



Ecosystems Strategies, Inc.

**BROWNFIELD CLEANUP PROGRAM
APPLICATION**

FOR

Queen City Lofts

Property Located at:

**178-182 Main Street and 11 South Bridge Street
Poughkeepsie, New York**



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Check here if this application is to request significant changes to property set forth in an existing Brownfield Cleanup Agreement:

 Yes No

(If yes, skip to Section IV; see application instructions) below

Existing BCP project number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes)

July 2015

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME The Kearney Realty & Development Group, Inc.

ADDRESS 1777 Route 6

CITY/TOWN Carmel

ZIP CODE 10512

PHONE 845-306-7705

FAX 845-306-7707

E-MAIL thekearneygroup@aol.com

Is the requestor authorized to conduct business in New York State (NYS)?

 Yes No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

 Investigation Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

4. Please attach a short description of the overall development project, including:

- reasonably anticipated use and benefits of the project to the community;
- anticipated remedial costs and cost of future development, if available;
- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	fuel oil		
Chlorinated Solvents			
Other VOCs			
SVOCs	PAHs		
Metals	Pb, Ba, Hg		
Pesticides	Chlordane, DDE, DDT		
PCBs			
Other*			

*Please describe: See Attachment D for data.

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED BY DEC.

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Historically developed with residential and commercial structures including warehouses

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Queen City Lofts

ADDRESS/LOCATION 178-182 Main Street and 11 South Bridge Street

CITY/TOWN Poughkeepsie ZIP CODE 12601

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):

COUNTY Dutchess SITE SIZE (ACRES) 0.61

LATITUDE (degrees/minutes/seconds) 41 ° 42 ' 17.24" LONGITUDE (degrees/minutes/seconds) 73 ° 55 ' 55.99"

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
178 Main Street -182 Main Street	6062	76	942131-945130	0.46- 0.04
11 South South Bridge Street	6062	84	941122	0.11

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? Yes No
(application will not be processed without map)

3. For purposes of the tangible property tax credit bonus, is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(6)? Yes No

If yes, identify census tract (see [DEC's website](#) for more information): Poughkeepsie City - 2201

Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No

If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. Yes No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

None

10. Property Description Narrative – **please refer to application instructions for proper format. Include sections for location, site features, current zoning and land use, past use of the site, and site geology and hydrogeology.**

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form. Yes No

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: K.K. _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **Kenneth Kearney**

ADDRESS **1777 Route 6**

CITY/TOWN Carmel	ZIP CODE 10512
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PHONE 845-306-7705	FAX 845-306-7707	E-MAIL kenkgroup@aol.com
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NAME OF REQUESTOR'S CONSULTANT **Ecosystems Strategies, Inc.**

ADDRESS **24 Davis Avenue**

CITY/TOWN Poughkeepsie	ZIP CODE 12603
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PHONE 845-452-1658	FAX 845-485-7083	E-MAIL paul@ecosystemsstrategies.com
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NAME OF REQUESTOR'S ATTORNEY **Lawrence Schnapf**

ADDRESS **55 East 87th Street #8B**

CITY/TOWN New York	ZIP CODE 10128
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PHONE 212-876-3189	FAX	E-MAIL Larry@SchnapfLaw.com
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Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME **Poughkeepsie Urban Renewal Agency**

ADDRESS **62 Civic Center Plaza, City Hall**

CITY/TOWN Poughkeepsie	ZIP CODE 12601
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PHONE 845-451-4200	FAX 845-451-4201	E-MAIL
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CURRENT OPERATOR'S NAME

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

- If answering "yes" to any of the following questions, please provide an explanation as an attachment.
1. Are any enforcement actions pending against the requestor regarding this site? Yes No
 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Have all known bulk storage tanks on-site been registered with DEC? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken. [See Attachment](#)

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

Yes No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

Residential Commercial Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

Yes No

4. Do current historical and/or recent development patterns support the proposed use?

Yes No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

See attachment

Yes No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

See attachment

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

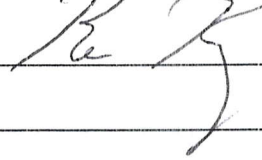
If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am President (title) of The Kearney Realty & Development Group, Inc. (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 8/31/15 Signature: 

Print Name: Kenneth Kearney

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of July 1, 2015: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>(I) "Underutilized" means, as of the date of application, real property:</p> <ul style="list-style-type: none"> (1) on which a building or buildings, can be certified by the municipality in which the site is located, to have for at least five years used no more than fifty percent of the permissible floor area under the applicable base zoning immediately prior to the application which has been in effect for at least five years; (2) at which the proposed development is solely for a use other than residential or restricted residential; (3) which could not be developed without substantial government assistance, as certified by the municipality in which the site is located; and (4) which is subject to one or more of the following conditions, as certified by the municipal department responsible for such determinations of the municipality in which the site is located: <ul style="list-style-type: none"> (i) property tax payments have been in arrears for at least five years immediately prior to the application; (ii) contains a building that is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (iii) the proposed use is in whole or in substantial part for industrial uses. <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, or land purchase cost exemption or waiver, from a governmental entity; or for properties to be developed in whole or in part for industrial uses, a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or a tax credit, from a governmental entity, or a low-cost loan from an industrial fund managed by the municipality and partner financial institutions.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. Is the project an affordable housing project as defined below?

Yes No

From 6 NYCRR 375- 3.2(a) as of July 1, 2015:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that sets affordable units aside for tenants at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Queen City Lofts
City: Poughkeepsie
Site Address: 178-182 Main Street and 11 South Bridge Street
County: Dutchess
Zip: 12601

Tax Block & Lot
Section (if applicable): 6062 **Block:** 76 **Lot:** 942131-945130

Requestor Name: The Kearney Realty & Development Group, Inc.
City: Carmel
Requestor Address: 1777 Route 6
Zip: 10512
Email: thekearneygroup@aol.com

Requestor's Representative (for billing purposes)
Name: Kenneth Kearney
City: Carmel
Address: 1777 Route 6
Zip: 10512
Email: kenkgroup@aol.com

Requestor's Attorney
Name: Lawrence Schnapf
City: New York
Address: 55 East 87th Street #8B
Zip: 10128
Email: Larry@SchnapfLaw.com

Requestor's Consultant
Name: Ecosystems Strategies, Inc.
City: Poughkeepsie
Address: 24 Davis Avenue
Zip: 12603
Email: paul@ecosystemsstrategies.com

Percentage of site within an En-Zone: 0% <50% 50-99% 100%

Requestor's Requested Status: Volunteer Participant

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A – Supplemental Information

Attachment A – Supplemental Information

Section II: Property Information Supplement

Property Description Narrative

The proposed “Queen City Lofts” property (hereafter referred to as the Site) consists of portions of three tax lots located at 178-182 Main Street and 11 South Bridge Street, City of Poughkeepsie, Dutchess County, New York (identified as City of Poughkeepsie tax lot parcels: Section 6062, Block 76, Lots 942131 & 945130, and Block 84, Lot 941112). The Site is an irregularly-shaped, 0.61-acre property which has 235.7 feet of frontage on the southern side of Main Street and 190.2 feet of frontage on the eastern side of South Bridge Street (see Site Detail Map, Attachment B).

For additional information the on Site, see the Combined Phase I and II Environmental Site Assessment dated June 24, 2015, Attachment D.

Poughkeepsie Urban Renewal Agency (PURA) currently owns the Site, pending purchase by The Kearney Realty & Development Group, Inc.

Purpose and Scope of the Project

The requestor, The Kearney Realty & Development Group, Inc. (“Requestor”), prospective purchaser of the Site, is seeking the acceptance of the proposed Site into the New York State Brownfield Cleanup Program (BCP). The purpose of the project is Site remediation to facilitate a multi-use development consisting of first floor commercial and affordable housing units (restricted residential). The contamination at the Site exceeds the restricted residential soil cleanup objectives and requires remediation to accommodate the proposed use of the Site. Therefore, the Site qualifies as a Brownfield Site as defined at proposed 6 NYCRR 375-1.2(b).

This project will support development of affordable housing and job creation. Sustainable materials and systems promoting occupant’s health, energy conservation and operation and maintenance savings will be designed and implemented.

Development plans for the Site include the construction of a four story mixed-use building located along the northern and western portions of the Site. Paved parking areas, access drives, and landscaped areas will be located along the southern, central, and eastern portions of the Site. A full cellar accessed by a ramp at the southern exterior portion of the building will contain additional parking spaces, a laundry room, and utility rooms. The first floor will contain 8,000 square feet of retail space and a 4,000 square foot restaurant (6 commercial units). The upper levels will contain 70 dwelling units (100% affordable housing).

In order to identify on-site contamination, investigative activities have been performed on the Site under the direction of Ecosystems Strategies, Inc. and a Combined Phase I and II Environmental Site Assessment has been prepared. Following acceptance to the BCP, the Requestor will submit a Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) to the NYSDEC for approval prior to initiation of site remediation. Following site remediation and NYSDEC approval, a Certificate of Completion would be issued.

The prior investigations have detected contamination that exceeds the restricted residential Soil Cleanup Objectives (SCOs) of 6 NYCRR Part 375 Table 6.8(b). The Site is encumbered with open NYSDEC spill number 1502657 that was reported as the result of petroleum contaminated soils discovered during the Combined Phase I and II Environmental Site Assessment. The open spill file requires the applicant to remediate subsurface soil contamination at the Site in accordance NYSDEC regulations. Spill closure activities will be performed pursuant to a RAWP approved by NYSDEC under the BCP. After acquiring title, the Requestor will take appropriate measures to remediate and prevent human, environmental, or natural resource exposure to

Attachment A – Supplemental Information

subsurface soil contamination at the Site (see also Section VII below). No tanks are known to exist at the Site. Any tanks identified during development will be registered in accordance with NYSDEC regulations.

Metals (e.g., lead, mercury) and pesticide (e.g., chlordane, 4,4-DDT) contaminated soils were identified at the Site during the Combined Phase I and II Environmental Site Assessment at concentrations above restricted residential Soil Cleanup Objectives (SCOs) provided in 6 NYCRR Part 375 Table 6.8(b). Fill soils and buried debris containing metallic and painted materials, and possibly waste pesticides, are likely sources of the contamination (see Item 10 below). The project will excavate/remove approximately 5,000 cubic yards of fill and debris as regulated waste. Based on the analytical information developed to date, some soils may have to be managed as hazardous waste which will significantly increase project costs.

The lender/investors for this project will require any cleanup be conducted with oversight of the NYSDEC so that the NYSDEC can issue a certificate of completion and liability release from the State of New York. The remediation of the existing contamination will increase project costs because of expenses or "premiums" associated with disposal of contaminated soil, increased labor or "trade" premium due to the need to use HAZWOPER-trained-workers in and around the contaminated materials as well as ancillary monitoring and reporting costs. In addition, there will be scheduling impacts associated with soil sampling and excavation site constraints that will extend the timeframes customarily required for traditional site excavation.

Enrollment in the BCP as a Volunteer will enable the Requestor to limit its liability to on-site issues-an important underwriting consideration for the lenders. Moreover, the BCP will enable the applicant to qualify for hazardous waste program fee exemption. Finally, enrollment in the BCP is a priority consideration of New York State Homes and Community Renewal

The tax credits available under the Brownfield Cleanup Program will make the project more economically feasible and result in substantial public benefits such as construction jobs and full-time employees as well as facilitate the redevelopment of the area.

Anticipated Project Schedule

Anticipated Date	Item/Task
August 2015	Submit application to the NYS DEC Brownfield Cleanup Program (BCP)
September 2015	NYSDEC determination of completeness
October 2015	BCP Agreement Issued BCP Agreement Executed Submission of RIWP
November 2015	Completion of Investigation
December 2015	Submission of RIR and RAWP
February 2016	Approval of RAWP Issuance of Decision Documentation
March - July 2016	Remediation
December 2016	Certificate of Certificate of Completion

Attachment A – Supplemental Information

Section IV: Property's Environmental History

Item 10 – Property Description Narrative

Location

The proposed “Queen City Lofts” project consists of portions of three tax lots located at 178-182 Main Street and 11 South Bridge Street, City of Poughkeepsie, Dutchess County, New York (identified as City of Poughkeepsie tax lot parcels: Section 6062, Block 76, Lots 942131 & 945130, and Block 84, Lot 941112). The Site is an irregular-shaped, vacant 0.61-acre parcel, which has 235.7 feet of frontage on the southern side of Main Street and 190.2 feet of frontage on the eastern side of South Bridge Street.

Site Features

The Site currently contains a grass covered park and wooded areas at the southern and eastern property borders. The northern and western property borders are defined by Main Street and South Bridge Street, while the eastern and southern property lines are defined by a chain link fence and buildings, respectively (see Site Detail Map, Attachment B).

Current Zoning and Land Use

Current Zoning: C-2, Central Commercial District. Current Land Use: The Site consists of vacant land that was previously utilized as a sculpture park community space on the ground floor and offices on the second floor (see Site Property Map and Land Use Map, Attachment B).

Past Use of the Site

Information regarding the environmental history of the Site was obtained from historical maps, ownership and occupant records, local records, and regulatory records. Information regarding subsurface conditions at the site was obtained from boring logs and laboratory data (provided in Appendix D).

The Site has been used for commercial and residential purposes from as early as 1887 until the early to mid-1980s when all former on-site structures were demolished. Laboratory data generated during the Phase II portion of this investigation indicate that petroleum contaminated soils are located at the northeastern portion of the Site and that metals and pesticide contamination is present in soil and fill/debris materials in excess of the Restricted Residential SCOs. The source of the documented soil contamination is consistent with historical manufacturing operations or other commercial uses as well as debris from the demolition of former on-site structures that has resulted in contaminated media exceeding the Restricted Residential SCOs (identified in test pits extended throughout the Site).

Thirteen test pits were extended at the Site during preparation of the Combined Phase I and II Environmental Site. Observations made during fieldwork activities indicate the presence of buried debris consisting of brick, concrete, metallic materials, building materials, and wood. No evidence of tanks, drums, or hazardous materials were noted; however, metallic and painted materials, and possibly waste pesticides, are likely sources of elevated metals concentrations. With the exception of the southeastern portion of the Site, fill materials and debris were identified in each test pit at depths ranging from less than 1 foot to approximately 9 feet below grade. Debris materials may contain lead-based paint, asbestos-containing materials, or other regulated materials and all subgrade materials demonstrate characteristics of regulated waste. Overt field evidence of petroleum contamination was observed at the northeastern portion of the Site. Laboratory analysis of impacted soils documented the presence of petroleum-based volatile

Attachment A – Supplemental Information

organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) exceeding Restricted Residential SCOs.

Metal contamination is present throughout the Site, with particularly high total-weight concentrations of lead detected at the western portion and northern-central portion (also the location of high pesticide levels) exceeding the Restricted Residential SCOs. These findings suggest that some on-site soils could require management as hazardous waste.

Site Geology and Hydrogeology

A review of the Geologic Map of New York and the Surficial Geologic Map of New York (lower Hudson sheets) indicates that soils on the Site are likely to be derived from glacial till deposits, overlying the Austin Glen Formation, which consists of greywacke and shale. Soil maps presented in the USDA NRCS Soil Survey of Dutchess County, New York (Soil Survey), indicate that the Udorthents, smooth (0-8% slopes) soil series is likely to be located on the property. The Udorthents designation is provided for areas where excavation and regrading activities have likely occurred, and generally consists of well-drained, gently sloping soils. The presence of former on-site structures, and the Udorthents soil type designation, suggest that soils located on the property have been altered by cutting, regrading and/or filling activities.

Subsurface soils exposed during the extension of test pits at the Site generally consisted of brown to gray, variable texture sands overlying brown to dark brown, moist loamy clay. No bedrock was observed during the extension of test pits to a maximum depth of 12 feet bsg on the property.

The Soil Survey notes a generalized groundwater depth of 36 to 72 inches in Udorthents soils. Shallow groundwater flow in the vicinity of the property is likely to follow overall surficial topography and be in a westerly direction, toward the Hudson River (located 0.43-mile from the property).

Information regarding on-site surface hydrology was obtained from the review of applicable maps, including the New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map and the United States Department of the Interior National Wetlands Inventory Map, from National Flood Insurance Program Flood Insurance Rate Maps (FIRM), and from observations made during the site inspection. According to these sources, there are no surface water bodies, wet areas, or regulated wetlands on the property. State wetlands data indicate that a classified stream (the Fallkill) is located approximately 0.3-mile to the north of the property and that the Hudson River is located 0.43-mile to the west of the property. Wetlands and Floodplain maps are provided in Attachment B.

Groundwater was encountered between 10 and 12 feet bsg during the extension of test pits at the northeastern portion of the Site.

Attachment A – Supplemental Information

Section VI: Current Property Owner/Operator Information

Current and Past Property Owners

178 Main Street (Lot 942131)			
Date of Ownership	Owner	Date of Operations	Operator
2/24/1977- present Previous owner unknown	Poughkeepsie Urban Renewal Agency (PURA) Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200 (current owner)	1977-present	PURA Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200
182 Main Street (Lot 945130)			
Unknown	PURA Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200 (current owner)	Unknown	PURA Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200
Unknown	Nathan Levine (deceased) c/o Herman Levine (deceased) contact information not applicable	Unknown	Nathan Levine c/o Herman Levine contact information unknown
11 South Bridge Street (941122)			
11/1976	PURA Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200 (current owner)	1976-present	PURA Municipal Building PO Box 300 Poughkeepsie, New York 12602 (845) 451-4200 (current owner)
1946	Elmo, William & Helen (both deceased) contact information not applicable	Unknown	Elmo, William & Helen contact information not available

Supplemental Current and Past Owners Information

No other Site ownership history is available for review. Additional information regarding the historical operations at the Site obtained from Sanborn maps, local records, and city directories is provided in Attachment D; however, no reasonably ascertainable contact information for former on-site commercial and residential occupants is available.

Section VII – Requestor Eligibility Information

The Requestor qualifies as a Volunteer because as a prospective purchaser (i) all disposals occurred prior to the time it acquired title to the Site, ii) The Requestor does not have any previous relationship or corporate affiliation with responsible party and (iii) with any of the Site's current or former owners, occupants, or operators and (iv) has completed a pre-acquisition "All Appropriate Inquiries" (AAI) pursuant to 40 CFR 312.

Attachment A – Supplemental Information

After acquiring title, Requestor will exercise “appropriate care” ensuring that no releases will take place, by protecting human health exposures by not disturbing the soils at the Site until the RAWP is approved by the NYSDEC and implementing a CAMP during remedial activities.

Section VIII – Property Eligibility Information

5. Existing Order

No orders have been issued for this site.

6. Enforcement Action Pending

No enforcement action pending.

Section IX: Contact Information

Item 1: Local Officials

Dutchess County Executive:	Marcus J. Molinaro County Executive 22 Market Street Poughkeepsie, NY 12601 (845) 486-2000
Mayor of City of Poughkeepsie:	Mayor John Tkazyik City Hall 62 Civic Center Plaza Poughkeepsie, NY 12601 (845) 451-4073
City Administrator:	Milo Bunyi City Administrator 62 Civic Center Plaza Poughkeepsie, NY 12601 (845) 451-4072
Building Planning & Zoning:	Building Planning & Zoning City Hall – 2nd Floor 62 Civic Center Plaza Poughkeepsie, NY 12601 (845) 451-4007 Judith Knauss Deputy Zoning Administrator (845) 451-4010 Kathy Rodriguez Municipal Secretary (845) 451-4007
Dutchess County Planning Board Commissioner:	Eoin Wrafter Commissioner 27 High Street Poughkeepsie, NY 12601 (845) 486-3600

Attachment A – Supplemental Information

City of Poughkeepsie
 Planning Board Chairperson: Thomas J. O’Neill
 62 Civic Center Plaza
 Poughkeepsie, NY 12601
 (845) 451-4007

City Chamberlain: Deanne Flynn, City Chamberlain
 62 Civic Center Plaza
 Poughkeepsie, NY 12601
 (845) 451-4276

Document Repository: Deborah Weltsch
 Poughkeepsie Public Library District
 93 Market Street
 Poughkeepsie, NY 12601
 845-485-3445

Item 2: Residents, Owners, and Occupants of Property and Adjoining Properties

Address Parcel Identification	Owner Name and Address	Current Operators/ Occupants
Property		
178 Main Street 131300-6062-76-945130-0000	PURA PO Box 300 Poughkeepsie, NY 12602	Vacant commercial
182 Main Street 131300-6062-76-945130-0000	PURA PO Box 300 Poughkeepsie, NY 12602	Vacant commercial
11 South Bridge Street 131300-6062-84-941122-0000	Poughkeepsie Urban Renewal PO Box 300 Poughkeepsie, NY 12602	Vacant residential
Adjoining Properties		
15 South Bridge Street 131300-6062-84-943116-0000	Turnover Inc. 297 Mill Street Poughkeepsie, NY 12602	Vacant (former taxi operation)
194 Main Street 131300-6062-84-957122-0000	Mount Beacon Properties LLC 1076 Main Street, Suite 101 Fishkill, NY 12524	Multi-family residential – c/o Mount Beacon Properties, LLC
9 Vassar Street 131300-6062-76-972149-0000	Cunneen Hacket Cultural Center 9 Vassar Street Poughkeepsie, NY 12602	Cunneen-Hacket Arts Center (nearby - not adjoining)
191 Main Street 131300-6062-76-941153-0000	CMCR Ltd. 4 Bridge Street Broadalbin, NY 12025	IRS Tax Assistance Office
2-6 North Bridge Street 131300-6062-76-925155-0000	Joachim Kiefert Newburgh GmbH 35 Manchester Circle Poughkeepsie, NY 12601	Multi-family residential (nearby - not adjoining)
140 Main Street 131300-6062-76-906135-0000	River Valley Realty Co. LP 143-10 20 th Avenue Whitestone, NY 11357	New River Valley Care Center (nursing home)
10 South Bridge Street 131300-6062-84-920123-0000	Northeastern Conference Corporation 115-50 Merrick Boulevard Jamaica, NY 11434	Residential vacant land
12 South Bridge Street 131300-6062-84-920120-0000	Northeastern Conference Corporation 115-50 Merrick Boulevard Jamaica, NY 11434	Residential vacant land
14 South Bridge Street 131300-6062-84-920115-0000	Northeastern Conference Corporation 115-50 Merrick Boulevard Jamaica, NY 11434	Trinity Temple Church Seventh-Day Adventist Church (nearby – not adjoining)
Information provided by Dutchess County Parcel Access – http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm		

Attachment A – Supplemental Information

- Item 3: News Media*** Poughkeepsie Journal
85 Civic Center Plaza
Poughkeepsie, NY 12601
(845) 454-2000
- Item 4: Public Water Supplier*** City of Poughkeepsie Department of Public Works
Jesse Purcell, Clerk of the Works
DPW Compound
26 Howard Street
Poughkeepsie, NY 12601
(845) 451-4263
- Item 5: Persons requesting to be placed on the contact list***
None to date
- Item 6: Administrator for any nearby school or day care facility***
None
- Item 7: Document Repository*** Deborah Weltsch
Poughkeepsie Public Library District
93 Market Street
Poughkeepsie, NY 12601
845-485-3445
- Item 8: Community Board*** Not Applicable

Attachment A – Supplemental Information

Section X: Land Use Factors Supplement

Item 2: Current Use

As displayed in the Property Map Detail (Exhibit C), the Site is a vacant parcel in an urban environment.

Item 3: Intended Use

The Site is currently vacant and will be remediated within the BCP program to comply with the Restricted Residential SCOs, followed by construction of a new 4 story, mixed-use building. Beginning at grade level, the project design includes the commercial space, an elevator bank, a restaurant, a security equipment room and mail room. The residential apartments commence on the second through fourth floors and will be 100% affordable housing. A full cellar will be accessed by a ramp located at the southern exterior portion of the building. The cellar will contain a laundry room, parking and utility rooms.

Item 4: Historical/Current Development

The Site is located in an urban area comprised primarily of multi-family residential and commercial properties. A description of the adjoining and nearby properties is provided in the table below.

Direction	Adjoining Use(s)	Vicinity Use(s)
North	<ul style="list-style-type: none"> • Main Street 	(north of Main Street) <ul style="list-style-type: none"> • IRS Taxpayer Assistance Center and parking lot • small and multi-family residential • Cunneen-Hacket Arts Center/Gallery • church buildings
East	<ul style="list-style-type: none"> • multi-family residential 	<ul style="list-style-type: none"> • small mixed-use buildings • municipal buildings
South	<ul style="list-style-type: none"> • former Bridge City Taxi property (vacant) 	<ul style="list-style-type: none"> • single- and multi-family residential
West	<ul style="list-style-type: none"> • South Bridge Street 	(west of South Bridge Street) <ul style="list-style-type: none"> • New River Valley Care Center (nursing home) and parking lot • church building and parking lot • small and multi-family residential • large commercial building • Christopher Columbus School • Admiral William F. Halsey Senior Village

Historical maps and local records indicate that the Site was used for commercial and residential purposes from as early as 1887 until the early to mid-1980s when all former on-site structures were demolished. Available records indicate that historical operations on the property included a furniture warehouse, wholesale distribution company, stores, a key manufacturer, storage buildings, a laundry facility, greenhouse, and blacksmith. A full presentation of historical operations is provided in Attachment D.

Item 5: Proposed Use Consistent with Applicable Zoning Laws/Maps

The Site is located in a C-2, Central Commercial District zoning area which permits a mixed development of residential and commercial uses. Proposed use is consistent with applicable zoning laws.

Item 6: Proposed Use Consistent with Applicable Comprehensive Community Master Plans, Local Waterfront Revitalization Plans, or other Adopted Land Use Plans

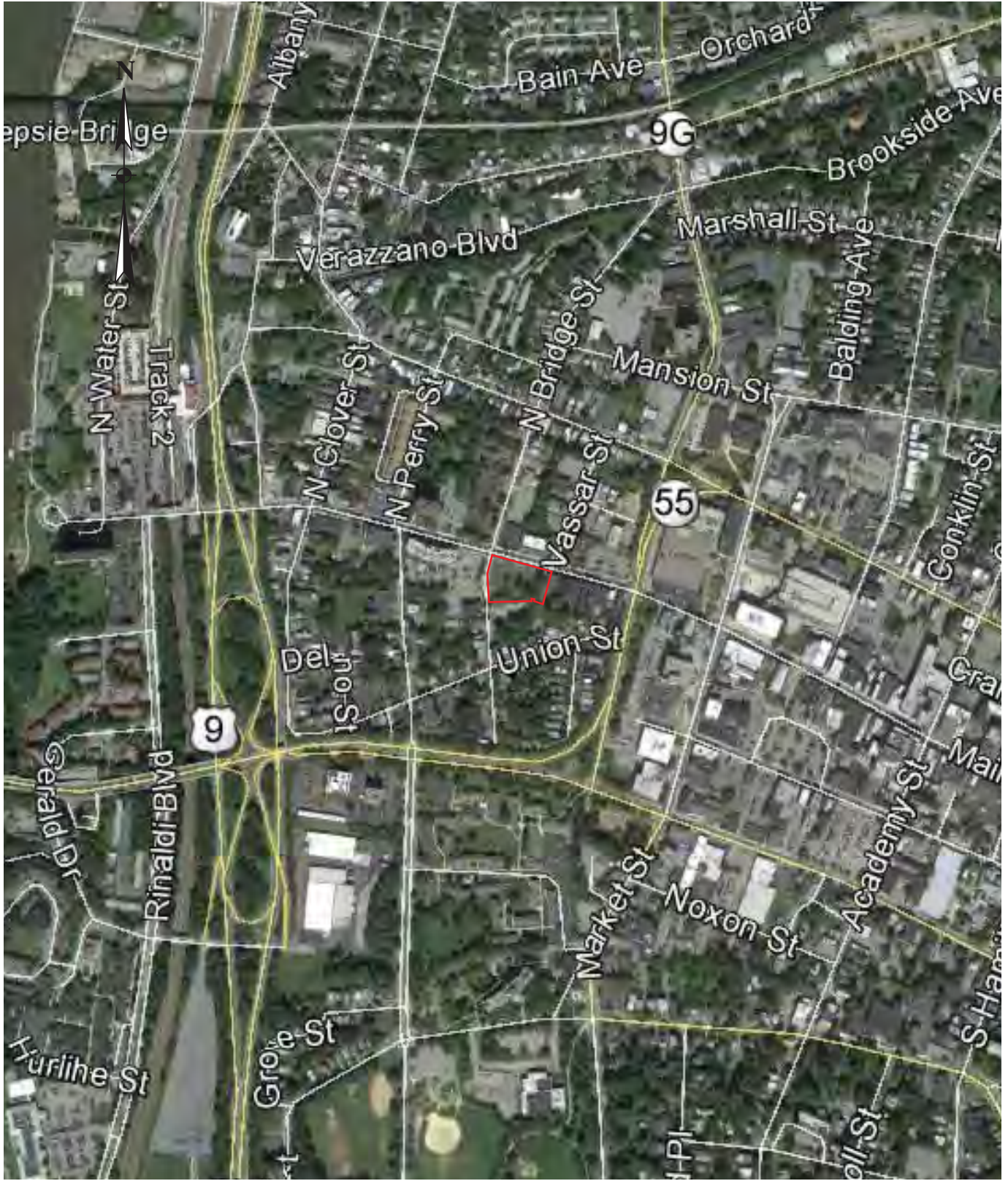
Attachment A – Supplemental Information

The proposed redevelopment will support the Poughkeepsie City Center Revitalization Plan. The proposed use includes the of a four story mixed-use building which will create construction and full time employment jobs and 72 affordable housing units. The proposed use is consistent with the City of Poughkeepsie’s Main Street revitalization.



Ecosystems Strategies, Inc.

B – Exhibits



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

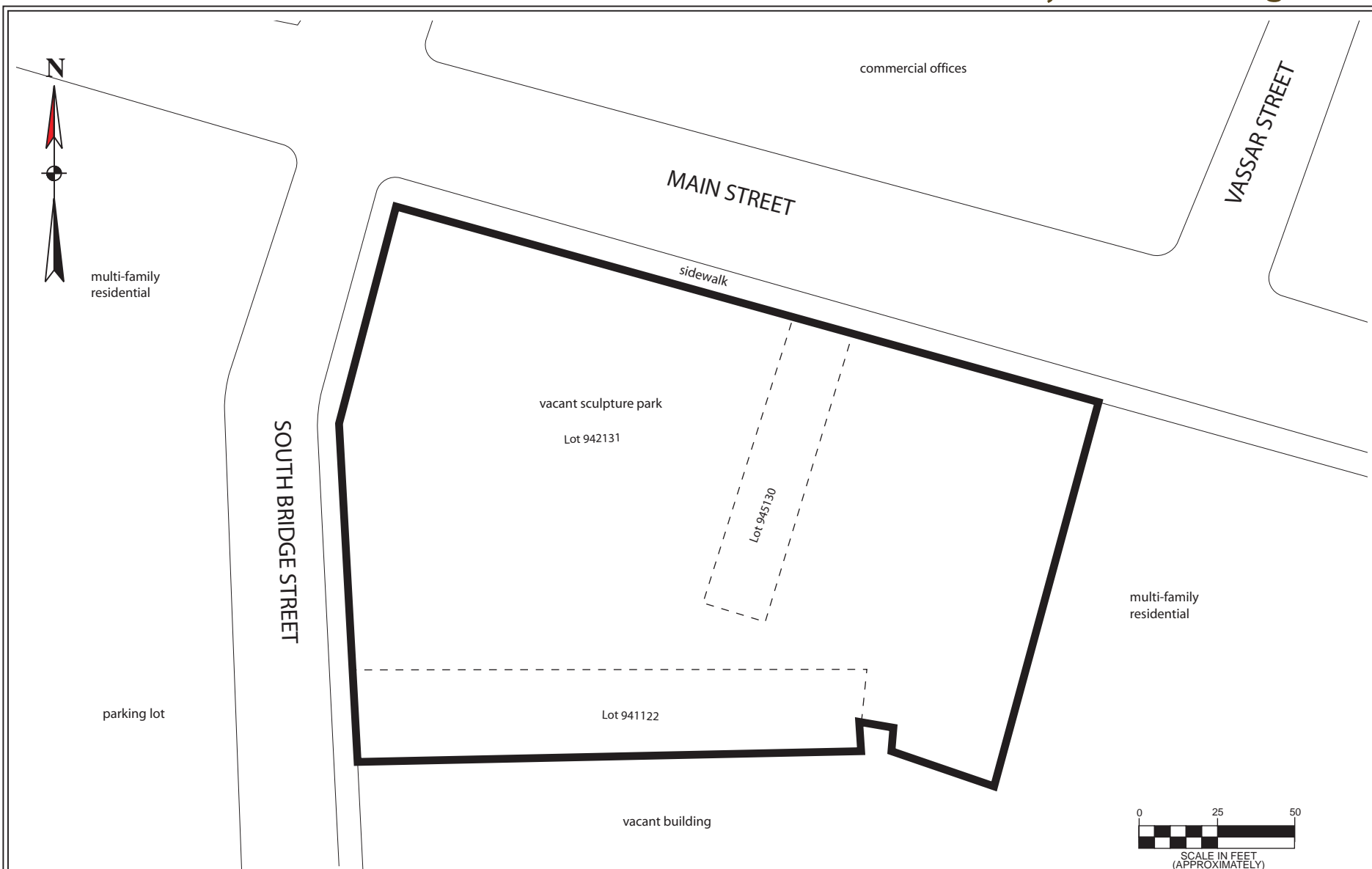
Exhibit A - Site Location Map
 178-182 Main Street & 11 South Bridge Street
 City of Poughkeepsie
 Dutchess County, New York

Legend: — subject property border

Longitude = -73°55'55.95"W
 Latitude = 41°42'17.13"N

SCALE IN FEET
 (APPROXIMATELY)

ESI File: KP15045.50
August 2015
Attachment B



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

<p>Exhibit B - Site Detail Map 178-182 Main Street & 11 South Bridge Street City of Poughkeepsie Dutchess County, New York</p>	<p>Legend:</p> <p>———— subject property border</p> <p>- - - - - lot line</p>	<p>ESI File: KP15045.50</p>
		<p>August 2015</p>
		<p>Scale as shown</p>
		<p>Attachment B</p>




ParcelAccess
Dutchess County, NY
Print date: 6/16/2015

Parcel Grid #: 13130000606200769421310000
Municipality: City Poughkeepsie

This map is provided as a service of the Dutchess County's Intranet ParcelAccess. Absolutely no accuracy or completeness guarantee is implied or intended.

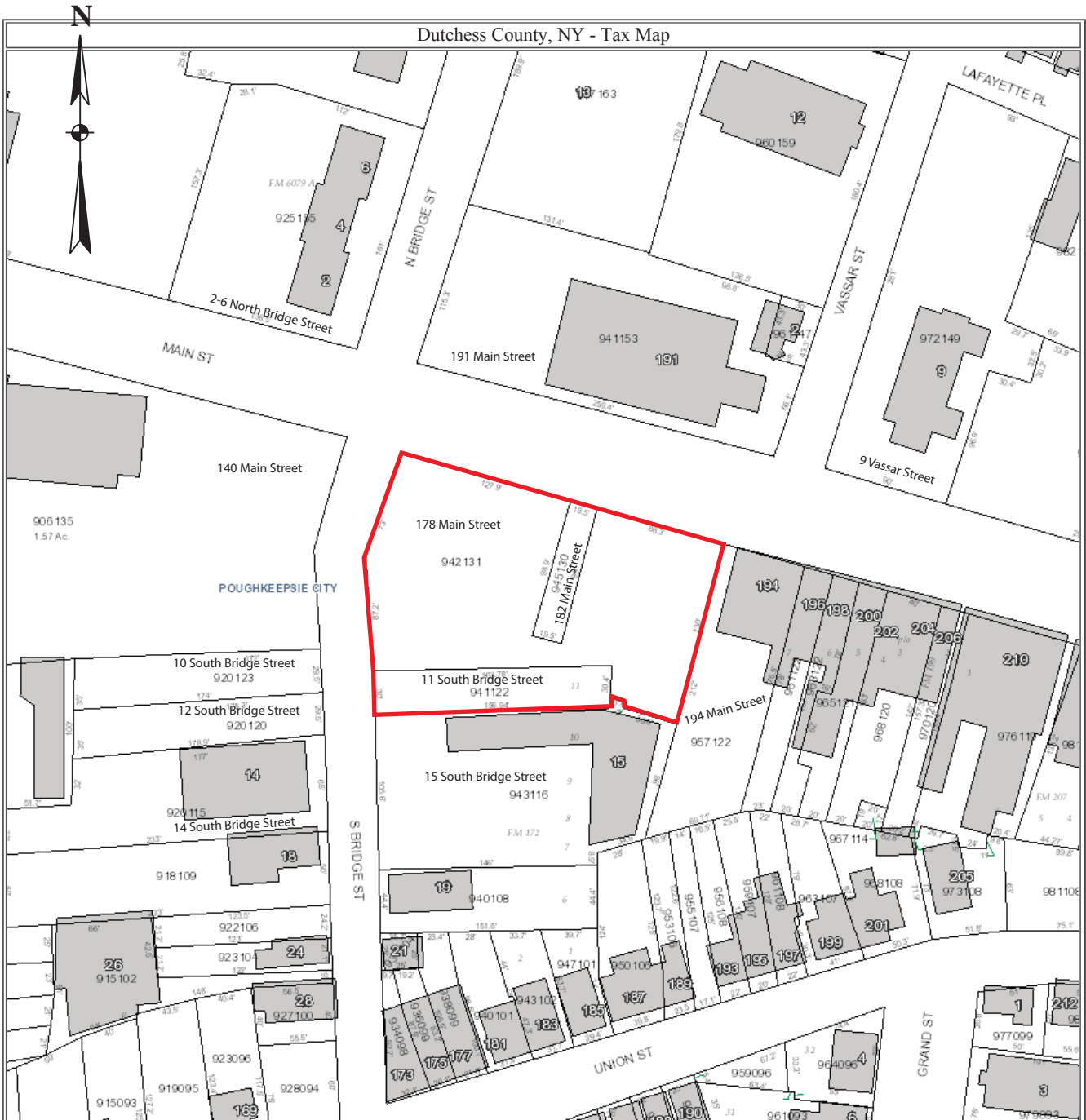
Exhibit C - Property Map (Detail)
178-182 Main Street & 11 South Bridge Street
City of Poughkeepsie
Dutchess County, New York

Legend:
 subject property border



SCALE IN FEET (APPROXIMATELY)

ESI File: KP15045.50
August 2015
Attachment B



ParcelAccess
Dutchess County, NY
Print date: 6/16/2015


Parcel Grid #: 13130000606200769421310000
Municipality: City Poughkeepsie

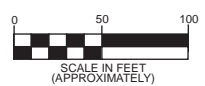
This map is provided as a service of the Dutchess County's Intranet ParcelAccess. Absolutely no accuracy or completeness guarantee is implied or intended.

Exhibit D - Tax Map

178-182 Main Street & 11 South Bridge Street
City of Poughkeepsie
Dutchess County, New York

Legend:

 subject property border



ESI File: KP15045.50

August 2015

Attachment B



ZONING MAP OF THE CITY OF POUGHKEEPSIE, NEW YORK

ADOPTED FEBRUARY 20, 1979

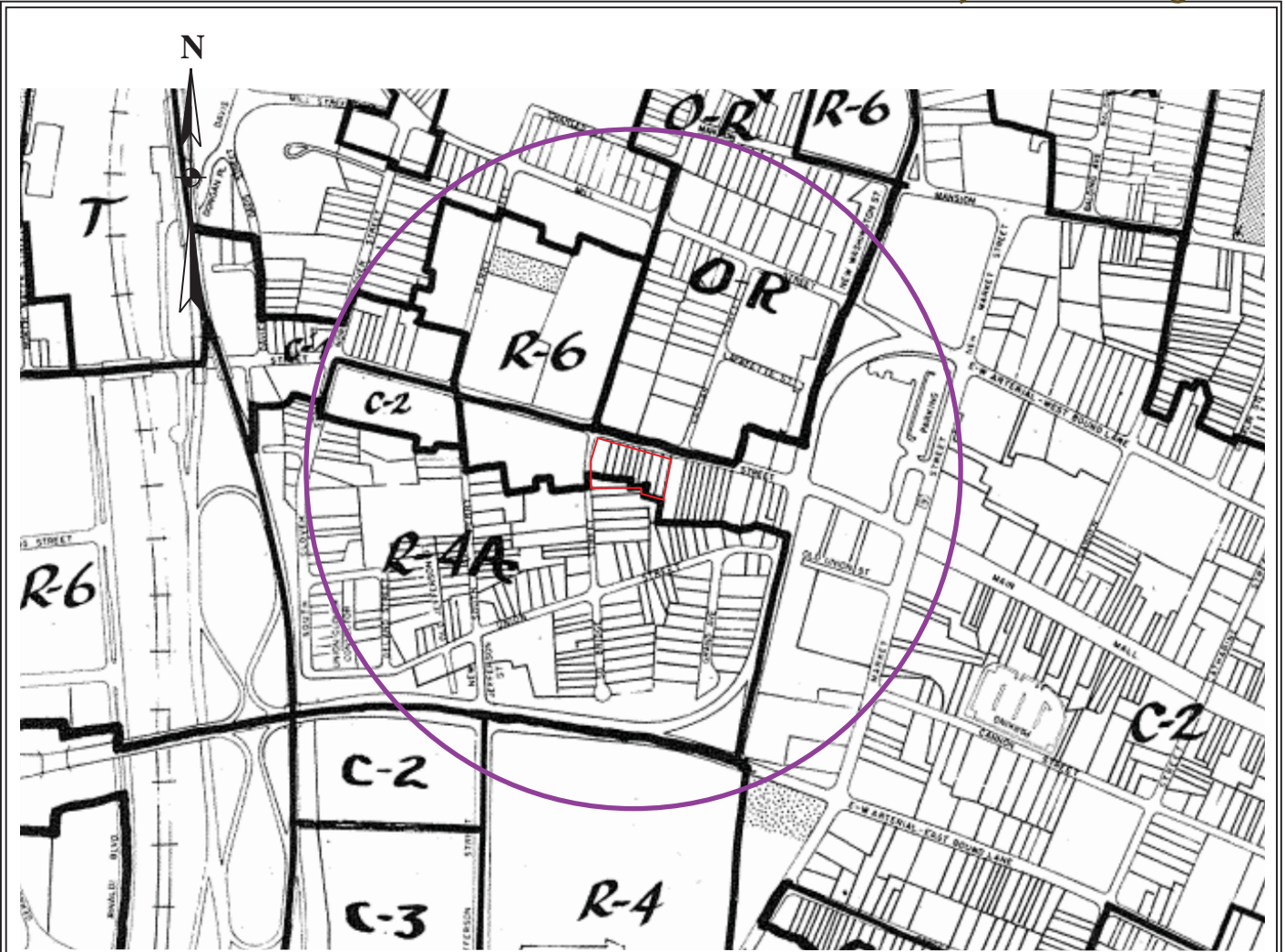
- R-1 LOW DENSITY RESIDENCE DISTRICT
- R-2 MEDIUM-LOW DENSITY RESIDENCE DISTRICT
- R-3 MEDIUM DENSITY RESIDENCE DISTRICT
- R-4 MEDIUM HIGH DENSITY RESIDENCE DISTRICT
- R-5 HIGH DENSITY RESIDENCE DISTRICT
- R-6 URBAN DENSITY RESIDENCE DISTRICT
- PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (NOT MAPPED)
- O-R OFFICE-RESIDENTIAL DISTRICT

- C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2 CENTRAL COMMERCIAL DISTRICT
- C-3 GENERAL COMMERCIAL DISTRICT

- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 GENERAL INDUSTRIAL DISTRICT
- R-D RESEARCH AND DEVELOPMENT DISTRICT

- W WATERFRONT DISTRICT
- H-M HOSPITAL-MEDICAL DISTRICT
- R-4A CENTRAL URBAN DENSITY RESIDENCE DISTRICT
- T TRANSPORTATION DISTRICT
- EDUCATION AND/OR RECREATION SITES
- HISTORIC DISTRICTS
- R-2A CENTRAL LOW DENSITY RESIDENCE DISTRICT
- R-3A CENTRAL MEDIUM DENSITY RESIDENCE DISTRICT
- C-2A MAIN STREET COMMERCIAL DISTRICT

DATE	REVISION	AUTHORITY
12/28/82	178 Washington St. C-1 to R-6D 210A-13A - C-2 to C-2 PURA 14 - W to R-6D Market St. - O-R to C-2 Cathedral Hill - to R-6D Cherry Hill Maple St. - R-5 to R-6D 122 Washington St. B-3 to C-1 121 Washington St. B-4 to C-1 441 Madison St. New York St. A-4 Hudson St. - W to C-1 E. Side of Cedar Ave. R-4 to R-6D PURA 14 to R-6	Ord. 101779 Ord. 921779 Ord. 9479 Ord. 9480 Ord. 92880 Ord. 91780 Ord. 91641 Ord. 91642 Ord. 91643 Ord. 91644 Ord. 91645 Ord. 91646 Ord. 91647 Ord. 91648 Ord. 91649 Ord. 91650 Ord. 91651 Ord. 91652 Ord. 91653 Ord. 91654 Ord. 91655 Ord. 91656 Ord. 91657 Ord. 91658 Ord. 91659 Ord. 91660 Ord. 91661 Ord. 91662 Ord. 91663 Ord. 91664 Ord. 91665 Ord. 91666 Ord. 91667 Ord. 91668 Ord. 91669 Ord. 91670 Ord. 91671 Ord. 91672 Ord. 91673 Ord. 91674 Ord. 91675 Ord. 91676 Ord. 91677 Ord. 91678 Ord. 91679 Ord. 91680 Ord. 91681 Ord. 91682 Ord. 91683 Ord. 91684 Ord. 91685 Ord. 91686 Ord. 91687 Ord. 91688 Ord. 91689 Ord. 91690 Ord. 91691 Ord. 91692 Ord. 91693 Ord. 91694 Ord. 91695 Ord. 91696 Ord. 91697 Ord. 91698 Ord. 91699 Ord. 91700 Ord. 91701 Ord. 91702 Ord. 91703 Ord. 91704 Ord. 91705 Ord. 91706 Ord. 91707 Ord. 91708 Ord. 91709 Ord. 91710 Ord. 91711 Ord. 91712 Ord. 91713 Ord. 91714 Ord. 91715 Ord. 91716 Ord. 91717 Ord. 91718 Ord. 91719 Ord. 91720 Ord. 91721 Ord. 91722 Ord. 91723 Ord. 91724 Ord. 91725 Ord. 91726 Ord. 91727 Ord. 91728 Ord. 91729 Ord. 91730 Ord. 91731 Ord. 91732 Ord. 91733 Ord. 91734 Ord. 91735 Ord. 91736 Ord. 91737 Ord. 91738 Ord. 91739 Ord. 91740 Ord. 91741 Ord. 91742 Ord. 91743 Ord. 91744 Ord. 91745 Ord. 91746 Ord. 91747 Ord. 91748 Ord. 91749 Ord. 91750 Ord. 91751 Ord. 91752 Ord. 91753 Ord. 91754 Ord. 91755 Ord. 91756 Ord. 91757 Ord. 91758 Ord. 91759 Ord. 91760 Ord. 91761 Ord. 91762 Ord. 91763 Ord. 91764 Ord. 91765 Ord. 91766 Ord. 91767 Ord. 91768 Ord. 91769 Ord. 91770 Ord. 91771 Ord. 91772 Ord. 91773 Ord. 91774 Ord. 91775 Ord. 91776 Ord. 91777 Ord. 91778 Ord. 91779 Ord. 91780 Ord. 91781 Ord. 91782 Ord. 91783 Ord. 91784 Ord. 91785 Ord. 91786 Ord. 91787 Ord. 91788 Ord. 91789 Ord. 91790 Ord. 91791 Ord. 91792 Ord. 91793 Ord. 91794 Ord. 91795 Ord. 91796 Ord. 91797 Ord. 91798 Ord. 91799 Ord. 91800 Ord. 91801 Ord. 91802 Ord. 91803 Ord. 91804 Ord. 91805 Ord. 91806 Ord. 91807 Ord. 91808 Ord. 91809 Ord. 91810 Ord. 91811 Ord. 91812 Ord. 91813 Ord. 91814 Ord. 91815 Ord. 91816 Ord. 91817 Ord. 91818 Ord. 91819 Ord. 91820 Ord. 91821 Ord. 91822 Ord. 91823 Ord. 91824 Ord. 91825 Ord. 91826 Ord. 91827 Ord. 91828 Ord. 91829 Ord. 91830 Ord. 91831 Ord. 91832 Ord. 91833 Ord. 91834 Ord. 91835 Ord. 91836 Ord. 91837 Ord. 91838 Ord. 91839 Ord. 91840 Ord. 91841 Ord. 91842 Ord. 91843 Ord. 91844 Ord. 91845 Ord. 91846 Ord. 91847 Ord. 91848 Ord. 91849 Ord. 91850 Ord. 91851 Ord. 91852 Ord. 91853 Ord. 91854 Ord. 91855 Ord. 91856 Ord. 91857 Ord. 91858 Ord. 91859 Ord. 91860 Ord. 91861 Ord. 91862 Ord. 91863 Ord. 91864 Ord. 91865 Ord. 91866 Ord. 91867 Ord. 91868 Ord. 91869 Ord. 91870 Ord. 91871 Ord. 91872 Ord. 91873 Ord. 91874 Ord. 91875 Ord. 91876 Ord. 91877 Ord. 91878 Ord. 91879 Ord. 91880 Ord. 91881 Ord. 91882 Ord. 91883 Ord. 91884 Ord. 91885 Ord. 91886 Ord. 91887 Ord. 91888 Ord. 91889 Ord. 91890 Ord. 91891 Ord. 91892 Ord. 91893 Ord. 91894 Ord. 91895 Ord. 91896 Ord. 91897 Ord. 91898 Ord. 91899 Ord. 91900 Ord. 91901 Ord. 91902 Ord. 91903 Ord. 91904 Ord. 91905 Ord. 91906 Ord. 91907 Ord. 91908 Ord. 91909 Ord. 91910 Ord. 91911 Ord. 91912 Ord. 91913 Ord. 91914 Ord. 91915 Ord. 91916 Ord. 91917 Ord. 91918 Ord. 91919 Ord. 91920 Ord. 91921 Ord. 91922 Ord. 91923 Ord. 91924 Ord. 91925 Ord. 91926 Ord. 91927 Ord. 91928 Ord. 91929 Ord. 91930 Ord. 91931 Ord. 91932 Ord. 91933 Ord. 91934 Ord. 91935 Ord. 91936 Ord. 91937 Ord. 91938 Ord. 91939 Ord. 91940 Ord. 91941 Ord. 91942 Ord. 91943 Ord. 91944 Ord. 91945 Ord. 91946 Ord. 91947 Ord. 91948 Ord. 91949 Ord. 91950 Ord. 91951 Ord. 91952 Ord. 91953 Ord. 91954 Ord. 91955 Ord. 91956 Ord. 91957 Ord. 91958 Ord. 91959 Ord. 91960 Ord. 91961 Ord. 91962 Ord. 91963 Ord. 91964 Ord. 91965 Ord. 91966 Ord. 91967 Ord. 91968 Ord. 91969 Ord. 91970 Ord. 91971 Ord. 91972 Ord. 91973 Ord. 91974 Ord. 91975 Ord. 91976 Ord. 91977 Ord. 91978 Ord. 91979 Ord. 91980 Ord. 91981 Ord. 91982 Ord. 91983 Ord. 91984 Ord. 91985 Ord. 91986 Ord. 91987 Ord. 91988 Ord. 91989 Ord. 91990 Ord. 91991 Ord. 91992 Ord. 91993 Ord. 91994 Ord. 91995 Ord. 91996 Ord. 91997 Ord. 91998 Ord. 91999 Ord. 92000

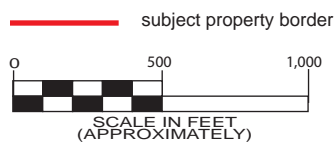


Source Map provided by Dutchess County Department of Planning and Development

Exhibit G - Zoning Map (1,000' Radius)

178-182 Main Street & 11 South Bridge Street
 City of Poughkeepsie
 Dutchess County, New York

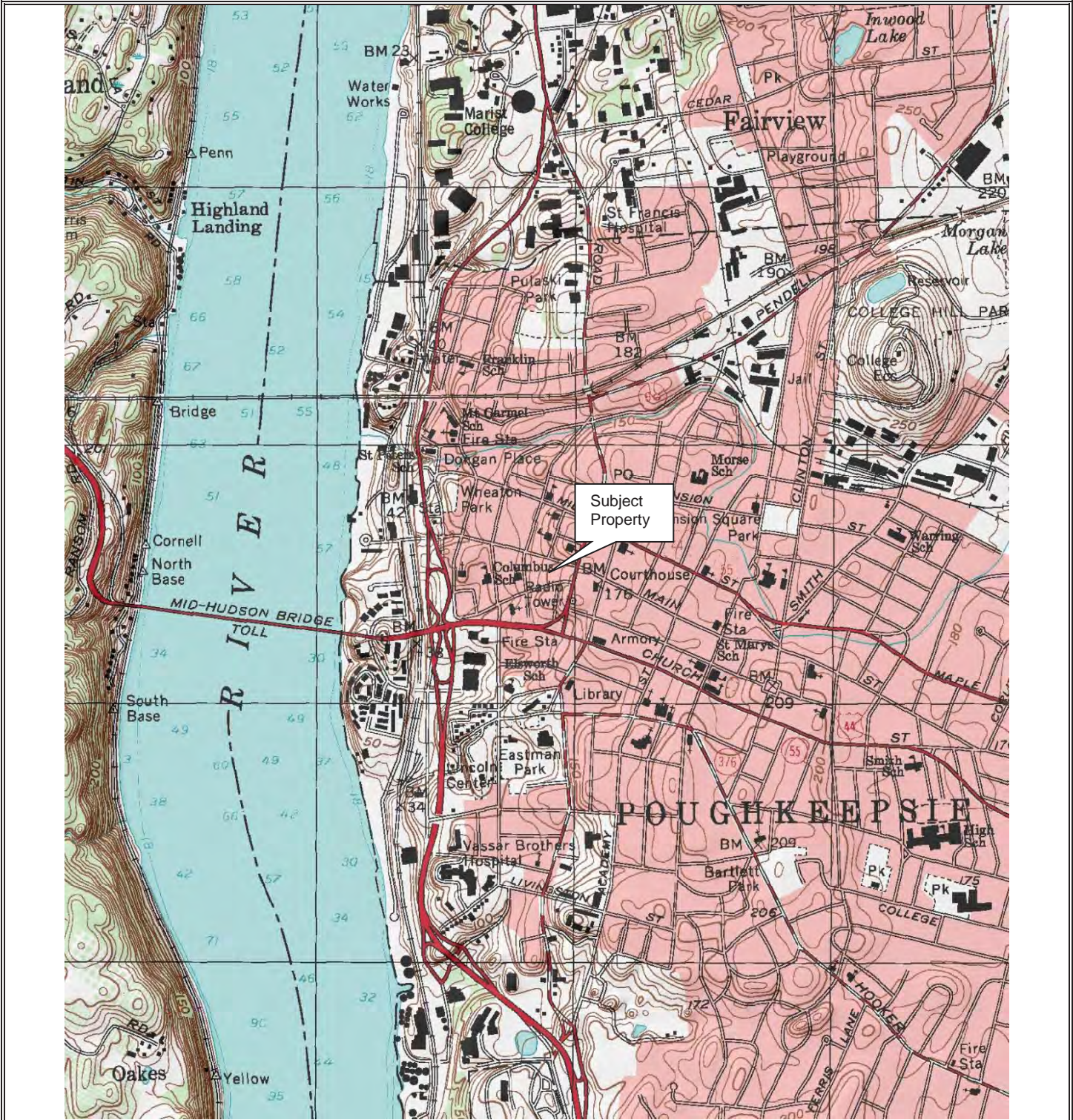
Legend:



ESI File: KP15045.50

August 2015

Attachment B



Source: USGS Topographic Map of the Poughkeepsie, New York Quadrangle, dated 1995, digital image provided by MyTopo.com

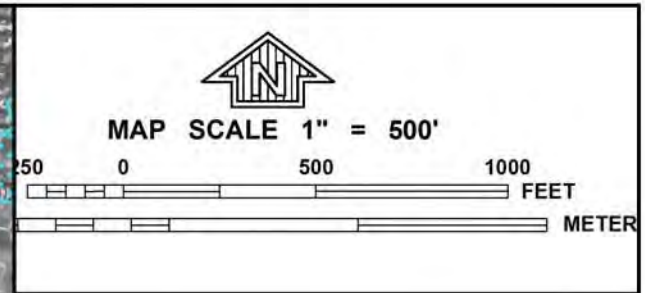
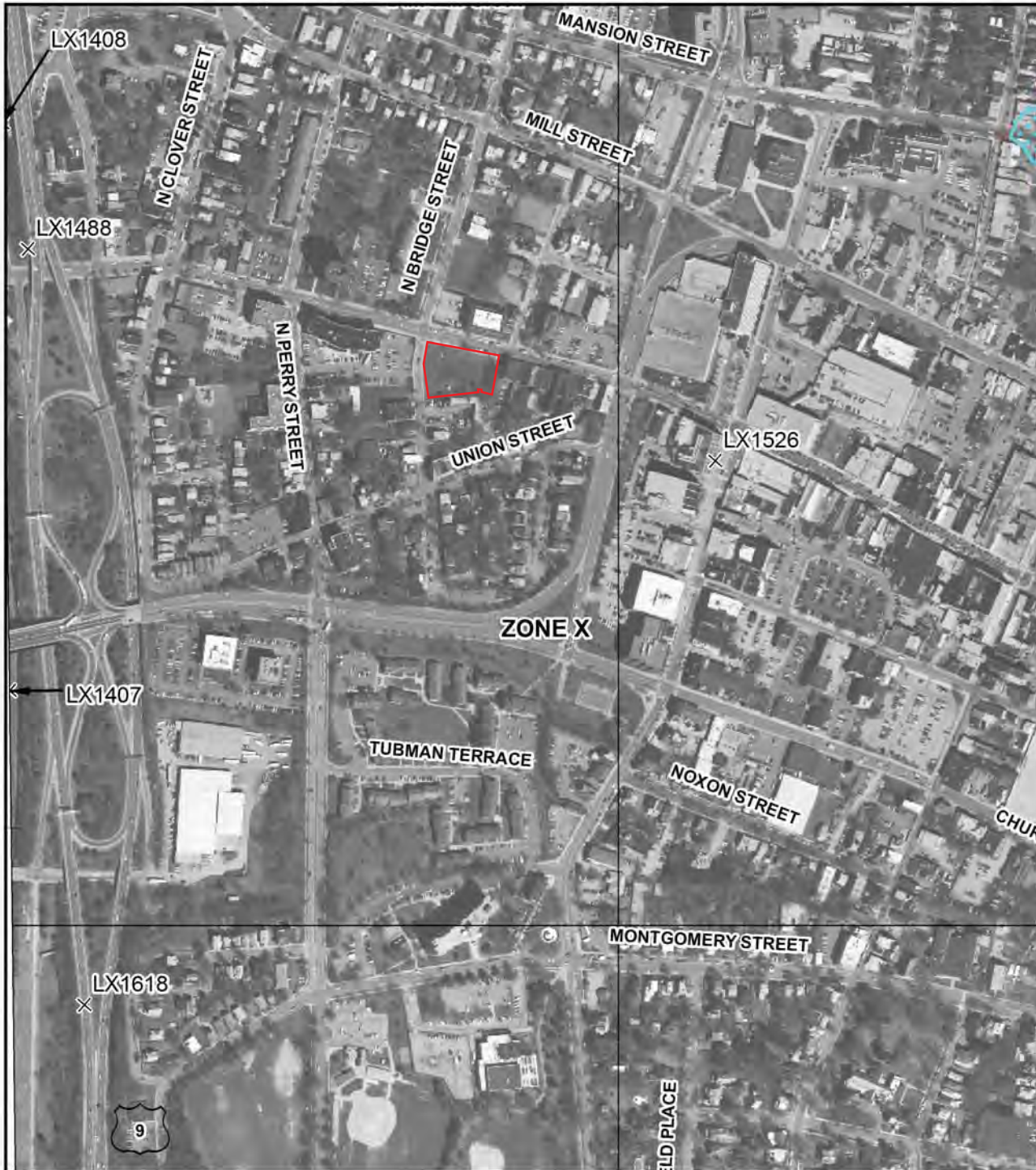
Exhibit H - U.S.G.S. Topographic Map
 178-182 Main Street & 11 South Bridge Street
 City of Poughkeepsie
 Dutchess County, New York



ESI File: KP15045.50

August 2015

Attachment B



NATIONAL FLOOD INSURANCE PROGRAM

NFIP PANEL 0358E

FIRM
FLOOD INSURANCE RATE MAP

for DUTCHESS COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>
POUGHKEEPSIE, CITY	360222
OF	
POUGHKEEPSIE, TOWN	361142
OF	

PANEL 358 OF 602
MAP SUFFIX: E
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36027C0358E
EFFECTIVE DATE
MAY 2, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



National Wetlands Inventory



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Source map provided by www.fws.gov/wetlands/Data/Mapper.html

Exhibit J - Federal Wetlands Map

178-182 Main Street & 11 South Bridge Street
 City of Poughkeepsie
 Dutchess County, New York

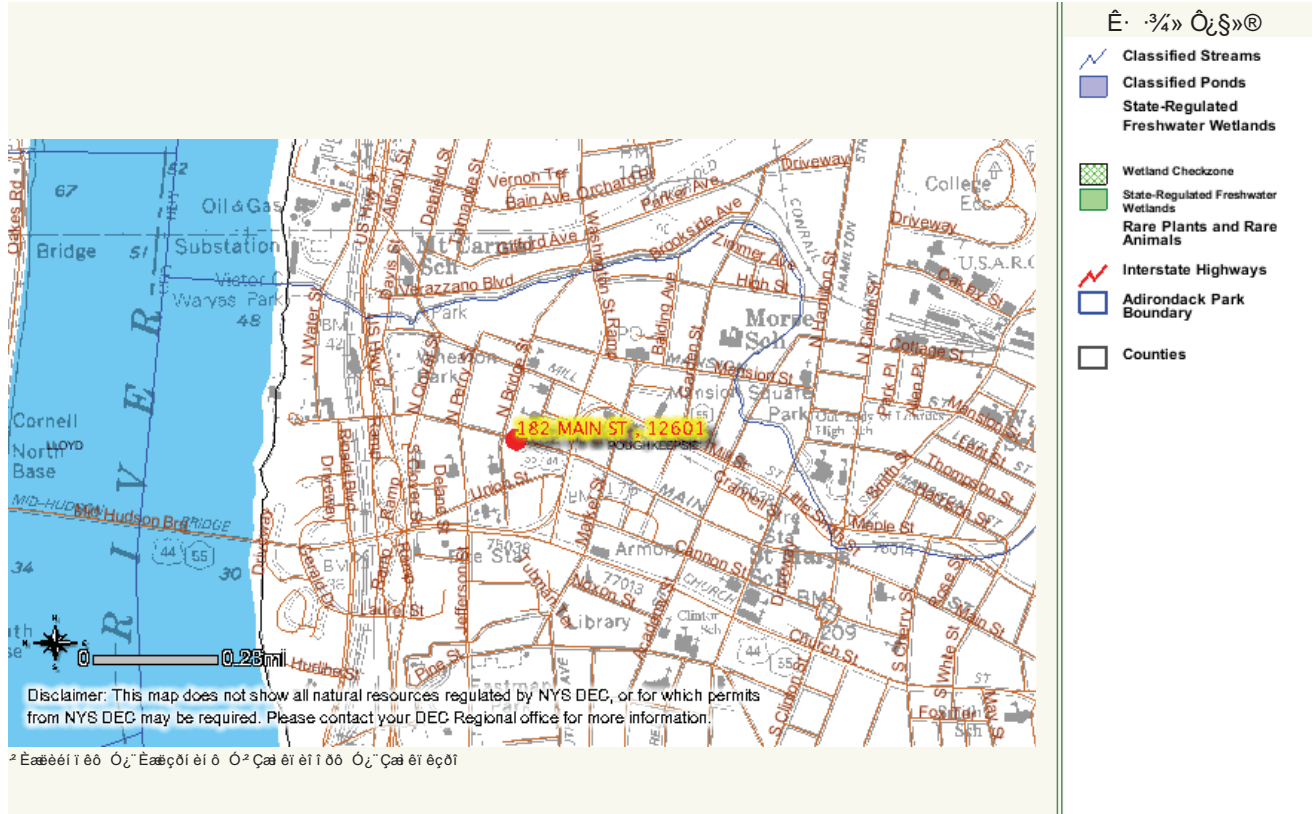
Legend:

subject property border

ESI File: KP15045.50

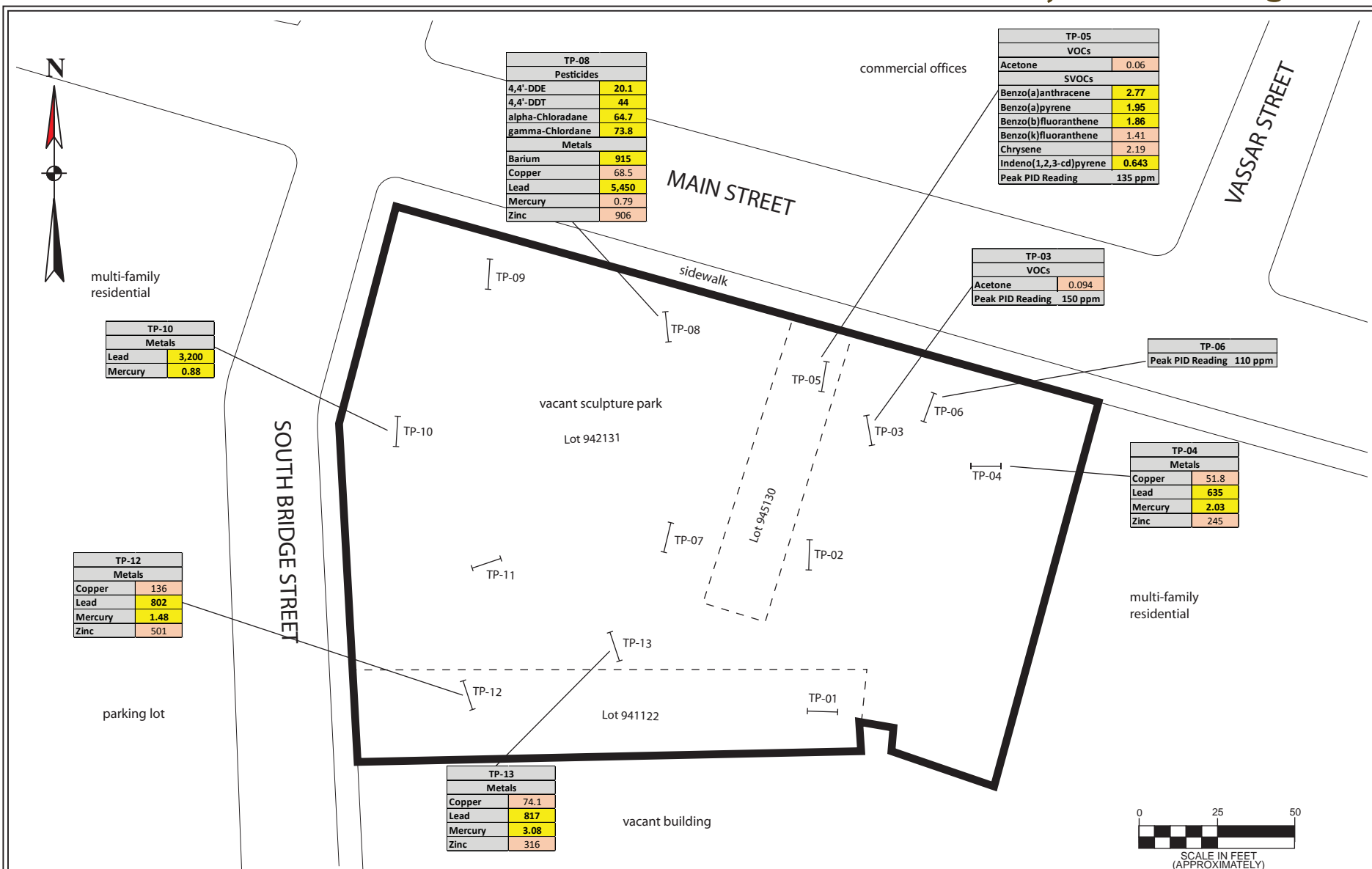
August 2015

Attachment B



Source Map provided by NYS Environmental Resource Mapper at www.dec.ny.gov

Exhibit K - New York State Map 178-182 Main Street & 11 South Bridge Street City of Poughkeepsie Dutchess County, New York	ESI File: KP15045.50
	August 2015
	Attachment B



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Exhibit L - Site Fieldwork Sampling Map

178-182 Main Street & South Bridge Street
City of Poughkeepsie
Dutchess County, New York

Legend:

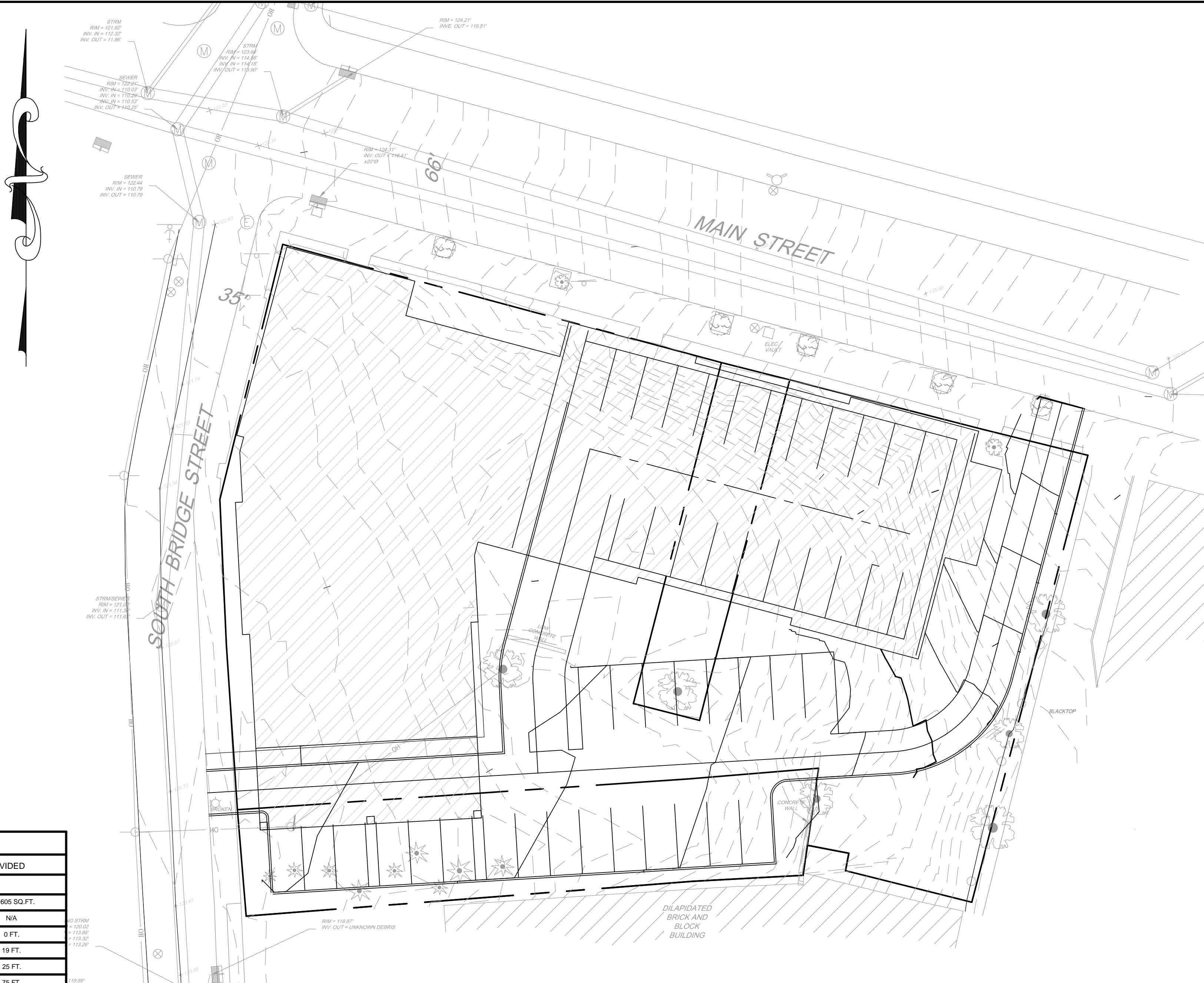
- subject property border
- lot line
- test pit location
- all results in parts per million
- Concentrations > Track 1 UUSCOs
- Concentrations > Track 2 RRUSCOs

ESI File: KP15045.50

August 2015

Scale as shown

Attachment B



- GENERAL NOTES:**
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY: MORRIS ASSOCIATES, PLLC, DATED: JUNE 2015
 - LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC. WHICH ARE WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, AND OTHER FEATURES (WHETHER OR NOT SHOWN ON THE PLANS) AFFECTING HIS WORK.
 - THE CONTRACTOR SHALL CONTACT U.F.P.O. PRIOR TO COMMENCING CONSTRUCTION; 1-800-962-7962.
 - THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
 - THE CONTRACTORS' ATTENTION IS CALLED TO THE FACT THAT THERE MAY BE SOME UTILITY CONFLICTS. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.
 - THE CONTRACTOR SHALL PROTECT ALL PROPERTY LINE MONUMENTATION. ANY MONUMENT DISTURBED OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A NEW YORK STATE LICENSED LAND SURVEYOR.
 - THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, FULL ACCESS TO ALL ROADWAYS, DRIVEWAYS AND PARKING AREAS THROUGHOUT THE SITE AREA.
 - THE CONTRACTOR SHALL NOT STOCKPILE OR STORE ANY MATERIALS ON ANY PUBLIC PROPERTY. ANY MATERIALS STOCKPILED OR STORED ON ANY PRIVATE PROPERTIES SHALL BE DONE ONLY WITH THE LANDOWNER'S PERMISSION.
 - THE CONTRACTOR SHALL PROVIDE BARRICADES, INCLUDING TEMPORARY FENCING TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREA AND TO PROTECT EXISTING AND NEW FACILITIES FROM DAMAGE BY CONSTRUCTION OPERATIONS OR VANDALISM.
 - ALL EXCAVATIONS SHALL BE BACKFILLED TO FINISHED GRADE OR ADEQUATELY BARRICADED AT THE END OF EACH WORKDAY.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS, INCLUDING LAWSNS, DRIVES CULVERTS, FENCES, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY TO ITS PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE REQUIRED BY THESE PLANS AND/OR SPECIFICATIONS.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS AS SHOWN ON THESE PLANS AND THE APPROVED STORMWATER POLLUTION PREVENTION PLAN THAT IS AN INTEGRAL PART OF THIS PROJECT. SILT FENCES AND HAYBALES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED THROUGHOUT THE PERIOD OF DISTURBANCE. REQUIRED LOCATIONS FOR SILT FENCES AND HAYBALES ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
 - EROSION CONTROL MEASURES SHALL BE REMOVED AND THE DISTURBED AREAS RESTORED TO THEIR PRE-CONSTRUCTION CONDITION WHEN SUCH MEASURES ARE NO LONGER REQUIRED.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF DRAINAGE STRUCTURES TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
 - EXCAVATED MATERIALS RETAINED AND UTILIZED ON SITE WILL BE EVALUATED FOR THE ADEQUACY OF THEIR INTENDED USE ON-SITE. ALL IMPORTED MATERIALS WILL BE EVALUATED FOR ENVIRONMENTAL CLEANLINESS AND THE ADEQUACY OF THEIR INTENDED USE.

- GREEN BUILDING CRITERIA:**
- SECTION A**
- ITEM**
- A-2. LANDSCAPING:**
ALL PROPOSED PLANTINGS WITHIN THE LANDSCAPING PLAN WILL BE NON-INVASIVE OR NATIVE SPECIES, SUITABLE FOR THE CONDITIONS FOUND WITHIN THE PROJECT SITE.
- A-4. USE DAYLIGHT SENSORS OR TIMERS ON OUTDOOR LIGHTING TO MAXIMIZE ENERGY EFFICIENCY:**
LIGHTING PLAN WILL NOTE THAT PHOTOCELL SENSORS OR TIME-CONTROL DEVICES WILL BE USED TO CONTROL THE OUTDOOR LIGHT FIXTURES TO MAXIMIZE ENERGY EFFICIENCY. ALL EXTERIOR LIGHTS ARE DOWNWARD FACING AND WILL BE SPECIFIED TO BE SHIELDED TO MINIMIZE SPILL OVER OF GLARE.
- SECTION B**
- ITEM**
- B-2a. SMART SITE LOCATION: PROXIMITY TO EXISTING DEVELOPMENT:**
AS ILLUSTRATED ON THIS PAGE, THIS PROJECT IS ON A SITE WITH ACCESS TO AN EXISTING ROAD, WALKING AREAS, WATER SYSTEM, SEWER SYSTEM, AND VARIOUS OTHER UTILITIES.
- B-2c. SMART SITE LOCATION: PROXIMITY TO SERVICES:**
PROPOSED BUS ROUTES ARE ALSO WITHIN A SHORT WALKING DISTANCE.
- B-2d. COMPACT DEVELOPMENT: PARCEL ACREAGE = 0.61 AC.**
NUMBER OF PROPOSED DWELLING UNITS = 72 DU
PROPOSED DENSITY = 72 DU / 0.61 AC = 118.0 DU/AC
- B-2e. WALKABLE NEIGHBORHOODS: SIDEWALKS AND PATHS:**
SIDEWALKS AND PATHWAYS ARE PROVIDED AROUND THE BUILDINGS THAT CONNECT TO THE CITY GRID.
- B-2g. TRANSPORTATION CHOICES:**
THE PROJECT SITE IS WITHIN WALKING DISTANCE OF A LOCAL BUS STOP.

	REQUIRED	PROVIDED
MINIMUM LOT REQUIREMENTS		
MINIMUM LOT AREA (LOT & BULK REQUIREMENTS)	N/A	198,605 SQ. FT.
MINIMUM LOT WIDTH	N/A	N/A
MINIMUM FRONT YARD (SITE HAS 2 FRONT YARDS)	0 FT.	0 FT.
MINIMUM SIDE YARDS	0 FT.**	19 FT.
MINIMUM REAR YARD	20 FT.***	25 FT.
MAXIMUM BUILDING HEIGHT (FEET)	100 FT.	75 FT.
MAXIMUM BUILDING HEIGHT (STORIES)	6 STORIES OR 70 FT.	4 STORIES
MAXIMUM LOT COVERAGE	100%	73%
MINIMUM USABLE OPEN SPACE	N/A	N/A
MULTIFAMILY DWELINGS EFFICIENCY OR 1-BEDROOM UNIT	N/A	N/A
MAXIMUM FLOOR AREA RATIO	9.0****	3.2

NOTES:

* THE SITE DEVELOPMENT IS GOVERNED BY THE C-2 ZONE PROVISIONS AS PER ZONING SECTION 19-3.3 BOUNDARIES.

** - A SIDE YARD FOR COMMERCIAL BUILDINGS SHALL NOT BE REQUIRED, BUT, IF PROVIDED, SHALL NOT BE LESS THAN SIX (6) FEET IN WIDTH.

*** - WHERE THE C-2 DISTRICT ABUTS UPON AN R OR Q-R DISTRICT, THERE SHALL BE A REAR YARD OF NOT LESS THAN FIFTEEN PERCENT (15%) OF THE DEPTH OF THE LOT, BUT SUCH REAR YARD NEED NOT EXCEED 20 FEET.

**** - FOR LOTS CONTAINING 5,000 SF, 4.0 IS ALLOWED. FOR EACH 1,000 SF OF LOT AREA IN EXCESS OF 5,000, AN ADDITIONAL FAR OF 1.0 MAY BE ADDED TO THE BASIC 1.0, TO A MAXIMUM OF 9.0.

SOURCE: CODE OF THE CITY OF Poughkeepsie, CHAPTER 19 ZONING AND LAND USE REGULATIONS, ARTICLE III. DISTRICT REGULATIONS AND MAP, SECTIONS 19.3-3.3. BOUNDARIES: 19-3.19, AND 19-3.23. CENTRAL COMMERCIAL DISTRICT (C-2).

PARKING REQUIREMENTS		
USE	PARKING REQUIREMENTS	PARKING SPACES REQUIRED
RETAIL	1 SPACE PER 300 SF OF GROSS FLOOR AREA	8,000 SF / 1 PER 300 SF = 27 SPACES
RESTAURANT	1 SPACE PER 3 SEATS, OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER	4,000 SF / 1 PER 100 SF = 40 SPACES
MULTIFAMILY DWELLING	1 SPACES FOR EACH STUDIO OR EFFICIENCY APARTMENT	1 SPACE x 72 STUDIO APTS. = 72 SPACES
	TOTAL SPACES REQUIRED =	139 SPACES
	TOTAL SPACES PROVIDED =	21
	SPACES AVAILABLE IN EXISTING PARKING FACILITIES	TBD

REV. No.	DESCRIPTION	DATE	BY

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

QUEEN CITY LOFTS

CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

MORRIS ASSOCIATES,
ENGINEERING & SURVEYING CONSULTANTS, PLLC

9 Elm Lane, Poughkeepsie, New York 12601
Phone No. (845) 454-3411 Fax No. (845) 473-1962
64 Green Street - Suite 1, Hudson, New York 12534
Phone No. (518) 828-2300 Fax No. (518) 828-3963

DATE 06/30/2015	SCALE	DESIGNED BY: MA DRAWN BY: MA CHECKED BY: MA	FILE No. 215020
			DRAWING No. of 13



C – Supplemental Records

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 31, 2015.

Selected Entity Name: THE KEARNEY REALTY & DEVELOPMENT GROUP INC.
Selected Entity Status Information

Current Entity Name: THE KEARNEY REALTY & DEVELOPMENT GROUP INC.

DOS ID #: 1902865

Initial DOS Filing Date: MARCH 14, 1995

County: PUTNAM

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

THE KEARNEY REALTY & DEVELOPMENT GROUP INC.
1777 ROUTE 6 OFFICE
CARMEL, NEW YORK, 10512

Chief Executive Officer

KENNETH E KEARNEY
1777 ROUTE 6
CARMEL, NEW YORK, 10512

Principal Executive Office

THE KEARNEY REALTY & DEVELOPMENT GROUP INC.
1777 ROUTE 6
CARMEL, NEW YORK, 10512

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAR 14, 1995	Actual	THE KEARNEY REALTY & DEVELOPMENT GROUP INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)



Ecosystems Strategies, Inc.

24 Davis Avenue, Poughkeepsie, NY 12603

phone 845.452.1658 | fax 845.485.7083 | ecosystemsstrategies.com

August 12, 2015

Debra Weltsch
Poughkeepsie Public Library
93 Market Street
Poughkeepsie, New York 12601

Re: Document Repository for the property located at 178-182 Main Street,
City of Poughkeepsie, Dutchess County New York
ESI File: KP15045.50 – Brownfields Cleanup Program Application

Dear Ms. Weltsch:

This letter is an acknowledgment that the Poughkeepsie Public Library will act as the Document Repository for the above-referenced Site as a requirement of New York State Department of Environmental Conservation. All documents will be placed on a CD and will be sent to the Library for the public to access.

If you have any questions, please contact me at (845) 452-1658.

Sincerely,

ECOSYSTEMS STRATEGIES, INC.

Adam Atkinson
Project Manager

Natalie Conklin

From: Deb Weltsch <dweltsch@poklib.org>
Sent: Monday, August 31, 2015 1:50 PM
To: Natalie Conklin
Subject: Re: Document Repository for Brownfield Application

Hello Ms. Conklin.

Yes, we will agree to be the repository for your documents. I apologize if your initial request fell between the cracks, as I was on vacation for several weeks. We will expect your CD, and catalog it in our online catalog-- http://search.midhudsonlibraries.org/iii/encore_poklib/?lang=eng -- and place it with our public inspection documents.

Best regards,
Deborah Weltsch

Deborah Weltsch, Librarian
Coordinator of Central Library Services
Poughkeepsie Public Library District
93 Market Street
Poughkeepsie, NY 12601
845-485-3445 ext. 3354
dweltsch@poklib.org

On Mon, Aug 31, 2015 at 12:17 PM, Natalie Conklin <natalie@ecosystemsstrategies.com> wrote:

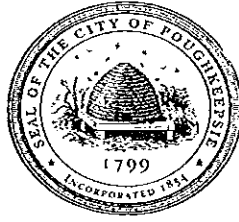
Debra,

We spoke earlier month about the Poughkeepsie Library acting as document repository for the documents relating to 178-182 Main Street Property. I sent you the attached follow-up letter. The NYSDEC is now requesting an acknowledgement from the Library. Could you please just reply to this e-mail acknowledging that you agree to act as the document repository. Thank you.

Natalie Conklin
Administrative Assistant
Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
845-452-1658 Ph
845-485-7083 Fax
natalie@ecosystemsstrategies.com

The City of Poughkeepsie

New York



July 31, 2015

This letter confirms that Kearney Realty & Development Group has been granted access to the real property known as 178-182 Main Street and 11 South Bridge Street, Poughkeepsie, New York to implement any investigation or remedial work required by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP).

Very truly Yours,

By: _____

John C. Tkazyik, Mayor



Ecosystems Strategies, Inc.

D – Previous Environmental Report