		290,000		2/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	Office		293,000		2/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	Pub/Inst		85,000		2/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	Retail		405,000		2/2005
198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	US 9	6163-01-131850	+	SFR	233		339	2/2005
222	T Hyde Park	The Meadows at Hyde Park	BVC Development	Henry St.	6263-02-567876		SFR	74		117	8/2004
174	T Hyde Park	Vanderbilt Gardens	Hyde Park Development LLC	US 9	6165-01-030991	+	OpenSp			199	3/2006
174	T Hyde Park	Vanderbilt Gardens	Hyde Park Development LLC	US 9	6165-01-030991	+	SFR	70		112	3/2006
6	T LaGrange**	Apple Acres	Page	CR 49	6260-02-998588		Senior	86		40	8/2005
8	T LaGrange**	Arlington High School Additions	Arlington Central School Dist.	NY 55	6461-04-668121	+	Pub/Inst		92,500		9/2005
22	T LaGrange**	Blessed Kateri Church	Blessed Kateri Church	NY 82	6559-02-630981		Pub/Inst		28,792	81	6/2006
26	T LaGrange**	Burnham Building	Burnham Building LLC	NY 55	6261-04-850208		Indust				1/2005
26	T LaGrange**	Burnham Building	Burnham Building LLC	NY 55	6261-04-850208		Office		20,400		1/2005
69	T LaGrange**	Commercial Buildings	O'Donnell	CR 49	6360-03-109390		Retail		40,000		2/2002
71	T LaGrange**	Country Squire Estates	Dutchess Country Squire LLC	Rossway Rd.	6562-01-101548	+	SFR	38		155	1/2006
77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	CR 49	6360-03-081270	+	Condo/TH	127		233	1/2006
77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	CR 49	6360-03-081270	+	OpenSp			130	1/2006
77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	CR 49	6360-03-081270	+	Retail			2	1/2006
77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	CR 49	6360-03-081270	+	SFR				1/2006
90	T LaGrange**	Frank Farms	Page	CR 46	6361-01-162526		SFR	157		269	8/1999
102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	CR 49	6261-04-735221		Condo/TH	696		152	1/2006
102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	CR 49	6261-04-735221		Office		88,000		1/2006
102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	CR 49	6261-04-735221		Retail		40,000		1/2006
101	T LaGrange**	H.G. Page Properties: Townhouses	H.G. Page Properties	CR 49	6360-01-057547		Condo/TH	95		25	1/2006
106	T LaGrange**	Harvest Ridge	Newsheiwat Estate, Inc.	CR 21	6460-04-803005		SFR	55		111	2/2001
121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	NY 55	6460-01-422785	+	Condo/TH	623			9/2006
121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	NY 55	6460-01-422785	+	Hotel		78,500		9/2006

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121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	NY 55	6460-01-422785	+	Office		93,000		9/2006
121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	NY 55	6460-01-422785	+	Pub/Inst		22,500		9/2006
121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	NY 55	6460-01-422785	+	Retail		71,500		9/2006
153	T LaGrange**	Nesheiwat Estates	Nesheiwat Estates, Inc.	CR 21	6460-04-740133		SFR			62	8/2003
157	T LaGrange**	Overlook Place PDD	Overlook Place LLC	CR 46	6261-02-896803		Condo/TH	91		6	8/2005
160	T LaGrange**	Page Lumber Storage	Manchester Bridge Prop	NY 55	6261-04-783279		Retail		37,700		8/2005
166	T LaGrange**	Pine Hills Subdivision	Pine Hill Estates LLC	CR 46	6361-02-630549	+	SFR	33		73	7/2006
179	T LaGrange**	Rolling Meadows @ LaGrange	ABD Dutchess, LLC	NY 55	6361-04-778118		SFR	130		171	2/2003
192	T LaGrange**	Skymeadow Acres	Bagnall	MacGhee Rd.	6260-04-700066		SFR	26		40	2/2000
193	T LaGrange**	Sleight Farm Subdivision	Carlyle Associates	CR 46	6361-01-148778		SFR	157		236	6/1990
244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	CR 33	6459-02-580785	+	Condo/TH	258		436	2/2006
244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	CR 33	6459-02-580785	+	Rec				2/2006
244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	CR 33	6459-02-580785	+	Retail				2/2006
244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	CR 33	6459-02-580785	+	SFR				2/2006
213	T LaGrange**	Taconic 82 Parallel Holdings, Inc.	Parallel Holdings Inc.	NY 82	6559-03-304356	+	Retail				8/2004
213	T LaGrange**	Taconic 82 Parallel Holdings, Inc.	Parallel Holdings Inc.	NY 82	6559-03-304357	+	Office		15,000		8/2004
854	T LaGrange**	Titusville Corporate Park	Page	CR 49	6360-01-057547		Indust		126,000		8/2005
227	T LaGrange**	Todd Hill Crossing	3V Development Corporation	Alley Rd.	6560-03-450450		SFR	30		235	1/1998
235	T LaGrange**	Warehouse/Storage	Hatfield	CR 43	6261-02-805774		Retail		28,800		8/2005
240	T LaGrange**	West Lake Realty Subdivision	West lake Realty	Vail Rd.	6361-03-393169		SFR	28		69	2/2003
466	T Milan	Carvel Property Development	1133 Taconic, LLC	Ferris Ln.	6672-00-359795	+	SFR	80		400	8/2003
466	T Milan	Carvel Property Development	1133 Taconic, LLC	Ferris Ln.	6672-00-359795	+	Rec				8/2003
865	T Milan	Doral Farms Public Stable	Battenfeld	NY 199	6471-00-406010		Rec		22,716	40	12/2008
164	T North East	Peaceful Valley Farm	Peaceful Valley Land Steward	Silver Mtn. Rd.	7170-00-121197	+	SFR	12		333	5/2006
64	T Pawling	Castagna	Castagna	Aikendale Rd.	7056-00-611351	+	OpenSp			105	1/1998
64	T Pawling	Castagna	Castagna	Aikendale Rd.	7056-00-611351	+	Retail		200,000		8/1995
64	T Pawling	Castagna	Castagna	Aikendale Rd.	7056-00-611352	+	Indust		200,000		8/1995
64	T Pawling	Castagna	Castagna	Aikendale Rd.	7056-00-611351	+	Senior	100		200	8/1995
64	T Pawling	Castagna	Castagna	Aikendale Rd.	7056-00-611351	+	SFR	26		164	1/1998
864	T Pawling	Castagna PDD / Medical Office Building	Jucca Co, / Westage Cos.	NY 22	7056-00-680080	+	Hosp/Med		66,000		7/2008
76	T Pawling	Cushman Farms Subdivision	Peckham Industries, Inc.	Cushman Rd.	6955-00-795864		SFR	30		333	8/2001
79	T Pawling	Deerfield Estates	Cambridge Development	River Rd	7057-00-094957		SFR	31		117	8/2003
884	T Pawling	Farmhouses at Quaker Hill Equestrian Club	Quaker Hill XX, LLC	CR 66	7157-00-530168		SFR	10		20	10/2008
884	T Pawling	Farmhouses at Quaker Hill Equestrian Club	Quaker Hill XX, LLC	CR 66	7157-00-530168		OpenSp			50	10/2008
105	T Pawling	Harmony Farms IV & V	Kipp-Stawski	Harmony Farms Dr	6956-01-122868		SFR	27		149	8/2002
129	T Pawling	Madison Woods Subdivision	Andriano	Dodge Rd.	6957-00-595634	+	SFR	34		197	5/2006
139	T Pawling	Medical Office Building	Papaleo	NY 22	7055-00-451704		Hosp/Med		15,000		5/2006
883	T Pawling	Wind Rose	Wind Rose Dutchess LLC	CR 20	6958-00-673657	+	SFR			491	6/2008
883	T Pawling	Wind Rose	Wind Rose Dutchess LLC	CR 21	6958-00-673657	+	Rec				6/2008

Table 5

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Municipality

PID	Municipality	Project	Applicant	Access Road	Parcel *		Activity	# Units	Sq. Feet	# Acres	Entry
221	T Pine Plains	Carvel Property Development	1133 Taconic, LLC	Ferris Ln	6672-00-566940	+	Rec				8/2003
221	T Pine Plains	Carvel Property Development	1133 Taconic, LLC	Ferris Ln	6672-00-566940	+	SFR	975		2,025	8/2003
114	T Pine Plains	Parkview Estates	Parkview Estates	Stissing Ave	6872-00-161019		SFR	45		29	2/2008
201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	NY 199	6872-14-260291	+	Office		5,000		8/2003
201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	NY 199	6872-14-260291	+	Retail		5,000		8/2003
201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	NY 199	6872-14-260291	+	Senior	49		14	8/2003
232	T Pine Plains	Village Green	Lewis Group	NY 82	6871-00-525907		Condo/TH	280		85	8/2004
232	T Pine Plains	Village Green	Lewis Group	NY 82	6871-00-525907		Office		147,000		8/2004
232	T Pine Plains	Village Green	Lewis Group	NY 82	6871-00-525907		Retail				
696	T Pleasant Valley	Brookside Meadows	Pleasant Valley Props	Wigsten Rd.	6363-02-534948	+	Condo/TH	54			2/2003
86	T Pleasant Valley	Ennis Parc	Pretak	US 44	6363-03-459186		Mobile	114		85	2/2001
874	T Pleasant Valley	Professional Building	Gasparro	US 44	6363-00-530360	+	Office		10,000		10/2008
182	T Pleasant Valley	Salt & Highway Equipment Storage	Town of Pleasant Valley	CR 73	6364-04-813054	+	Indust		18,000		1/2006
216	T Pleasant Valley	Taconic Homes	Richman Group Capital Co	US 44	6564-02-529760		Condo/TH	252		72	8/2003
862	T Poughkeepsie	Ashton Park	Addison & Fitz	US 9	6159-00-754100	+	Retail		34,334		11/2008
30	T Poughkeepsie	Casperkill Country Club	Ginsburg Development LLC	US 9	6159-02-503995	+	Condo/TH				8/2004
30	T Poughkeepsie	Casperkill Country Club	Ginsburg Development LLC	US 9	6159-02-503995	+	SFR	469		348	8/2004
866	T Poughkeepsie	Dutchess Comm. College Student Housing	Dutchess Community College	CR 100	6163-00-231160		Dorm	465			9/2008
108	T Poughkeepsie	High School Addition/Upgrades	Spackenkill Union Free S.D.	NY 113	6160-04-520445		Pub/Inst		25,000		9/2006
112	T Poughkeepsie	Hudson Heritage Park	Hudson Heritage	US 9	6163-03-011149		Apt	500		156	2/2004
112	T Poughkeepsie	Hudson Heritage Park	Hudson Heritage	US 9	6163-03-011149		Hotel				2/2004
869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	US 9	6159-00-132500		Retail		30,680		6/2008
869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	US 9	6159-00-132500		Rec		60,242		6/2008
869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	US 9	6159-00-132500		Office		90,363		6/2008
839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	6262-04-830160		Indust		30,400	75	2/2007
839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	6262-04-830160		Office		26,620	75	2/2007
839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	US 44	6262-04-830160		Office		28,000	75	2/2007
858	T Poughkeepsie	Kagyu Thubten Choling Monastery Prayer Hall	Kagyu Thubten Choling Monastery	Sheafe Rd	6058-02-755703		Pub/Inst		35,000	8	8/2005
871	T Poughkeepsie	Marist College Hancock Center	Marist College	US 9	6060-04-973475	+	Pub/Inst		57,000		11/2008
155	T Poughkeepsie	Oakwood Commons	Oakwood Partners LLC	US 9	6060-04-973475	+	Hotel		72,280		8/2005
155	T Poughkeepsie	Oakwood Commons	Oakwood Partners LLC	US 9	6060-04-973475	+	Office		65,920		8/2005
158	T Poughkeepsie	Overocker Road LLC	Mauri Assoc. Architects	Overocker Rd.	6262-01-291703		Indust		32,700		1/2006
158	T Poughkeepsie	Overocker Road LLC	Mauri Assoc. Architects	Overocker Rd.	6262-01-291703		Office		7,300		1/2006
873	T Poughkeepsie	Pendell Commons	Kearney Realty & Development Corp.	NY 9G	6162-00-878160	+	Senior	72		15	7/2008
878	T Poughkeepsie	Route 9D Professional Park	Socker Spring Park, LLC	NY 9D	6158-00-908200		Office		55,700		10/2008
184	T Poughkeepsie	Self-Storage Facility	Redl	Love Rd	6261-01-173893	+	Indust		71,200		8/2003
845	T Poughkeepsie	South Hills Mall Redevelopment	Vornado South Hills LLC	US 9	6158-01-297959		Retail			73	2/2007
194	T Poughkeepsie	Spacken Partners LLC	Spackenkill Partners LLC	US 9	6060-04-922413		Office		120,000	24	3/2006
209	T Poughkeepsie	Stratford Farms	Bower Rd. Associates	Bower Rd.	6362-01-200995		SFR	134		89	5/1986
220	T Poughkeepsie	The Gables Phase IV	Redl	NY 115	6262-02-054988	+	Mobile	49		20	2/2003
892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	US 9	6060-02-950800		Assist	120		15	10/2008

Table 5

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Municipality

PID	Municipality	Project	Applicant	Access Road	Parcel *		Activity	# Units	Sq. Feet	# Acres	Entry
892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	US 9	6060-02-950800		Office		4,000		10/2008
892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	US 9	6060-02-950800		Retail		7,000		10/2008
837	T Poughkeepsie	Vassar College Townhouse Expansion	Vassar College	Hooker Ave.	6161-04-740465		Dorm	50	10,215	19	1/2007
5	T Red Hook	Anderson Commons	Creative Homes	Baxter Rd.	6272-00-565437	+	Condo/TH	51		56	2/2005
13	T Rhinebeck	Baptist Home	Baptist Hme @ Brookmeade	NY 308	6170-00-996215		Senior	80	62,796		8/2001
95	T Rhinebeck	Gardens at Rhinebeck Phase 2	Gardens at Rhinebeck	Astor Dr.	6170-00-167388		Condo/TH	80			4/2006
872	T Rhinebeck	Multi-Tenant Commercial Building	CSI Developers, LLC	NY 9G	6171-00-975230		Hosp/Med		20,000		12/2008
879	T Stanford	RPG Assoc. Village Centre	RPG Associates	NY 82	6768-00-281380	+	Retail		17,940		8/2008
879	T Stanford	RPG Assoc. Village Centre	RPG Associates	NY 82	6768-00-281380	+	Office		15,570		8/2008
226	T Stanford	The Waterlands	Waterlands Real Estate Development	Bentley Ln.	6569-00-545345	+	OpenSp			150	6/2006
226	T Stanford	The Waterlands	Waterlands Real Estate Development	Bentley Ln.	6569-00-545345	+	SFR	26		200	6/2006
23	T Union Vale	Blue Heron Estates	Gellatly	S. Smith Rd.	6661-00-628775	+	SFR	13		87	6/2006
92	T Union Vale	Fussell Subdivision	Fussell	S. Parliman Rd.	6660-00-716588		SFR	12		47	2/2005
843	T Wappinger**	Adams Fairacre Farms	Adams Fairacre Farms	US 9	6157-04-649335	+	Retail		72,292	13	4/2007
25	T Wappinger**	Brookvale Subdivision	Krause	Spook Hill Rd.	6257-01-260870		SFR	54		90	8/2003
616	T Wappinger**	Cranberry Hills	Cranberry Hills Assoc.	Widmer Rd.	6158-04-735365		SFR	232		298	2/2001
78	T Wappinger**	DCH Toyota -- Service Center	DCH Investments, Inc.	Old Route 9	6157-02-553706		Retail		37,747	4	9/2006
80	T Wappinger**	Degnan Retail Center	Degnan	US 9	6158-02-543530		Retail		34,500	9	1/2006
91	T Wappinger**	Friendly Motor Cars	Friendly Motor Cars, Inc	Old Post Rd	6157-04-638394		Retail		43,772		8/2003
120	T Wappinger**	La Fonda Del Sol	Rodriguez	CR 28	6157-02-542585		Office		37,800		8/2003
120	T Wappinger**	La Fonda Del Sol	Rodriguez	CR 28	6157-02-542585		Retail				8/2003
847	T Wappinger**	River View Land Company Warehouse	River View Land Company, LLC	River Rd	6056-01-174862		Indust		32,600	6	5/2007
224	T Wappinger**	The Preserve	Prime Equities LLC	CR 28	6157-01-240641	+	Condo/TH	53		48	8/2004
233	T Wappinger**	Wappinger Farm Estates	Strutman	Robinson Ln.	6459-03-110235		SFR	19		61	8/2006
128	T Washington**	Mabbettsville Common	Tuxis Corporation	US 44	6865-00-659462		Retail		17,881		2/2005
20	V Millbrook**	Bennett College Property	Blumenthal Brickman Association	US 44	6764-01-283781	+	Condo/TH	82		24	1/2006
20	V Millbrook**	Bennett College Property	Blumenthal Brickman Association	US 44	6764-01-283781	+	SFR	9			1/2006
10	V Millerton**	Arnoff Moving & Storage	Arnoff Moving & Storage	NY 22	7271-13-173354		Retail		19,000		8/2005
144	V Millerton**	Millerton Overlook	Housing Resources	NY 22	7271-18-277277		Apt	20		4	2/2005
146	V Pawling	Mizzentop Day School	Mizzentop Day School	NY 22	7056-05-174952		Pub/Inst		12,000		5/2006
163	V Pawling	Pawling Commons	Pawling Commons Inc.	East Main St.	7056-05-101917		Office		10,200		5/2006
5	V Red Hook	Anderson Common	Creative Homes	Baxter Rd.	6272-00-565437		Condo/TH	51		56	2/2005
118	V Red Hook	Knollwood Commons	Knollwood Commons III	Firehouse La.	6272-10-348532		Retail		7,200		8/2005

Table 5

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Municipality

PID	Municipality	Project	Applicant	Access Road	Parcel *		Activity	# Units	Sq. Feet	# Acres	Entry
172	V Red Hook	Red Hook Commons	Kearney Realty & Dev	US 9	6272-10-265576	+	Retail				8/2004
119	V Rhinebeck	Knollwood Property Subdivision	Knollwood Prop. LLC	Knollwood Rd.	6169-07-711967		SFR	23		13	2/2002
142	V Rhinebeck	Middle/High School Expansion	Rhinebeck CSD	North Park Rd.	6170-19-747165		Pub/Inst		61,000		8/2003
875	V Rhinebeck	Rhinebeck Village Place Residential Condos	Rhinebeck Village Place LLC	NY 9	6170-01-871840	+	Condo/TH	36			7/2008
162	V Wappingers Falls	Patriots Park	Ginsburg Devlopment / Ormater Devel.	S. Remsen Ave	6158-18-473155	+	Retail		42,000		6/2006
893	V Wappingers Falls	Riverbend II	Sterling Properties Group	CR 93	6158-20-779013		Apt	54		9	12/2008

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

**This municipality did not provide the County with updated information. Projects included are those from the previous report, plus new ones that the County is aware of. Please note that the Major Project information for this municipality may not be complete.

Table 6

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Access Road

Access Road	PID	Municipality	Project	Applicant	Parcel*		Activity	# Units	Sq. Feet	# Acres	Entry
Aikendale Rd.	64	T Pawling	Castagna	Castagna	7056-00-611351	+	OpenSp			105	1/1998
Aikendale Rd.	64	T Pawling	Castagna	Castagna	7056-00-611351	+	Retail		200,000		8/1995
Aikendale Rd.	64	T Pawling	Castagna	Castagna	7056-00-611352	+	Indust		200,000		8/1995
Aikendale Rd.	64	T Pawling	Castagna	Castagna	7056-00-611351	+	Senior	100		200	8/1995
Aikendale Rd.	64	T Pawling	Castagna	Castagna	7056-00-611351	+	SFR	26		164	1/1998
Alley Rd.	227	T LaGrange**	Todd Hill Crossing	3V Development Corporation	6560-03-450450		SFR	30		235	1/1998
Astor Dr.	95	T Rhinebeck	Gardens at Rhinebeck Phase 2	Gardens at Rhinebeck	6170-00-167388		Condo/TH	80			4/2006
Baxter Rd.	5	T Red Hook	Anderson Commons	Creative Homes	6272-00-565437	+	Condo/TH	51		56	2/2005
Baxter Rd.	5	V Red Hook	Anderson Common	Creative Homes	6272-00-565437		Condo/TH	51		56	2/2005
Bentley Ln.	226	T Stanford	The Waterlands	Waterlands Real Estate Development	6569-00-545345	+	OpenSp			150	6/2006
Bentley Ln.	226	T Stanford	The Waterlands	Waterlands Real Estate Development	6569-00-545345	+	SFR	26		200	6/2006
Benton Moore Rd.	203	T Beekman	Stone Ridge Estates	Beekman Home & Land Development	6658-00-266185	+	SFR	18		26	5/2006
Benton Moore Rd.	89	T East Fishkill	Four Corners	Spectrum Skanska USA	6658-03-108204	+	Retail				2/2002
Benton Moore Rd.	89	T East Fishkill	Four Corners	Spectrum Skanska USA	6658-03-108204	+	SFR	241		480	2/2002
Bower Rd.	209	T Poughkeepsie	Stratford Farms	Bower Rd. Associates	6362-01-200995		SFR	134		89	5/1986
Brockway Rd.	88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	5955-02-565665	+	Condo/TH	109		110	8/2003
Brockway Rd.	88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	5955-02-565665	+	Retail		24,000		8/2003
Brockway Rd.	88	T Fishkill	Fishkill Landing @ Waterfront	RPA Assoc/AVR Realty	5955-02-565665		Rezone				8/2003
Brockway Rd.	31	T Fishkill	Waterfront@Fishkill V: Overlook Pointe	RPA Development LLC	5955-02-726725		Condo/TH	256		54	2/2005
Center Circle	833	T Amenia	Taconic DDSO	NYS OMRDD	7164-00-039612		Pub/Inst	60	36,900	7	2/2007
Clapp Hill Rd.	161	T Beekman	Park Hill Estates	Claudia George Family Ltd. Part.	6659-00-791546		SFR	33		100	5/2006
Cottage Dr.	123	T East Fishkill	Lake Walton Park Subdivision	Lake Walton Park, LLC	6358-04-680138		SFR	94		233	2/2002
CR 10	122	T Beekman	Lake Side Estates	Quatrocci & Loia	6658-00-183936	+	SFR	21		44	8/2000
CR 10	212	T Beekman	Sylvan Lake Ventures	Frelander	6658-00-308998		SFR	25		69	8/2004
CR 100	866	T Poughkeepsie	Dutchess Comm. College Student Housing	Dutchess Community College	6163-00-231160		Dorm	465			9/2008
CR 14	84	T Clinton	Eastern Oaks	Brucato	6467-00-795019		SFR	11		78	8/2004
CR 16	187	T Hyde Park	Serenity Hills	Malt, LLC	6266-01-432985	+	OpenSp			110	4/2006

Table 6

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Access Road

Access Road	PID	Municipality	Project	Applicant	Parcel*		Activity	# Units	Sq. Feet	# Acres	Entry
CR 16	187	T Hyde Park	Serenity Hills	Malt, LLC	6266-01-432985	+	SFR	77		234	2/2005
CR 20	883	T Dover	Wind Rose	Wind Rose Dutchess LLC	6958-00-690892	+	SFR	230		654	6/2008
CR 20	883	T Dover	Wind Rose	Wind Rose Dutchess LLC	6958-00-690892	+	Rec				6/2008
CR 20	883	T Pawling	Wind Rose	Wind Rose Dutchess LLC	6958-00-673657	+	SFR			491	6/2008
CR 21	106	T LaGrange**	Harvest Ridge	Newsheiwat Estate, Inc.	6460-04-803005		SFR	55		111	2/2001
CR 21	153	T LaGrange**	Nesheiwat Estates	Nesheiwat Estates, Inc.	6460-04-740133		SFR			62	8/2003
CR 21	883	T Pawling	Wind Rose	Wind Rose Dutchess LLC	6958-00-673657	+	Rec				6/2008
CR 26	169	T Dover	Plum Hill	Palumbo Block Co. Inc.	7062-00-133263		Indust		20,000	9	7/1996
CR 27	137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	6455-00-346956	+	Hotel			151	2/2000
CR 27	137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	6455-00-346956	+	Indust		1,270,000		2/2000
CR 27	137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	6455-00-346956	+	Office			151	2/2000
CR 27	137	T East Fishkill	Meadow Creek Corp Park	T-Lime LLC	6455-00-346956	+	Retail			151	2/2000
CR 28	120	T Wappinger**	La Fonda Del Sol	Rodriguez	6157-02-542585		Office		37,800		8/2003
CR 28	120	T Wappinger**	La Fonda Del Sol	Rodriguez	6157-02-542585		Retail				8/2003
CR 28	224	T Wappinger**	The Preserve	Prime Equities LLC	6157-01-240641	+	Condo/TH	53		48	8/2004
CR 29	82	T East Fishkill	Eagle Ridge Subdivision	Clove Branch Rd, LLC	6458-03-350394		SFR	30		56	8/2003
CR 33	244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	6459-02-580785	+	Condo/TH	258		436	2/2006
CR 33	244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	6459-02-580785	+	Rec				2/2006
CR 33	244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	6459-02-580785	+	Retail				2/2006
CR 33	244	T LaGrange**	Southern Dutchess/BAK rezone	Southern Dutchess/BAK LLC	6459-02-580785	+	SFR				2/2006
CR 37	100	T Hyde Park	Groves Subdivision	SCS Real Estate Development	6167-03-330194	+	Condo/TH	25		26	2/2003
CR 37	100	T Hyde Park	Groves Subdivision	SCS Real Estate Development	6167-03-330194	+	SFR	9		26	2/2003
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		Condo/TH	124			8/2005
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		Hosp/Med		110,000		8/2005
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		Hotel		160,000		8/2005
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		Office		163,500		8/2006
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		Retail		160,000		8/2005
CR 40A	217	T Hyde Park	The Club at Hyde Park	Lauter Development LLC	6164-03-234159		SFR	30		140	8/2005
CR 41	168	T Hyde Park	Pinewoods Monastery Phase 1	China Buddhist Association	6265-03-292340		Pub/Inst	40	43,700	93	4/2006
CR 43	235	T LaGrange**	Warehouse/Storage	Hatfield	6261-02-805774		Retail		28,800		8/2005

Table 6

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Access Road

Access Road	PID	Municipality	Project	Applicant	Parcel*		Activity	# Units	Sq. Feet	# Acres	Entry
CR 46	90	T LaGrange**	Frank Farms	Page	6361-01-162526		SFR	157		269	8/1999
CR 46	157	T LaGrange**	Overlook Place PDD	Overlook Place LLC	6261-02-896803		Condo/TH	91		6	8/2005
CR 46	166	T LaGrange**	Pine Hills Subdivision	Pine Hill Estates LLC	6361-02-630549	+	SFR	33		73	7/2006
CR 46	193	T LaGrange**	Sleight Farm Subdivision	Carlyle Associates	6361-01-148778		SFR	157		236	6/1990
CR 49	6	T LaGrange**	Apple Acres	Page	6260-02-998588		Senior	86		40	8/2005
CR 49	69	T LaGrange**	Commercial Buildings	O'Donnell	6360-03-109390		Retail		40,000		2/2002
CR 49	77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	6360-03-081270	+	Condo/TH	127		233	1/2006
CR 49	77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	6360-03-081270	+	OpenSp			130	1/2006
CR 49	77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	6360-03-081270	+	Retail			2	1/2006
CR 49	77	T LaGrange**	Daley Farms PPD	Daley Farms Properties LLC	6360-03-081270	+	SFR				1/2006
CR 49	102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	6261-04-735221		Condo/TH	696		152	1/2006
CR 49	102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	6261-04-735221		Office		88,000		1/2006
CR 49	102	T LaGrange**	H.G. Page Properties	H.G. Page Properties	6261-04-735221		Retail		40,000		1/2006
CR 49	101	T LaGrange**	H.G. Page Properties: Townhouses	H.G. Page Properties	6360-01-057547		Condo/TH	95		25	1/2006
CR 49	854	T LaGrange**	Titusville Corporate Park	Page	6360-01-057547		Indust		126,000		8/2005
CR 66	884	T Pawling	Farmhouses at Quaker Hill Equestrian Club	Quaker Hill XX, LLC	7157-00-530168		SFR	10		20	10/2008
CR 66	884	T Pawling	Farmhouses at Quaker Hill Equestrian Club	Quaker Hill XX, LLC	7157-00-530168		OpenSp			50	10/2008
CR 7	886	T Beekman	Victoria Estates II	Lennar	6758-00-825818		SFR	17		6	12/2008
CR 73	182	T Pleasant Valley	Salt & Highway Equipment Storage	Town of Pleasant Valley	6364-04-813054	+	Indust		18,000		1/2006
CR 8	196	T Beekman	Springs at Beekman	Springs at Beekman	6658-00-743494		SFR	199		370	2/1999
CR 9	17	T East Fishkill	Beekman Country Club		6558-03-295375		SFR	252		563	7/1996
CR 93	893	V Wappingers Falls	Riverbend II	Sterling Properties Group	6158-20-779013		Apt	54		9	12/2008
Cushman Rd.	76	T Pawling	Cushman Farms Subdivision	Peckham Industries, Inc.	6955-00-795864		SFR	30		333	8/2001
Dennings Ave.	835	C Beacon	Beacon Institute for Rivers & Estuaries	Beacon Institute for Rivers & Estuaries	5954-15-508314		Pub/Inst		40,000	85	2/2007
Depot Hill Rd	58	T Amenia	Amenia Hills Subdivision	Syms	7167-00-430145		SFR	19		44	8/2003
Depot Hill Rd.	150	T Beekman	Mountain View Estates	Cunningham	6857-00-068699		SFR	10		251	8/1997
Dodge Rd.	129	T Pawling	Madison Woods Subdivision	Andriano	6957-00-595634	+	SFR	34		197	5/2006
Dutchess Ave.	867	C Poughkeepsie	Dutton Site Materials	O'Neill Group Dutton	6062-59-766443		Condo/TH	500		15	10/2008

Table 6

Dutchess County Department of Planning and Development

2008 Active Major Projects

By Access Road

Access Road	PID	Municipality	Project	Applicant	Parcel*		Activity	# Units	Sq. Feet	# Acres	Entry
Dutchess Ave.	867	C Poughkeepsie	Dutton Site Materials	O'Neill Group Dutton	6062-59-766443		Rezone				10/2008
East Main St.	83	C Beacon	East Main Mills	East Main Mills, LLC	6054-38-143746	+	Apt	150		3	2/2004
East Main St.	163	V Pawling	Pawling Commons	Pawling Commons Inc.	7056-05-101917		Office		10,200		5/2006
Ferris Ln	221	T Pine Plains	Carvel Property Development	1133 Taconic, LLC	6672-00-566940	+	Rec				8/2003
Ferris Ln	221	T Pine Plains	Carvel Property Development	1133 Taconic, LLC	6672-00-566940	+	SFR	975		2,025	8/2003
Ferris Ln.	466	T Milan	Carvel Property Development	1133 Taconic, LLC	6672-00-359795	+	SFR	80		400	8/2003
Ferris Ln.	466	T Milan	Carvel Property Development	1133 Taconic, LLC	6672-00-359795	+	Rec				8/2003
Firehouse La.	118	V Red Hook	Knollwood Commons	Knollwood Commons III	6272-10-348532		Retail		7,200		8/2005
Fishkill Ave.	885	C Beacon	Mechtronics Expansion	Fellinger Realty Holding Company LLC	6055-04-580285		Indust		55,000	10	12/2008
Fishkill Ave.	885	C Beacon	Mechtronics Expansion	Fellinger Realty Holding Company LLC	6055-04-580285		Office		10,000		12/2008
Gardner Hollow Rd.	136	T Beekman	Meadow Brook Manor	Cunningham	6859-00-623013		SFR	20		74	2/2004
Grape Hollow Rd.	836	T Beekman	Grape Hollow Subdivision	Grape Hollow Assoc. Ltd	6756-00-702684	+	SFR	38		353	6/2007
Harmony Farms Dr	105	T Pawling	Harmony Farms IV & V	Kipp-Stawski	6956-01-122868		SFR	27		149	8/2002
Henry St.	222	T Hyde Park	The Meadows at Hyde Park	BVC Development	6263-02-567876		SFR	74		117	8/2004
Hooker Ave.	837	T Poughkeepsie	Vassar College Townhouse Expansion	Vassar College	6161-04-740465		Dorm	50	10,215	19	1/2007
Industrial Way	66	T Fishkill	Chelsea @ Waterfront	Chelsea Waterfront Development	5955-02-798930		Apt	350		52	2/2005
Knollwood Rd.	119	V Rhinebeck	Knollwood Property Subdivision	Knollwood Prop. LLC	6169-07-711967		SFR	23		13	2/2002
Love Rd	184	T Poughkeepsie	Self-Storage Facility	Redl	6261-01-173893	+	Indust		71,200		8/2003
MacGhee Rd.	192	T LaGrange**	Skymeadow Acres	Bagnall	6260-04-700066		SFR	26		40	2/2000
Main St.	127	C Poughkeepsie	Luckey Platt Redevelopment	Luckey Platt Eq. LLC	6162-77-108053		Retail		45,000	1	8/2005
Maple Ln.	125	T Dover	Lands of Hearn	Hearn	7063-16-968387	+	SFR	15		19	5/2006
Market St.	3	C Poughkeepsie	Adriance Memorial Library Expansion	Poughkeepsie Public Lib. Dist.	6161-21-006971		Pub/Inst		42,000		6/2006
Martin Rd.	135	T Beekman	Martin Road Development, Inc.	Novak	6659-00-656111	+	SFR	34		115	5/2006

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Merritt Blvd.	861	T Fishkill	Van Wyck Mews	Toll Brothers, Inc.	6256-00-750083		Condo/TH	337		126	1/2007
Milton St.	109	C Poughkeepsie	Highview at Fallkill Creek	Phoenix Capital Partners LLC	6162-73-623227		Condo/TH	120		9	4/2006
N. Cherry St.	218	C Poughkeepsie	The Cooperage	Markay	6162-79-330013	+	Apt	25		1	8/2005
N. Nellie Hill Rd	152	T Dover	Nellie Hill Estates	KLM Enterprises	7063-00-560320		Condo/TH	20		4	8/2003
N. Nellie Hill Rd.	71	T Dover	Country Squire Apartments	Weisner	7063-00-560320	+	Apt	17		4	5/2006
North Park Rd.	142	V Rhinebeck	Middle/High School Expansion	Rhinebeck CSD	6170-19-747165		Pub/Inst		61,000		8/2003
NY 113	108	T Poughkeepsie	High School Addition/Upgrades	Spackenkill Union Free S.D.	6160-04-520445		Pub/Inst		25,000		9/2006
NY 115	220	T Poughkeepsie	The Gables Phase IV	Redl	6262-02-054988	+	Mobile	49		20	2/2003
NY 199	865	T Milan	Doral Farms Public Stable	Battenfeld	6471-00-406010		Rec		22,716	40	12/2008
NY 199	201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	6872-14-260291	+	Office		5,000		8/2003
NY 199	201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	6872-14-260291	+	Senior	49		14	8/2003
NY 199	201	T Pine Plains	Stissing Farm Development	Stissing Farms, Inc.	6872-14-260291	+	Retail		5,000		8/2003
NY 22	191	T Amenia	Silo Ridge	Higher Ground CC LLC	7066-00-670717	+	Condo/TH	297		668	2/2003
NY 22	191	T Amenia	Silo Ridge	Higher Ground CC LLC	7066-00-670717	+	Hotel	300	90,000	668	2/2003
NY 22	191	T Amenia	Silo Ridge	Higher Ground CC LLC	7066-00-670717	+	SFR	41		668	2/2003
NY 22	191	T Amenia	Silo Ridge	Higher Ground CC LLC	7066-00-670717	+	Retail				2/2003
NY 22	887	T Dover	22 West Properties	Kalia	7059-04-716410		Indust		15,000	4	12/2008
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	Apt	70			2/2005
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	Condo/TH	62			2/2005
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	Office		35,000		2/2005
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	Retail		340,000		2/2005
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	Senior	1,300			2/2005
NY 22	117	T Dover	Knolls of Dover	Dover Knolls Development	7059-00-502949	+	SFR	25		883	2/2005
NY 22	124	T Dover	Lands of Furnia	Furnia	7062-00-448046		SFR	32		16	5/2006
NY 22	189	T Dover	Sherman Hills	Dwy	7062-00-450330		SFR	43		59	1/1987
NY 22	206	T Dover	Stony Brook Estates	DiPietro	7063-00-390362	+	Condo/TH	28		100	8/2003
NY 22	206	T Dover	Stony Brook Estates	DiPietro	7063-00-390362	+	Open Sp			51	8/2003
NY 22	864	T Pawling	Castagna PDD / Medical Office Building	Jucca Co, / Westage Cos.	7056-00-680080	+	Hosp/Med		66,000		7/2008
NY 22	139	T Pawling	Medical Office Building	Papaleo	7055-00-451704		Hosp/Med		15,000		5/2006
NY 22	10	V Millerton**	Arnoff Moving & Storage	Arnoff Moving & Storage	7271-13-173354		Retail		19,000		8/2005
NY 22	144	V Millerton**	Millerton Overlook	Housing Resources	7271-18-277277		Apt	20		4	2/2005
NY 22	146	V Pawling	Mizzentop Day School	Mizzentop Day School	7056-05-174952		Pub/Inst		12,000		5/2006

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NY 308	13	T Rhinebeck	Baptist Home	Baptist Hme @ Brookmeade	6170-00-996215		Senior	80	62,796		8/2001
NY 376	28	T East Fishkill	Cannon Property Rezone to CRD	Hopewell Crossing	6457-03-068205	+	Rezone			132	8/2005
NY 376	852	T East Fishkill	Hopewell Crossing	WCI Communities	6457-03-234294	+	Apt	22			5/2007
NY 376	852	T East Fishkill	Hopewell Crossing	WCI Communities	6457-03-234294	+	Senior	216		132	5/2007
NY 376	111	T East Fishkill	Hopewell Glen	Toll Brothers	6457-01-155726		SFR	263		160	8/2001
NY 376	851	T East Fishkill	Nesheiwat Square	Nesheiwat	6358-02-793593		Office		18,000	5	8/2007
NY 376	851	T East Fishkill	Nesheiwat Square	Nesheiwat	6358-02-793593		Retail		18,000	5	8/2007
NY 376	231	T East Fishkill	Twin Creeks	Meric Assoc.	6457-04-355141	+	Condo/TH	89			8/2003
NY 376	231	T East Fishkill	Twin Creeks	Meric Assoc.	6457-04-355141	+	SFR	151		112	8/1999
NY 52	148	T East Fishkill	Montage	Sharbell Development	6556-00-802836		SFR	137		386	2/2003
NY 52	211	T East Fishkill	Summit Woods	ABD Fishkill, LLC	6656-00-045715	+	OpenSp			201	2/2005
NY 52	211	T East Fishkill	Summit Woods	ABD Fishkill, LLC	6656-00-045716	+	SFR	175			2/2005
NY 52	12	T Fishkill	Aveonis Townhouses	Dellaportas	6256-03-360143		Senior	54		5	2/2005
NY 52	219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	6155-01-116636	+	Condo/TH	105			8/2005
NY 52	219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	6155-01-116636	+	Retail		50,000		8/2005
NY 52	219	T Fishkill	The Crest @ Fishkill	Fishkill @ Dutchess Bldg	6155-01-116636	+	Rezone			32	8/2005
NY 52	225	T Fishkill	The Views at Rocky Glen	Regan Development Corp	6055-02-973562		Apt	82		10	1/2006
NY 52	225	T Fishkill	The Views at Rocky Glen	Regan Development Corp	6055-02-973562		Rezone				1/2006
NY 55	18	T Beekman	Beekman Crossroads Plaza	Major Realty Group LLC	6758-00-965896	+	Retail		18,500		8/2005
NY 55	19	T Beekman	Beekman Meadows	Prestige Development LLC	6759-00-870046	+	Condo/TH	114		23	1/2006
NY 55	104	T Beekman	Harmony Commons	LaPietra	6759-00-920060		Apt	4			3/2006
NY 55	104	T Beekman	Harmony Commons	LaPietra	6759-00-920060		Office		15,000		3/2006
NY 55	104	T Beekman	Harmony Commons	LaPietra	6759-00-920060		Retail		15,000		3/2006
NY 55	159	T Beekman	P. Sala & Sons Contractors Yard	P. Sala & Sons	6758-00-974755		Retail		15,000		1/2006
NY 55	176	T Beekman	Retail/Apt Development	Dutchess Contracting	6759-00-494352	+	Apt	16		5	8/2003
NY 55	176	T Beekman	Retail/Apt Development	Dutchess Contracting	6759-00-494352	+	Retail		4,200		8/2003
NY 55	877	T Beekman	Route 55 Retail Center	Route 55 Retail Center	6759-00-882720	+	Apt	48			10/2008
NY 55	877	T Beekman	Route 55 Retail Center	Route 55 Retail Center	6759-00-882720	+	Retail		55,400		10/2008
NY 55	180	T Beekman	Running Brook Center	Oswald	6858-00-091622		Office		16,828		1/2006
NY 55	8	T LaGrange**	Arlington High School Additions	Arlington Central School Dist.	6461-04-668121	+	Pub/Inst		92,500		9/2005
NY 55	26	T LaGrange**	Burnham Building	Burnham Building LLC	6261-04-850208		Indust				1/2005
NY 55	26	T LaGrange**	Burnham Building	Burnham Building LLC	6261-04-850208		Office		20,400		1/2005
NY 55	121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	6460-01-422785	+	Condo/TH	623			9/2006
NY 55	121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	6460-01-422785	+	Hotel		78,500		9/2006
NY 55	121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	6460-01-422785	+	Office		93,000		9/2006
NY 55	121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	6460-01-422785	+	Pub/Inst		22,500		9/2006
NY 55	121	T LaGrange**	LaGrange Town Center	Ginsburg/Rieger	6460-01-422785	+	Retail		71,500		9/2006
NY 55	160	T LaGrange**	Page Lumber Storage	Manchester Bridge Prop	6261-04-783279		Retail		37,700		8/2005

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NY 55	179	T LaGrange**	Rolling Meadows @ LaGrange	ABD Dutchess, LLC	6361-04-778118		SFR	130		171	2/2003
NY 82	11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	6559-03-360250		Office		50,000		1/2005
NY 82	11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	6559-03-360250		Retail		15,600		1/2005
NY 82	11	T East Fishkill	Arthursburg Corners	Gasland Petroleum Inc.	6559-03-360250		SFR	3		15	1/2005
NY 82	853	T East Fishkill	Hopewell Senior Housing	Anthony Segreti	6357-04-924400		Senior	82		9	3/2007
NY 82	213	T East Fishkill	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	6559-03-276336	+	Office		15,000		8/2004
NY 82	213	T East Fishkill	Taconic 82 Parallel Holdings Inc.	Parallel Holdings, Inc.	6559-03-276336	+	Retail				8/2004
NY 82	22	T LaGrange**	Blessed Kateri Church	Blessed Kateri Church	6559-02-630981		Pub/Inst		28,792	81	6/2006
NY 82	213	T LaGrange**	Taconic 82 Parallel Holdings, Inc.	Parallel Holdings Inc.	6559-03-304356	+	Retail				8/2004
NY 82	213	T LaGrange**	Taconic 82 Parallel Holdings, Inc.	Parallel Holdings Inc.	6559-03-304357	+	Office		15,000		8/2004
NY 82	232	T Pine Plains	Village Green	Lewis Group	6871-00-525907		Condo/TH	280		85	8/2004
NY 82	232	T Pine Plains	Village Green	Lewis Group	6871-00-525907		Office		147,000		8/2004
NY 82	232	T Pine Plains	Village Green	Lewis Group	6871-00-525907		Retail				
NY 82	879	T Stanford	RPG Assoc. Village Centre	RPG Associates	6768-00-281380	+	Retail		17,940		8/2008
NY 82	879	T Stanford	RPG Assoc. Village Centre	RPG Associates	6768-00-281380	+	Office		15,570		8/2008
NY 9	875	V Rhinebeck	Rhinebeck Village Place Residential Condos	Rhinebeck Village Place LLC	6170-01-871840	+	Condo/TH	36			7/2008
NY 9D	131	T Fishkill	Magnolia Townhouses	Route 9D LLC (Kuehner)	6055-01-302874		Condo/TH	70		15	9/2006
NY 9D	131	T Fishkill	Magnolia Townhouses	Route 9D LLC (Kuehner)	6055-01-302874		Rezone				9/2006
NY 9D	878	T Poughkeepsie	Route 9D Professional Park	Socker Spring Park, LLC	6158-00-908200		Office		55,700		10/2008
NY 9G	74	T Hyde Park	Carriage Trail at Towne Centre	SARCAR Equities, LLC	6165-01-323662		Condo/TH	317		88	8/1999
NY 9G	72	T Hyde Park	Creekside	JAB Assoc. LLC	6266-01-035859		OpenSp				4/2006
NY 9G	72	T Hyde Park	Creekside	JAB Assoc. LLC	6266-01-035859		SFR	51		110	2/2005
NY 9G	846	T Hyde Park	Gilbert Farm Recreation Facility	Tucci Properties, LLC	6164-02-706839		Rec		40,400	77	4/2007
NY 9G	149	T Hyde Park	Moorgate Subdivision	Lois Family, Ltd.	6267-03-150315		SFR	26		159	1/2006
NY 9G	873	T Poughkeepsie	Pendell Commons	Kearney Realty & Development Corp.	6162-00-878160	+	Senior	72		15	7/2008
NY 9G	872	T Rhinebeck	Multi-Tenant Commercial Building	CSI Developers, LLC	6171-00-975230		Hosp/Med		20,000		12/2008
Old Post Rd	91	T Wappinger**	Friendly Motor Cars	Friendly Motor Cars, Inc	6157-04-638394		Retail		43,772		8/2003
Old Route 22	81	T Amenia	Depot Hill Farm	Keane Stud, LLC	7166-00-403720		Condo/TH	16		464	1/2006
Old Route 22	81	T Amenia	Depot Hill Farm	Keane Stud, LLC	7166-00-403720		OpenSp			237	1/2006
Old Route 22	81	T Amenia	Depot Hill Farm	Keane Stud, LLC	7166-00-403720		SFR	122		464	1/2006
Old Route 9	126	T Fishkill	Landworks, LLC	Landworks, LLC	6156-02-781552		Hosp/Med		39,000	4	7/2006
Old Route 9	78	T Wappinger**	DCH Toyota -- Service Center	DCH Investments, Inc.	6157-02-553706		Retail		37,747	4	9/2006
Overocker Rd.	158	T Poughkeepsie	Overocker Road LLC	Mauri Assoc. Architects	6262-01-291703		Indust		32,700		1/2006

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Overocker Rd.	158	T Poughkeepsie	Overocker Road LLC	Mauri Assoc. Architects	6262-01-291703		Office		7,300		1/2006
Palen Rd.	205	T East Fishkill	Stoneridge	Didio	6356-02-735515		SFR	52		107	2/2002
Railroad Dr.	230	C Beacon	Train Station & Parking	MTA	5954-33-549777		Infra				2/2005
Red Flynn Dr	15	C Beacon	Beacon Landing	Scenic Hudson Land Trust	5954-41-537725		Hotel		150,000	15	8/2003
Red Flynn Dr	15	C Beacon	Beacon Landing	Scenic Hudson Land Trust	5954-41-537725		Retail		150,000		8/2003
Rinaldi Blvd.	236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	6061-26-744884		Hotel	72			2/2004
Rinaldi Blvd.	236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	6061-26-744884		Office		92,000		2/2004
Rinaldi Blvd.	236	C Poughkeepsie	South Waterfront Development	Poughkeepsie. Landing, LLC	6061-26-744884		Retail		32,000		2/2004
Rinaldi Blvd.	181	C Poughkeepsie	South Waterfront Development Marina	Poughkeepsie. Landing, LLC	6061-26-744884		Rec				2/2004
River Rd	79	T Pawling	Deerfield Estates	Cambridge Development	7057-00-094957		SFR	31		117	8/2003
River Rd	847	T Wappinger**	River View Land Company Warehouse	River View Land Company, LLC	6056-01-174862		Indust		32,600	6	5/2007
Robinson Ln.	170	T East Fishkill	Ponds @ East Fishkill	Antolotti	6358-02-887660		SFR	43		54	2/2002
Robinson Ln.	233	T Wappinger**	Wappinger Farm Estates	Strutman	6459-03-110235		SFR	19		61	8/2006
Rossway Rd.	71	T LaGrange**	Country Squire Estates	Dutchess Country Squire LLC	6562-01-101548	+	SFR	38		155	1/2006
S. Parliman Rd.	92	T Union Vale	Fussell Subdivision	Fussell	6660-00-716588		SFR	12		47	2/2005
S. Remsen Ave	162	V Wappingers Falls	Patriots Park	Ginsburg Devlopment / Ormater Devel.	6158-18-473155	+	Retail		42,000		6/2006
S. Smith Rd.	23	T Union Vale	Blue Heron Estates	Gellatly	6661-00-628775	+	SFR	13		87	6/2006
Seaman Rd.	243	T East Fishkill	Woods of Tiffany	Tucker	6657-03-517325	+	SFR	34		135	8/2004
Sheafe Rd	858	T Poughkeepsie	Kagyu Thubten Choling Monastery Prayer Hall	Kagyu Thubten Choling Monastery	6058-02-755703		Pub/Inst		35,000	8	8/2005
Silver Mtn. Rd.	164	T North East	Peaceful Valley Farm	Peaceful Valley Land Steward	7170-00-121197	+	SFR	12		333	5/2006
Spook Hill Rd.	25	T Wappinger**	Brookvale Subdivision	Krause	6257-01-260870		SFR	54		90	8/2003
Stissing Ave	114	T Pine Plains	Parkview Estates	Parkview Estates	6872-00-161019		SFR	45		29	2/2008
Tioranda Ave	902	C Beacon	Glen Willow Properties	Glen Willow Properties	5954-16-993482		Condo/TH	96		8	5/2007
Tioronda Ave.	227	C Beacon	Haven at Beacon Mill	Advantage Mortgage	5954-16-693398		Senior	180		5	8/1998

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US 44	86	T Pleasant Valley	Ennis Parc	Pretak	6363-03-459186		Mobile	114		85	2/2001
US 44	874	T Pleasant Valley	Professional Building	Gasparro	6363-00-530360	+	Office		10,000		10/2008
US 44	216	T Pleasant Valley	Taconic Homes	Richman Group Capital Co	6564-02-529760		Condo/TH	252		72	8/2003
US 44	839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	6262-04-830160		Indust		30,400	75	2/2007
US 44	839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	6262-04-830160		Office		26,620	75	2/2007
US 44	839	T Poughkeepsie	Industrial Retro / Kirchhoff	Industrial Retro / Kirchhoff	6262-04-830160		Office		28,000	75	2/2007
US 44	128	T Washington**	Mabbettsville Common	Tuxis Corporation	6865-00-659462		Retail		17,881		2/2005
US 44	20	V Millbrook**	Bennett College Property	Blumenthal Brickman Association	6764-01-283781	+	Condo/TH	82		24	1/2006
US 44	20	V Millbrook**	Bennett College Property	Blumenthal Brickman Association	6764-01-283781	+	SFR	9			1/2006
US 9	107	T Fishkill	Hasbrouck Place	Barlow	6156-02-699543		Office		52,000		8/2005
US 9	107	T Fishkill	Hasbrouck Place	Barlow	6156-02-699543		Retail				8/2005
US 9	134	T Fishkill	Marriott Town Place Suites & Spring Hill Suites	Norwick Partners	6155-01-910559		Hotel	98	57,000		8/2005
US 9	134	T Fishkill	Marriott Town Place Suites & Spring Hill Suites	Norwick Partners	6155-01-910559		Hotel	87	49,000		8/2005
US 9	173	T Fishkill	Regency at Fishkill	Toll Brothers Inc.	6155-00-843658		Senior	180		24	1/2006
US 9	860	T Hyde Park	Culinary Institute of America -- Dorms	Culinary Institute of Amercia	6063-02-889852		Dorm	35			1/2007
US 9	133	T Hyde Park	River Ridge	Cambridge Development	6066-04-737221		Condo/TH	162		66	8/1999
US 9	207	T Hyde Park	Stop & Shop	Stop & Shop Supermarket Company	6064-04-948267		Retail			15	9/2006
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	Condo/TH	325			2/2005
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	Hotel		290,000		2/2005
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	Office		293,000		2/2005
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	Pub/Inst		85,000		2/2005
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	Retail		405,000		2/2005
US 9	198	T Hyde Park	The Estates and Shops at Edgewood	Gagne/Reliance Realty	6163-01-131850	+	SFR	233		339	2/2005
US 9	174	T Hyde Park	Vanderbilt Gardens	Hyde Park Development LLC	6165-01-030991	+	OpenSp			199	3/2006
US 9	174	T Hyde Park	Vanderbilt Gardens	Hyde Park Development LLC	6165-01-030991	+	SFR	70		112	3/2006
US 9	862	T Poughkeepsie	Ashton Park	Addison & Fitz	6159-00-754100	+	Retail		34,334		11/2008
US 9	30	T Poughkeepsie	Casperkill Country Club	Ginsburg Development LLC	6159-02-503995	+	Condo/TH				8/2004
US 9	30	T Poughkeepsie	Casperkill Country Club	Ginsburg Development LLC	6159-02-503995	+	SFR	469		348	8/2004
US 9	112	T Poughkeepsie	Hudson Heritage Park	Hudson Heritage	6163-03-011149		Apt	500		156	2/2004
US 9	112	T Poughkeepsie	Hudson Heritage Park	Hudson Heritage	6163-03-011149		Hotel				2/2004
US 9	869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	6159-00-132500		Retail		30,680		6/2008
US 9	869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	6159-00-132500		Rec		60,242		6/2008
US 9	869	T Poughkeepsie	Hudson Valley Health, Fitness & Wellness Cntr	Hillside Companies Inc.	6159-00-132500		Office		90,363		6/2008
US 9	871	T Poughkeepsie	Marist College Hancock Center	Marist College	6060-04-973475	+	Pub/Inst		57,000		11/2008
US 9	155	T Poughkeepsie	Oakwood Commons	Oakwood Partners LLC	6060-04-973475	+	Hotel		72,280		8/2005
US 9	155	T Poughkeepsie	Oakwood Commons	Oakwood Partners LLC	6060-04-973475	+	Office		65,920		8/2005
US 9	845	T Poughkeepsie	South Hills Mall Redevelopment	Vornado South Hills LLC	6158-01-297959		Retail			73	2/2007
US 9	194	T Poughkeepsie	Spacken Partners LLC	Spackenkill Partners LLC	6060-04-922413		Office		120,000	24	3/2006
US 9	892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	6060-02-950800		Assist	120		15	10/2008
US 9	892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	6060-02-950800		Office		4,000		10/2008

Table 6

Dutchess County Department of Planning and Development

2008 Active Major Projects

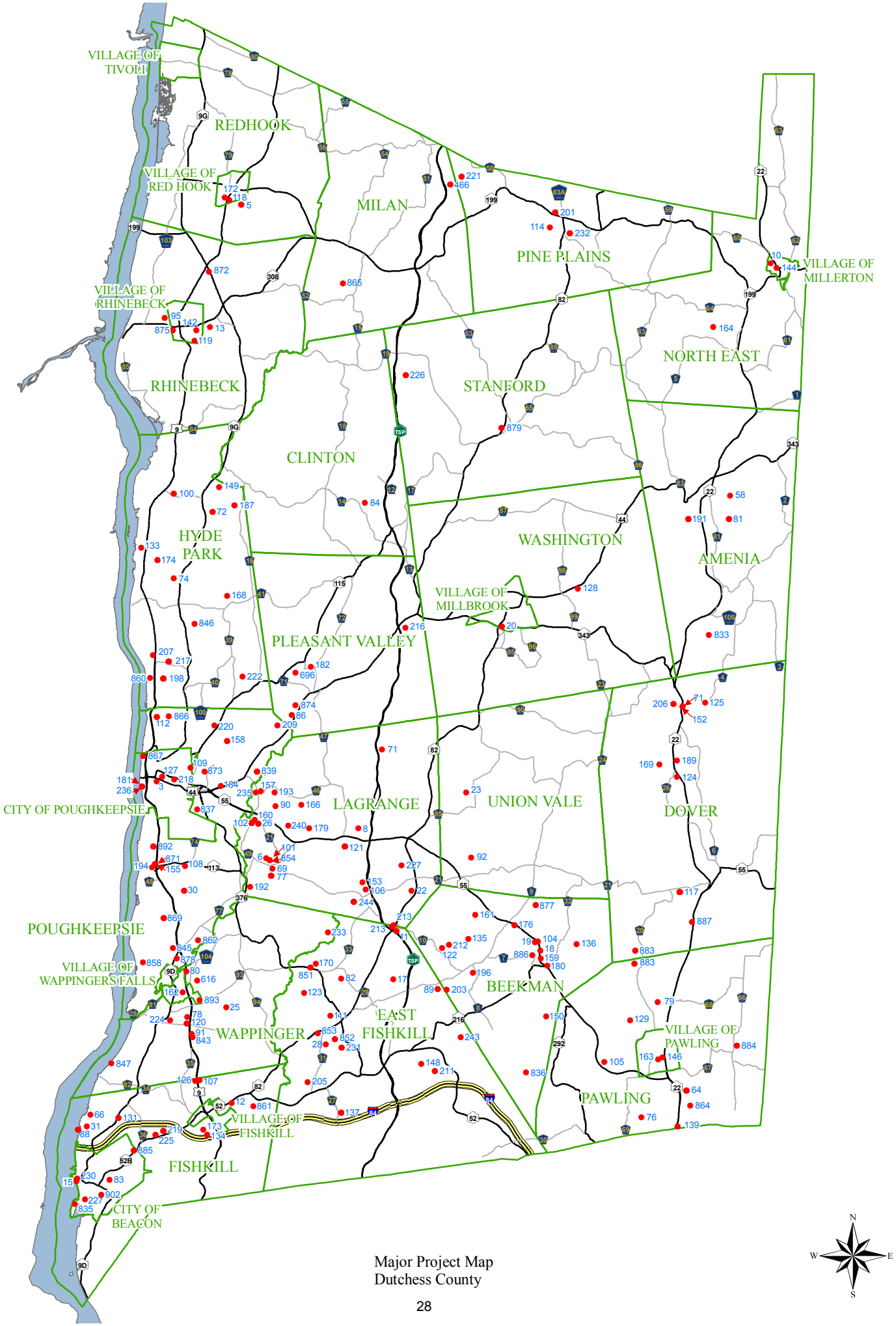
By Access Road

Access Road	PID	Municipality	Project	Applicant	Parcel*		Activity	# Units	Sq. Feet	# Acres	Entry
US 9	892	T Poughkeepsie	The Seasons Assisted Living	EBS Poughkeepsie LLC	6060-02-950800		Retail		7,000		10/2008
US 9	843	T Wappinger**	Adams Fairacre Farms	Adams Fairacre Farms	6157-04-649335	+	Retail		72,292	13	4/2007
US 9	80	T Wappinger**	Degnan Retail Center	Degnan	6158-02-543530		Retail		34,500	9	1/2006
US 9	172	V Red Hook	Red Hook Commons	Kearney Realty & Dev	6272-10-265576	+	Retail				8/2004
Vail Rd.	240	T LaGrange**	West Lake Realty Subdivision	West lake Realty	6361-03-393169		SFR	28		69	2/2003
Widmer Rd.	616	T Wappinger**	Cranberry Hills	Cranberry Hills Assoc.	6158-04-735365		SFR	232		298	2/2001
Wigsten Rd.	696	T Pleasant Valley	Brookside Meadows	Pleasant Valley Props	6363-02-534948	+	Condo/TH	54			2/2003

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

**This municipality did not provide the County with updated information. Projects included are those from the previous report, plus new ones that the County is aware of. Please note that the Major Project information for this municipality may not be complete.

Map



Major Project Map
Dutchess County

Appendix

Municipal Telephone Numbers

(All area codes are 845 unless otherwise noted)

For more information contact:

Cities

Beacon 838-5000
Poughkeepsie 451-4055

Towns

Amenia 373-8860
Beekman 724-5300 x6
Clinton 266-5704
Dover 877-4271
East Fishkill 221-2428
Fishkill 831-7800 x2
Hyde Park 229-5111 x2
LaGrange 452-2046
Milan 758-5133
North East 518-789-3657
Pawling 855-0959
Pine Plains 518-398-0086
Pleasant Valley 635-8395
Poughkeepsie 485-3657
Red Hook 758-4613
Rhinebeck 876-3409
Stanford 868-7250
Union Vale 724-5600 x5
Wappinger 297-1373
Washington 677-3419

Villages

Fishkill 897-4430
Millbrook 677-3939
Millerton 518-789-4489
Pawling 855-1128
Red Hook 758-1081 x218
Rhinebeck 876-1922
Tivoli 757-2021
Wappingers Falls 297-5277

Dutchess County Department of Planning and Development 486-3600