



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? Yes No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

- Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]
- Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]
- Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.
- Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

The tax lots comprising the BCP site were merged into one tax lot. This amendment is to reflect the revised property description and to correct measurement errors with the BCP Site as follows.

(1) During the preparation of the survey map for the environmental easement, the surveyor discovered that the tax map for old lot 942131 was in error and that the size of that lot should have been 0.641 acres, not 0.46 acres.

(2) When a portion of old lot 943116 was added to the BCP site via Amendment 1, it was estimated that the parcel was 0.15 acres. When the portion of that lot was surveyed, it turns out the parcel was 0.257 acres.

The effect of the tax map error and overestimated of the additional lot size results in an increase of the BCP site size from 0.764 acres to 1.052 acres. This discrepancy is noted in section VI as an increase in the BCP

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Application Information			
BCP SITE NAME: Queen City Lofts		BCP SITE NUMBER: C314125	
NAME OF CURRENT APPLICANT(S): The Kearney Realty & Development Group, Inc. The QCL on Main Limited Partnership and Queen City Lofts Housing Development Fund Company, Inc			
INDEX NUMBER OF EXISTING AGREEMENT: C314125-10-15 DATE OF EXISTING AGREEMENT: 11/03/15			
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> 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 (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE 845-306-7705	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE 12603	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

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 presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 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, Department 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 the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? 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. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE NEW REQUESTOR MUST CERTIFY THAT IT 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 contamination 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 contamination.

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.

Requestor's Relationship to Property (check one):

Prior 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 N/A

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

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS 178-182 Main Street and 11-15 South Bridge Street

CITY/TOWN Poughkeepsie

ZIP CODE 12601

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
178 Main Street		6062	76	942131	0.46
182 Main Street		6062	76	945130	0.04
11 South Bridge Street		6062	84	941122	0.11
15 South Bridge Street		6062	84	943116	0.15

Check appropriate boxes below:

- Changes to metes and bounds description or TBL correction
- Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: 0.288

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
178-188 Main St., Poughkeepsie, NY 12601	131300	6062	84	944121	1.251

- Reduction of property
- Approximate acreage removed: _____

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY. N/A

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 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 as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <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>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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, which 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.</p> <p>(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, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(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.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Queen City Lofts	BCP SITE NUMBER: C314125
NAME OF CURRENT APPLICANT(S): <small>The Kearney Realty & Development Group, Inc, The OCL on Main Limited Partnership and Queen City Lofts Housing Development Fund Company, Inc</small>	
INDEX NUMBER OF EXISTING AGREEMENT: C314125-10-15	
EFFECTIVE DATE OF EXISTING AGREEMENT: 11/03/15; 08/18/16(amendment #1);04/02/17(#2)	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)
(Individual)
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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.
Date: _____ Signature: _____
Print Name: _____
(Entity)
I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.
_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.
Date: _____ Signature: _____
Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am the Manager (title) of The Queen City Lofts Associates, the General Partner of The QCL on Main Limited Partnership (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

The QCL on Main Limited Partnership, By: The Queen City Lofts Associates, LLC; its Managing General Partner

Date: 12/10/2018 Signature: [Signature]

Print Name: Kenneth Kearney, Manager

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

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 contamination.

Effective Date of the Original Agreement:

Signature by the Department:

DATED:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

Robert W. Schick, P.E., Director
Division of Environmental Remediation

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am the Treasurer (title) of The Queen City Lofts Housing Development Fund Company, Inc. (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. The Queen City Lofts Housing Development Fund Company, Inc.

Date: 12/12/2018 Signature: Christa Hines

Print Name: Christa Hines, Treasurer

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input type="checkbox"/> 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 contamination.
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Effective Date of the Original Agreement:

Signature by the Department:

DATED:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

Robert W. Schick, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard 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 DEPARTMENT USE ONLY

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

PROJECT MANAGER: _____

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION**

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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 DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

SECTION IV NEW REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

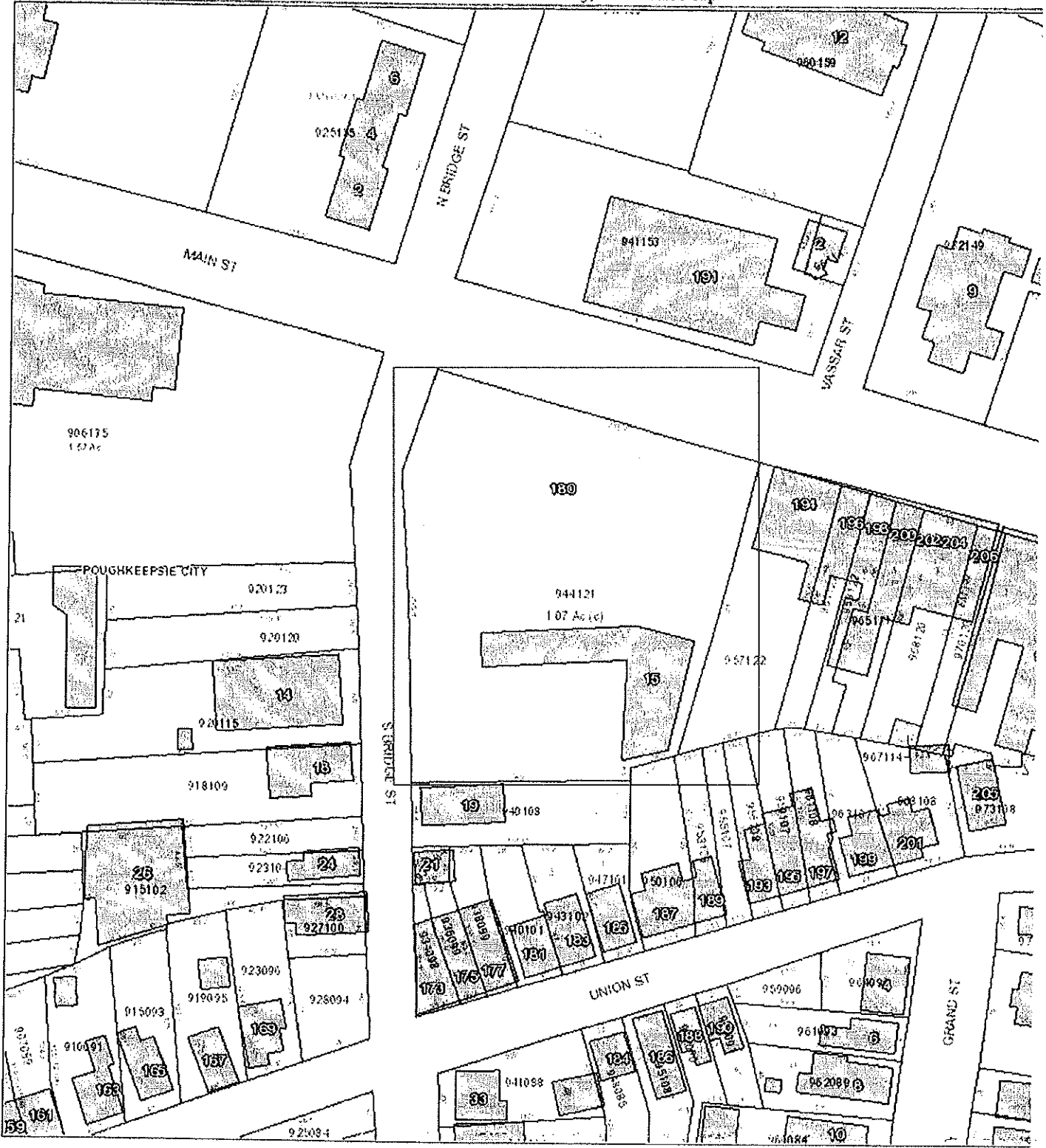
Property Address

Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears.

Dutchess County, NY - Tax Map



PARCEL # 131300-6062-84-942131, 945130, 941122, and 943116
PARCEL ADDRESSES: 178 MAIN STREET, 182 MAIN STREET, 11 SOUTH BRIDGE
STREET, AND 15 S. BRIDGE STREET, POUGHKEEPSIE, NY

METES AND BOUNDS DESCRIPTION

ALL THAT PARCEL OF LAND SITUATED IN CITY OF POUGHKEEPSIE, COUNTY OF
DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED
PARCEL; SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH
BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET; THENCE RUNNING
EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING FIVE (5)
COURSES AND DISTANCES;

1. SOUTH 74° 55' 12" EAST, A DISTANCE OF 127.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST, A DISTANCE OF 19.82 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST, A DISTANCE OF 24.95 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST, A DISTANCE OF 31.01 FEET TO A POINT;
5. SOUTH 76° 07' 58" EAST, A DISTANCE OF 30.48 FEET TO A POINT AT THE
NORTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING
AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON
PROPERTIES, LLC (DOC# 02 2014 14);

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT
BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 14° 33' 41" WEST, A DISTANCE OF 129.74 FEET TO A POINT;
2. SOUTH 11° 42' 20" WEST, A DISTANCE OF 86.08 FEET TO A POINT AT THE
SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL; SAID POINT BEING
AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOMO (DOC# 02
2015 0598);

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOMO, SOUTH
78° 12' 20" WEST, A DISTANCE OF 34.50 FEET TO A POINT; THENCE RUNNING
SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF CACCOMO, SOUTH 2° 12' 25"
WEST, A DISTANCE OF 8.11 FEET TO A POINT AT THE SOUTHERLY LINE OF HEREIN
DESCRIBED PARCEL; SAID POINT BEING AT THE DIVISION LINE BETWEEN LANDS OF
CACCOMO TO EAST AND LANDS NOW OR FORMERLY RUNZA (DOC# 02 2002 2078) TO
WEST; THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF LANDS OF
RUNZA, SOUTH 86° 25' 45" WEST, A DISTANCE OF 146.15 FEET TO A POINT AT THE
EASTERLY LINE OF SOUTH BRIDGE STREET; SAID POINT BEING AT THE
SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL AT A DISTANCE 0.63
FEET EAST FROM AN IRON PIPE FOUND; THENCE RUNNING NORTHERLY ALONG THE
EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FIVE (5) COURSES AND
DISTANCES;

1. NORTH 3° 34' 15" WEST, A DISTANCE OF 104.83 FEET TO AN IRON ROD FOUND;
2. NORTH 4° 41' 24" WEST, A DISTANCE OF 30.00 FEET TO A POINT;
3. NORTH 3° 50' 38" WEST, A DISTANCE OF 46.38 FEET TO A POINT;
4. NORTH 2° 33' 28" WEST, A DISTANCE OF 40.98 FEET TO A POINT;
5. NORTH 13° 51' 32" EAST, A DISTANCE OF 73.79 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.251 ACRES MORE OR LESS.

ENVIRONMENTAL EASEMENT DESCRIPTION

METES AND BOUNDS DESCRIPTION
ALL THAT PARCEL OF LAND SITUATED IN CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET, THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 74° 55' 12" EAST, A DISTANCE OF 127.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST, A DISTANCE OF 18.82 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST, A DISTANCE OF 24.95 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST, A DISTANCE OF 31.01 FEET TO A POINT;
5. SOUTH 76° 07' 58" EAST, A DISTANCE OF 30.48 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON PROPERTIES, LLC (DOC# 02 2014 14);

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 14° 33' 41" WEST, A DISTANCE OF 128.74 FEET TO A POINT;
2. SOUTH 11° 42' 20" WEST, A DISTANCE OF 86.08 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOMO (DOC# 02 2015 0598);

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOMO, SOUTH 18° 12' 20" WEST, A DISTANCE OF 34.50 FEET TO A POINT, THENCE RUNNING NORTHWESTERLY THROUGH THE HEREIN DESCRIBED PARCEL, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 66° 30' 14" WEST, A DISTANCE OF 85.19 FEET TO A POINT;
2. NORTH 31° 48' 40" WEST, A DISTANCE OF 47.40 FEET TO A POINT;
3. NORTH 3° 26' 16" WEST, A DISTANCE OF 16.99 FEET TO A POINT;
4. SOUTH 83° 32' 08" WEST, A DISTANCE OF 48.74 FEET TO A POINT AT THE EASTERLY LINE OF SOUTH BRIDGE STREET, SAID POINT BEING THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBE PARCEL, NORTH 3° 34' 15" WEST 104.83, THENCE NORTH 4° 41' 24" WEST 18.86 FEET TO A POINT, THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 4° 41' 24" WEST, A DISTANCE OF 30.00 FEET TO A POINT;
3. NORTH 3° 50' 33" WEST, A DISTANCE OF 45.38 FEET TO A POINT;
4. NORTH 1° 33' 28" WEST, A DISTANCE OF 42.88 FEET TO A POINT;
5. NORTH 13° 51' 32" EAST, A DISTANCE OF 73.79 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.051 ACRES MORE OR LESS.

OVERALL METES AND BOUNDS DESCRIPTION (PARCEL # 131300-6062-84-944121)

ALL THAT PARCEL OF LAND SITUATED IN CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET, THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 74° 55' 12" EAST, A DISTANCE OF 127.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST, A DISTANCE OF 18.82 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST, A DISTANCE OF 24.95 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST, A DISTANCE OF 31.01 FEET TO A POINT;
5. SOUTH 76° 07' 58" EAST, A DISTANCE OF 30.48 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON PROPERTIES, LLC (DOC# 02 2014 14);

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 14° 33' 41" WEST, A DISTANCE OF 128.74 FEET TO A POINT;
2. SOUTH 11° 42' 20" WEST, A DISTANCE OF 86.08 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOMO (DOC# 02 2015 0598);

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOMO, SOUTH 18° 12' 20" WEST, A DISTANCE OF 34.50 FEET TO A POINT, THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF CACCOMO, SOUTH 2° 12' 25" WEST, A DISTANCE OF 8.11 FEET TO A POINT AT THE SOUTHERLY LINE OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE DIVISION LINE BETWEEN LANDS OF CACCOMO TO EAST AND LANDS NOW OR FORMERLY RUNZA (DOC# 02 2002 2078) TO WEST; THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF LANDS OF RUNZA, SOUTH 88° 25' 45" WEST, A DISTANCE OF 148.18 FEET TO A POINT AT THE EASTERLY LINE OF SOUTH BRIDGE STREET, SAID POINT BEING AT THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL AT A DISTANCE OF 48.74 FEET EAST FROM AN IRON PIPE FOUND, THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 3° 34' 15" WEST, A DISTANCE OF 104.83 FEET TO AN IRON ROD FOUND;
2. NORTH 4° 41' 24" WEST, A DISTANCE OF 30.00 FEET TO A POINT;
3. NORTH 3° 50' 33" WEST, A DISTANCE OF 45.38 FEET TO A POINT;
4. NORTH 1° 33' 28" WEST, A DISTANCE OF 42.88 FEET TO A POINT;
5. NORTH 13° 51' 32" EAST, A DISTANCE OF 73.79 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.281 ACRES MORE OR LESS.

REFERENCES:

- DEEDS AND FILED MAP
- FM #172
 - LIBER 1450 PAGE 323
 - LIBER 637 PAGE 440
 - LIBER 1363 PAGE 770
 - LIBER 922 PAGE 196
 - LIBER 1449 PAGE 818
 - LIBER 1458 PAGE 846
 - LIBER 1444 PAGE 802
 - DOC# 02 2015 7411
 - DOC# 02 2017 467
 - DOC# 02 2017 2748

TITLE POLICY: ANY2017 - 2529C
PROVIDED BY: ALL NEW YORK TITLE AGENCY, INC.
EFFECTIVE DATE: JANUARY 9, 2017

PREVIOUS PROPERTY INFORMATION:

- TAX PARCEL NUMBERS & ADDRESS
- 131300-6062-78-942131, 178 MAIN ST.
 - 131300-6062-76-945130, 182 MAIN ST.
 - 131300-6062-84-941122, 11 SOUTH BRIDGE ST.
 - 131300-6062-84-943116, 15 SOUTH BRIDGE ST., POUGHKEEPSIE, NY 12601

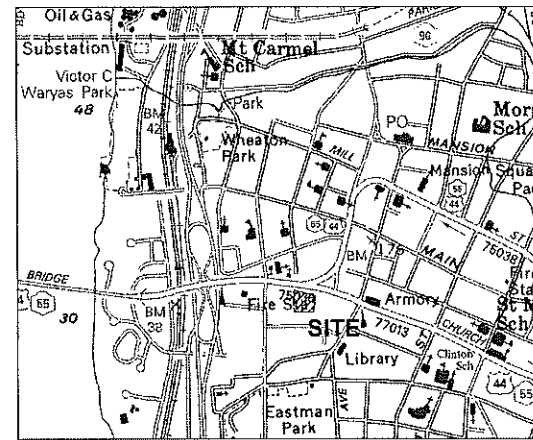
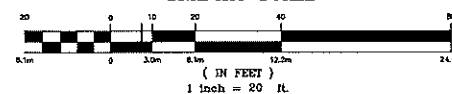
CURRENT PROPERTY INFORMATION:
178-188 MAIN STREET
POUGHKEEPSIE, NY 12601

TAX PARCEL NUMBER
131300-6062-84-944121
DEED DOC. # 02 2017 2748

SURVEY BY:

JONATHAN J. VENDERBER, PLS
NY LICENSE NO. 050912
CLARK PATTERSON LEE
9 ELKS LANE,
POUGHKEEPSIE, NY 12601
PHONE NO. (845)54-3411

GRAPHIC SCALE



LOCATION MAP

SCALE 1" = 100'

LEGEND

- PROPERTY LINE
- OVERHEAD WIRES
- CHAINLINK FENCE
- UTILITY POLE
- CATCH BASIN
- GUY
- ⊕ HYDRANT
- ⊕ VALVE
- ⊕ MAILBOX
- ⊕ MANHOLE
- ⊕ UTILITY MANHOLE
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- UNDERGROUND DATA
- UNDERGROUND ELECTRIC
- MONITORING WELL

"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at darweb@dec.ny.gov."

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1709, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNORS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON-TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE OCTOBER 4, 2018.

Revised Drawings: None
Drawing Name: C:\data\proj\215020-Kecomy.dwg\315020-Kecomy.dwg\315020-Kecomy.dwg
Date last plotted: 12/7/2018 11:39 AM
Date last accessed: 12/7/2018 11:16 AM
Plotted by: Jim Schmill

REVISIONS				
NO.	DATE	BY	CHKD	DESCRIPTION
1.	12/07/18	KKS	JJV	REVISED EASEMENT LINE

9 ELKS LANE
POUGHKEEPSIE, NEW YORK 12601
TEL (845) 454-3411
FAX (845) 473-1962
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ARCHITECTURE • ENGINEERING • PLANNING



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QUEEN CITY LOFTS HOUSING DEVELOPMENT FUND COMPANY, INC.
CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS STATE OF NEW YORK

DATE:	12/04/18
DRAWN:	KKS
DESIGNED:	JJV
CHECKED:	JJV
SCALE:	AS NOTED

QUEEN CITY LOFTS
ENVIRONMENTAL EASEMENT MAP

PROJECT NUMBER	60034.00
DRAWING NUMBER	01-01