

PDCTC

Poughkeepsie-Dutchess County Transportation Council

**Major Projects
Report
February 2004**

Poughkeepsie-Dutchess County Transportation Council (2003-2004)

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Major Projects Report

February 2004

**Poughkeepsie-Dutchess County
Transportation Council**

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Major Projects Data Base

This data base is a compilation of selected information about proposed residential and non-residential development projects. Many of the projects have not yet been approved by local boards; some may eventually be modified if disapproved during local review. Most of the projects are in either the pre-application planning stage or the application process and will stay on the list until they are constructed or withdrawn by the applicant. For the actual project status at a particular time, the local municipality which has review and approval authority should be contacted. Listing on the data base does not imply approval of a project by the Poughkeepsie-Dutchess County Metropolitan Planning Organization or the Dutchess County Department of Planning and Development.

Information on proposed projects was gathered from a variety of sources including zoning action referrals, State Environmental Quality Review Act submittals, newspaper reports, and copies of the minutes of local board meetings. The data base includes: the location of the project, (tax parcel designation, access road and nearest major intersecting road); the general nature of the project, e.g., office development, apartments or infrastructure improvement; and the scale of the project as reflected by the number of dwelling units, the gross floor area, or the number of parking spaces. Complete information on a particular project may not be available when it is listed on the data base.

Although the Major Projects Report is generally intended to track new construction, in some cases projects that represent a significant change in the use of existing structures will be included. Currently, this report includes three such projects: the renovation of buildings on the 300 Block of Main Street and Dooley Square on lower Main Street in the City of Poughkeepsie for industrial, office and retail uses; and site infrastructure upgrades at IBM East Fishkill for a chip fabrication facility.

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

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

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

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

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

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

Data Base Description

The following description of the data base elements can be used to interpret the data in the tables generated from the data base.

Column #1 ID - the identification number for each project. A letter next to the identification number indicates that this is one aspect of a project that includes more than one qualifying activity.

Column #2 MUNICIPALITY - the municipality in which the project is located. The municipality may be a town (T), city (C), or village (V).

Column #3 PARCEL - the county real property tax number. The letter 'x' indicates that the project involves more parcels than the single parcel identified.

Column #4 PROJECT - the title or most recognized reference name of the proposed project.

Column #5 APPLICANT - the name of the applicant, or his/her representative.

Column #6 ACCESS ROAD - the road which provides primary access to the property.

INTERSTATE - I e.g. I-84
STATE ROAD - NYS e.g. NYS 9*
COUNTY ROUTE - CR e.g. CR 29
LOCAL ROADS - the name of the road and one of the following:

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

The exception to this scheme are those segments of highways which have dual numbers such as NYS 44/55 in the city of Poughkeepsie. In these cases, the smaller number shall be indicated first.

Dual Roads

NYS 9G/199
NYS 22/44
NYS 22/55
NYS 22/343
NYS 44/55
NYS 44/82
NYS 82/199
NYS 82/376

*The sole exception is State Road 987G which is known as the Taconic State Parkway and may be referred to as the TSP in this data.

Column #7 CROSS ROAD - the nearest intersecting road. If the project is equidistant from two roads, they will both be identified.

Column # 8 ACTIVITY - the general type of project.

Activities:

SFR	- Single Family Residences
Mobile	- Mobile or other Manufactured Housing
Condo	- Condominiums, Townhouse, Cooperatives, Cluster
Apt	- Apartments
Senior	- Senior Citizen Housing
Dorm	- Dormitory

Hosp/Med - Hospital or other Medical Facility
 Hotel - Hotel
 Motel - Motel
 Conf - Conference Center
 Retail - Retail

Indust - Industry
 Office - Office

Inst - Institution
 Infra - Infrastructure
 Rec - Recreational
 Public - Public/Quasi-Public
 Rezone - Rezoning

Column #9 AREA - the square footage of gross floor area or the total site acreage (A), as applicable, in proposed projects.

Column #10 PARK - the number of parking spaces at the proposed project.

Column #11 UNIT - the number of units in proposed residential and hotel/motel projects.

Column #12 ENTRY - the month and year that the information on the proposed project was entered on the data base by the Department of Planning and Development.

New Major Projects

February 2004

#	Municipality	Project	Activity	Units	Square Feet/Acres
005	C/Beacon	East Main Mills	Apt	150	2.6 A
006a-d	C/Poughkeepsie	S. Waterfront Development	Retail/Office/Hotel/Rec	—	25 A
016	T/Beekman	Gardner Hollow Subdiv.	SFR	19	74.18A
021	T/East Fishkill	IBM Chip Fab. Annex	Indust	—	398,000 s.f.
022	T/Fishkill	Senior Horizons @ Fishkill	Senior	90	6.06 A
033	T/Hyde Park	Hop N' Lock Storage	Indust	—	40,820 s.f.
035	T/Pleasant Valley	Commons @ Beckwith Ct.	Apt	20	4.63 A
038a-b	T/Poughkeepsie	Hudson Heritage Park	Apt/Hotel	500	156.19 A
041	T/Stanford	Fichera Subdiv.	SFR	32	291.9 A
042	V/Rhinebeck	N. Dutchess Hosp. Expans.	Hosp/Med	—	83,000 s.f.

Projects Removed From Data Base

February 2004

#	Municipality	Project	Activity	Units	Square Feet/Acres	Reason
134	T/Amenia	RiverCourse @ Troutbeck	Rec	—	268.6 A	W
080	T/Beekman	Maple Farm Estates	SFR	9	25.5 A	R
096	T/Beekman	MacIntosh Estates II	SFR	15	18.61 A	C
044	T/Poughkeepsie	Castle Ct. @ Concord	Senior	48	50,000 s.f.	C
126	T/Red Hook	Hannaford Market	Retail	—	47,790 s.f.	C

C= completed

W= withdrawn

R= reduced below major projects threshold

Municipal Telephone Numbers

(All area codes 845 unless otherwise indicated)

For more information contact:

Cities

Beacon	838-5000
Poughkeepsie	451-4055

Towns

Amenia	373-8118
Beekman	724-5300
Clinton	266-5853
Dover	832-6111
East Fishkill	221-9191
Fishkill	831-7800
Hyde Park	229-2103
LaGrange	452-1830
Milan	758-5133
North East	(518) 789-3778
Pawling	855-5040
Pine Plains	(518) 398-7155
Pleasant Valley	635-3274
Poughkeepsie	485-3600
Red Hook	758-3561
Rhinebeck	876-3409
Stanford	868-1366
Union Vale	724-5600
Wappinger	297-5771
Washington	677-3419

Villages

Fishkill	897-4430
Millbrook	677-3939
Millerton	(518) 789-4489
Pawling	855-1122
Red Hook	758-1081
Rhinebeck	876-7015
Tivoli	757-2021
Wappingers Falls	297-8773

Dutchess County Department

of Planning and Development	486-3600
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Tables

Dutchess County Department of Planning and Development 2004 Major Projects By Municipality

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
005	C Beacon	x6054-38-143746	East Main Mills, LLC	East Main St.	Main St.	Apt	A 2.6		150	02/04
008	C Beacon	5954-16-963398	Advantage Mortgage	Tioronda Ave.	Wolcott Ave.	Senior	A 4.9	144	180	08/98
012	C Beacon	5954-41-537725	Scenic Hudson Land Trust	Red Flynn Dr	Long Dock Rd	Hotel/Retail	150,000			08/03
135a	C Beacon	6055-03-235160	HV Housing Dev. Fund	Matteawan Rd.	NYS 52	Apt	A 8.5	119	54	08/00
135b	C Beacon	6055-03-235160	HV Housing Dev. Fund	Matteawan Rd.	NYS 52	Senior	A 7.4		84	08/00
301b	C Beacon	5954-00-775030	Polofields Inv.	NYS 9D	Craig House Rd.	SFR	A 26		20	12/88
002a	C Poughkeepsie	x6162-78-169030	Behrends	Main St.	S. Hamilton St.	Apt		56	32	02/03
002b	C Poughkeepsie	x6162-78-169030	Behrends	Main St.	S. Hamilton St.	Retail	19,620			02/03
006a	C Poughkeepsie	x6061-43-752749	Pok. Landing, LLC	Rinaldi Blvd.	Pine St.	Retail	98,800	1,035		02/04
006b	C Poughkeepsie	x6061-43-752749	Pok. Landing, LLC	Rinaldi Blvd.	Pine St.	Office	92,800			02/04
006c	C Poughkeepsie	x6061-43-752749	Pok. Landing, LLC	Rinaldi Blvd.	Pine St.	Hotel				02/04
006d	C Poughkeepsie	x6061-43-752749	Pok. Landing, LLC	Rinaldi Blvd.	Pine St.	Rec				02/04
010	C Poughkeepsie	x6162-78-205038	Penrose Properties, Inc	Main St.	Hamilton St.	Apt	A 1.7	61	54	02/03
026a	C Poughkeepsie	x6062-74-732217	Dooley	Main St.	No. Water St.	Retail	17,000			01/96
026b	C Poughkeepsie	x6062-74-732217	Dooley	Main St.	No. Water St.	Office	34,800	21		08/03
026c	C Poughkeepsie	x6062-74-732217	Dooley	Main St.	No. Water St.	Indust	7,000			01/96
040	C Poughkeepsie	6161-73-593183	Fox Hill Villa Corp.	Wilbur Blvd.	Miller Rd.	Condo	A 5	97	44	08/02
043	T Amenia	7167-00-280706	Schulyer Companies	NYS 22	NYS 343	Rezzone/Retail	63,400	310		08/02
045a	T Amenia	x7066-00-670717	Higher Ground CC Mgmt Co	NYS 44	NYS 22	Condo	A 640.9		340	02/03
045b	T Amenia	x7066-00-670717	Higher Ground CC Mgmt Co	NYS 44	NYS 22	Hotel				02/03
053	T Amenia	7168-00-492043	Maplebrook School	NYS 22	Old North Rd	Institut	18,000			08/03
091	T Amenia	7167-00-430145	Syms	Depot Hill Rd	Washington Ct	SFR	A 44		29	08/03
016	T Beekman	6859-00-623013	Cunningham	Gardner Hollow R		SFR	A 74.18		19	02/04
032a	T Beekman	6758-00-814908	Nazemian	CR 7	Main St.	Retail	44,000	233	34	05/93
036	T Beekman	6857-00-068699	Cunningham	Depot Hill Rd.	NYS 216	SFR	A 251.4		12	08/97
046	T Beekman	6759-00-158566	Ginese	NYS 55	Duncan Rd.	SFR	A 17.85		13	02/03
065	T Beekman	x6658-00-537633	Red Wing Properties	CR 8	CR 9	SFR	A 363.6		217	02/99
080	T Beekman	6657-08-886914	Nicolosi	NYS 216	CR 8	SFR	A 25.5		9	02/00
098	T Beekman	6758-00-707350	Fedele Development Corp	NYS 22	Depot Hill Rd	SFR	A 31.4		20	08/03
108a	T Beekman	x6759-00-494352	Dutchess Contracting Co	NYS 55	Bischoff Ln	Retail	4,200	99		08/03
108b	T Beekman	x6759-00-494352	Dutchess Contracting Co	NYS 55	Bischoff Ln	Apt	A 5.34		16	08/03
133	T Beekman	x6658-00-183936	Quatrocci & Loia	CR 10	Miller Rd.	SFR	A 43.65		21	08/00
336	T Beekman	6758-00-758822	Dutchess Supply Co.	CR 7	Main St.	SFR	A 15		35	02/90
054	T Clinton	6267-00-338738	Heritage Housewrights	Cookingham Dr.	Creek Rd.	SFR	A 26.25		33	02/03
122	T Clinton	x6565-01-410925	Page	Hilbernia Heights	Hilbernia Rd.	SFR	A 43.8		18	02/03
285	T Clinton	6267-00-865113	Seelback	CR 14	Meadowbrook Ln.	SFR	A 104		10	03/90
003	T Dover	7062-00-450330	Dwy	NYS 22	Sherman Hill	SFR	A 59		43	01/87
013	T Dover	7161-00-814357	Keim	Lake Ellis Rd.	Weil Rd.	SFR			11	05/93
020	T Dover	7062-00-755034	Finch	CR 6	NYS 22	SFR	A 33.4		19	06/94
052	T Dover	7060-00-950467	Mattikow	NYS 22	CR 26	SFR	A 67.12		16	01/97
078	T Dover	7058-00-545990	Bonavennia	Kitchen Rd.		SFR			13	08/99

Dutchess County Department of Planning and Development 2004 Major Projects

By Municipality (cont)

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	CROSS ACCESS	ACTIVITY	AREA	PARK	UNIT	ENTRY
099	T Dover	6959-00-905113	Valley View Subdivision	Holt Group	CR 20	SFR	A 86.64	18	12/93
132	T Dover	7060-00-987801	Mill/Seabot Sub.	Mill	CR 26	SFR	A 77.9	10	08/00
153	T Dover	7062-00-133263	Plum Hill	Palumbo Block Co. Inc.	CR 26	Indust	20,000	48	07/96
160	T Dover	x7063-00-390362	Stony Brook Estates	DiPietro	NYS 22	SFR	A 100	20	08/03
161	T Dover	7161-00-343242	Camp Berkshire Hotel	Scharffenberg	Berkshire Rd	Hotel	11,774		08/03
162	T Dover	7058-00-350990	Cedar Knolls II	Bonaventia Const	Old Pawling Rd	SFR	A 220	18	08/03
163	T Dover	x6962-00-333200	Grissy Subdivision	Bjorklund	Ridge Rd	SFR	A 443	10	08/03
164	T Dover	x7063-00-560320	Nellie Hill Estates	KLM Enterprises	N.Nellie Hill Rd	Condo	A 3.91	20	08/03
009	T East Fishkill	6457-01-155726	Hopewell Glen	Toll Brothers Hme Bldrs.	NYS 376	SFR	A 160	263	08/01
015	T East Fishkill	6358-02-770800	Subdivision	Hopewell Partners	Robinson Ln.	SFR	A 75	34	08/01
017	T East Fishkill	6356-04-980140	IBM Chip Fab. Facil.	IBM Corp.	Palen Rd.	Indust	A 1.7	02/01	02/01
021	T East Fishkill	6356-04-980140	IBM Chip Fab Annex	IBM Corp.	Palen Rd.	Indust	398,000		02/04
023	T East Fishkill	6456-02-906745	Raspberry Ridge	Montfort	Hosner Mtn. Rd.	SFR	A 66	29	08/98
024	T East Fishkill	6458-02-710604	Canterberry Commons	Novak	Creamery Rd.	SFR	A 45	30	08/98
025	T East Fishkill	x6558-04-800399	Forest Hills Sub.	Abamoski	Wimmer Rd.	SFR	A 69	44	08/98
027	T East Fishkill	6558-02-669935	Hemlock Hollow	Nemethi/Ginsberg	Pleasant Hill Rd	SFR	A 44	27	08/98
029	T East Fishkill	6558-04-745341	Sagamor	Stenger	CR 9	SFR	A 62	45	08/98
030	T East Fishkill	x6355-00-411459	Hickman East	Hickman	W. Hook Rd.	SFR	A 72	47	08/98
037	T East Fishkill	x6556-01-350750	Taconic Oaks	Buyakowski	NYS 52	SFR	A 113	53	08/98
055a	T East Fishkill	6556-00-802836	Senior Complex	Sharbell Development	NYS 216	Senior	A 360	260	02/03
055b	T East Fishkill	6556-00-802836	Senior Complex	Sharbell Development	NYS 52	Retail	60,000		02/03
060	T East Fishkill	6358-02-770800	Hopewell Partners Sub.	Sharbell Development	NYS 52	SFR	A 75	26	08/02
061	T East Fishkill	6556-00-154302	Somerset Crossing II	Hopewell Partners	Robinson Ln.	SFR	121.15	42	08/02
066	T East Fishkill	x6457-01-220586	Unity Plaza	Smaikin	NYS 82	Retail	70,980	34	05/93
074	T East Fishkill	x6755-04-782368	Mtn. Laurel Estates	Grossman	Unity St.	SFR		70	04/92
075	T East Fishkill	6355-00-524660	Four Seasons Estates	Wildwood Realty Assoc.	Warren Farm Rd.	SFR	A 137	70	06/94
081a	T East Fishkill	x6455-00-346956	Meadow Creek Corp. Pk.	MSE Development Corp.	East Hook	SFR	1.27 million	3,264	02/00
081b	T East Fishkill	x6455-00-346956	Meadow Creek Corp. Pk.	MSE Development Corp.	CR 27	Ind/Ofc			02/00
082	T East Fishkill	6457-04-731408	Winding Oaks	T-Lime LLC	CR 27	Ret/Hotel			02/00
083	T East Fishkill	x6655-03-388265	Torchlite Estates	Novak Enterprises	Traci Ln.	SFR		27	02/00
085a	T East Fishkill	x6457-04-355141	Twin Creeks	Torch	Leetown Rd.	SFR		49	02/00
085b	T East Fishkill	x6457-04-355141	Twin Creeks	Meric Assoc.	NYS 376	SFR	A 112	151	08/99
128	T East Fishkill	x6355-00-495408	Scheckter Sub.	Meric Assoc.	NYS 376	Condo		89	08/03
139	T East Fishkill	6358-04-680138	Lake Walton Park Sub.	Scheckter	W. Hook Rd.	SFR		39	08/00
140	T East Fishkill	x6658-00-224252	Moore Subdivision	Lake Walton Park, LLC	Cottage Dr.	SFR	A 232.72	94	02/02
141	T East Fishkill	x6656-00-045715	Summit Woods	Spectrum Skanska USA	Benton Moore Rd.	SFR/Retail	A 480	241	02/02
142	T East Fishkill	x6559-03-050075	Clarinbridge Sub.	ABD Fishkill, LLC	NYS 52	SFR	A 325.22	175	02/02
143	T East Fishkill	6358-02-887660	Ponds @ E. Fishkill	Doherty	NYS 82	SFR	A 67.8	40	02/02
144	T East Fishkill	6356-02-735515	Stoneridge	Antolotti	Robinson Ln.	SFR	A 54.4	43	02/02
146	T East Fishkill	6558-03-295375	Beekman Country Club	Didio	Palen Rd.	SFR	A 106.77	52	02/02
156	T East Fishkill	6656-00-687792	Squires Farm	Reed	CR 9	SFR	A 563	252	07/96
165	T East Fishkill	6458-03-350394	Eagle Ridge Subdivision	Clove Branch Rd, LLC	Denon Farms Rd.	SFR	A 55.78	38	01/98
299	T East Fishkill	6458-02-621688	Shagbark	Cunningham	Larchmont Dr	SFR	A 66.24	30	08/03
					Creamery Rd.	SFR		37	11/88

Dutchess County Department of Planning and Development 2004 Major Projects

By Municipality (cont)

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
004	T Fishkill	6056-03-240407 Stonykill Woods	Three Pond Dev. Corp.	Castle Point Rd.	Heather Dr.	SFR	A 48.79		33	02/02
022	T Fishkill	x5955-04-869356 Senior Horizons @ Fishkill	Regan Development Corp.	NYS 9D	Dogwood Ln.	Senior	A 6.06		90	02/04
031	T Fishkill	x6155-00-844672 Extended Stay America	ESA	NYS 9	Merritt Blvd.	Hotel	47,325	121		08/01
034	T Fishkill	x6255-00-485690 Gap, Inc. Phase III	GPSPDC	Merritt Blvd.	NYS 9	Indust	265,700			02/99
057	T Fishkill	6255-00-255525 Oasis Ministries	Oasis Ministries	Snook Rd.	NYS 9	Inst	59,800	226	221	08/01
086a	T Fishkill	6256-00-522110 Merritt Park @ Van Wyck	Toil Bros.	Merritt Blvd.	NYS 9	SFR	A 192		292	02/00
086c	T Fishkill	6256-00-522110 Merritt Park @ Van Wyck	Toil Bros.	Merritt Blvd.	NYS 9	Condo		672	292	02/00
089	T Fishkill	6155-00-965681 Medical Ofc. Bldg.	Westage Dev. Corp.	NYS 9	I-84	Hosp/Med	177,180	793	31	08/99
137	T Fishkill	6055-01-370838 Magnolia Subdivision	Rt. 9D LLC	NYS 9D	Castle Pt. Rd.	SFR	A 62.55	140	103	02/01
173a	T Fishkill	x5955-02-777697 Streamside Knolls	RPA Assoc.	Brockway Rd.	NYS 9D	SFR	A 350		246	04/86
173b	T Fishkill	x5955-02-777697 Holly Ridge	RPA Assoc.	Brockway Rd.	NYS 9D	Condo				01/86
173c	T Fishkill	x5955-02-777697 Waterfrt at Fishkill IV	RPA Assoc.	Brockway Rd.	NYS 9D	Retail	65,000		78	08/03
173d	T Fishkill	x5955-02-565665 Fishkill Landing @ Waterfr	RPA Assoc.	Brockway Rd	Hudson River	Condo	A 110			08/03
173e	T Fishkill	x5955-02-565665 Fishkill Landing @ Waterfr	RPA Assoc.	Brockway Rd	Hudson River	Retail	24,000	252	30	08/99
174	T Fishkill	x256-03-032261 White Birch	Hudson Valley Realty	Shirley Ave.	South Terr.	SFR	A 68		47	10/87
239a	T Fishkill	5956-04-913173 River Walk	Kreisberg	Old Castle Pt Rd	NYS 9D	SFR	A 58		88	10/87
239b	T Fishkill	5956-04-913173 River Walk	Kreisberg	Old Castle Pt Rd	NYS 9D	Condo	A 58	518	88	10/87
301a	T Fishkill	x5954-00-775030 Polo Fields	Polo Fields Investment	NYS 9D	Craig House Rd.	Condo	A 29.17	271	88	11/88
301b	T Fishkill	x5954-00-775030 Polo Fields	Polo Fields Investments	NYS 9D	Craig House Rd.	SFR		435	26	04/92
033	T Hyde Park	6166-04-799354 Hop N' Lock Storgae	Pretak	NYS 9G	Partridge Hill R	Indust	40,820	41		02/04
072	T Hyde Park	6164-03-090344 Stoneledge Sr. Apartments	Conifer Realty	Farm Ln.	NYS 9	Senior	A 7.11		84	02/03
090	T Hyde Park	6163-01-390873 Pinebrook Estates	Rausman Assoc.	NYS 9G	Pinebrook Dr.	SFR	A 87.3		132	08/99
092	T Hyde Park	6165-01-323662 Crofton Mews	SARCAR Equities, LLC	NYS 9G	CR 41	Apt.	A 88	985	317	08/99
100	T Hyde Park	x6167-03-330194 Groves Subdivision	SCS Real Estate Dev.	CR 37	Mountain View Rd	SFR	A 25.6		25	02/03
109	T Hyde Park	6066-04-737221 Maple Ridge	B & P Holdings	NYS 9	Scenic Dr.	Condo	A 66		162	08/99
154	T Hyde Park	6265-03-292340 Pine Woods Monastery	Chan	CR 41	CR 16	Inst	203,763	582		01/98
166	T Hyde Park	x6063-02-906630 CIA Housing	Culinary Inst of America	NYS 9	Campus Dr	Dorm	A 36.5	435	420	08/03
011	T LaGrange	6361-01-148778 Sleight Farm Sub.	Carlyle Associates	CR 46	Sleight Plass Rd	SFR	A 236		157	06/90
019	T LaGrange	6360-03-109390 Commercial Buildings	DeStefanis	CR 49	Davis Rd.	Retail	40,000	95		02/02
059	T LaGrange	6361-04-778118 Rolling Meadows @ LaGrange	ABD Dutches, LLC	NYS 55	Saxon Dr.	SFR	A 170.73		130	02/03
079	T LaGrange	6460-02-722819 Hamnaord Supermarket	Canon	NYS 55	Stringham Rd.	Retail	37,000		157	08/02
093	T LaGrange	6361-01-162526 Frank Farms	Page	CR 46	Mapleview Rd.	SFR	A 269		28	02/03
101	T LaGrange	6361-03-393169 West Lake Realty Sub.	West lake Realty	Vail Rd.	NYS 55	SFR	A 68.87		26	02/00
110	T LaGrange	6260-04-700066 Skymeadow Acres	Bagnall	MacGhee Rd.	NYS 376	SFR	A 39.7		55	02/01
136	T LaGrange	6460-04-803005 Harvest Ridge	Newshewat Estate, Inc.	CR 21	Heritage Ln	SFR	A 110.9		55	08/03
167	T LaGrange	6460-04-740133 Nesheiwat Estates	Nesheiwat Estates, Inc	CR 21	Todd Hill Rd.	SFR	A 62		30	01/98
175	T LaGrange	6560-03-450450 Todd Hill Crossing	3V Development Corp.	Alley Rd.	Todd Hill Rd.	SFR	A 235.23			
088	T Milan	x6473-00-236616 Turkey Hill Mine	Red Wing Properties	CR 56	Salisbury Rd.	Rezone	A 70		80	08/02
170a	T Milan	x6672-00-359795 The Hudson Valley Club	1133 Taconic, LLC	Ferris Ln	Woodward Hill Rd	SFR	A 400			08/03
170b	T Milan	x6672-00-359795 The Hudson Valley Club	1133 Taconic, LLC	Ferris Ln	Woodward Hill Rd	Rec				08/03

Dutchess County Department of Planning and Development 2004 Major Projects By Municipality (cont)

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
039	T Pawling	6955-00-795864	Cushman Farms Sub.	Cushman Rd.	CR 69	SFR	A 333.11		30	08/01
094	T Pawling	6956-01-122868	Harmony Farms IV & V	Harmony Farms Dr	NYS 55	SFR	A 149.02		27	08/02
104	T Pawling	7055-00-451704	Medical Office Bldg.	NYS 22	Maggie Ln.	Hosp/Med	15,000	40	26	02/03
168a	T Pawling	7056-00-995489	Castagna Subdivision	Alkendale Rd.	Ravine Rd.	SFR	A 164		26	01/98
168b	T Pawling	7056-00-668008	Castagna Subdivision	Alkendale Rd.	Ravine Rd.	Opn Spc	A 100		100	08/95
176a	T Pawling	x7056-00-611351	Castagna PDD	NYS 22	Alkendale Rd.	Indust	200,000+		100	08/95
176b	T Pawling	x7056-00-611351	Castagna PDD	NYS 22	Alkendale Rd.	Senior	A 200		100	08/95
176c	T Pawling	x7056-00-611351	Castagna PDD	NYS 22	Alkendale Rd.	Retail	200,000		100	08/95
176d	T Pawling	x7056-00-611351	Castagna PDD	NYS 22	Alkendale Rd.	Opn Spc	A 104.6		33	01/98
188	T Pawling	7057-00-094957	Deerfield Estates	River Rd	CR 20	SFR	A 116.9		33	08/03
059	T Pine Plains	6772-00-920378	Liberta	NYS 199	Poplar Ave.	Senior			42	06/94
169a	T Pine Plains	x6872-14-260291	Stissing Farm Development	NYS 199	Poplar Ave	Senior	A 14.07		49	08/03
169b	T Pine Plains	x6872-14-260291	Stissing Farm Development	NYS 199	Poplar Ave	Retail	5,000		49	08/03
169c	T Pine Plains	x6872-14-260291	Stissing Farm Development	NYS 199	Poplar Ave	Office	5,000		895	08/03
170a	T Pine Plains	x6672-00-359795	The Hudson Valley Club	Ferris Ln	Woodward Hill Rd	SFR	A 1,625		895	08/03
170b	T Pine Plains	x6672-00-359795	The Hudson Valley Club	Ferris Ln	Woodward Hill Rd	Rec			895	08/03
035	T Pleasant Valley	6363-04-549149	Commons @ Beckwith Court	NYS 44	Cardinal Ct.	Apt	A 4.63		20	02/04
067	T Pleasant Valley	6363-03-459186	Ennis Parc	NYS 44		Mobile	A 84.83		114	02/01
113	T Pleasant Valley	6465-03-129005	Mtn. View Estates Sub.	NYS 115	Tannen Dr.	SFR	A 30.23		10	02/03
116	T Pleasant Valley	x6364-02-928993	Beverly Hills Sub.	NYS 115	Tannen Dr.	SFR	A 126.03		50	02/03
122	T Pleasant Valley	x6565-01-410925	Carrington Heights	Hibernia Heights	Hibernia Rd.	SFR	A 43.8		18	02/03
123a	T Pleasant Valley	x6363-02-534948	Brookside Meadows	Wigsten Rd.	CR 71	Apt	A 66.8		248	02/03
123b	T Pleasant Valley	x6363-02-534948	Brookside Meadows	Wigsten Rd.	CR 71	Condo			54	02/03
187a	T Pleasant Valley	6564-02-529760	Taconic Apts Phase I	NYS 44	TSP	Senior	A 72.22		88	08/03
187b	T Pleasant Valley	6564-02-529760	Taconic Apts Phase II	NYS 44	TSP	Apt		665	192	08/03
014	T Poughkeepsie	6161-03-075130	Holiday Inn Addition	NYS 9	Sharon Dr.	Hotel	29,100	216	500	08/00
038a	T Poughkeepsie	6163-03-011149	Hudson Heritage Park	NYS 9	Fulton St.	Apt	A 156.19		500	02/04
038b	T Poughkeepsie	6163-03-011149	Hudson Heritage Park	NYS 9	Fulton St.	Hotel				02/04
048	T Poughkeepsie	x6159-03-233242	Po'k Galleria Expan.	NYS 9	Old Post Rd.	Retail	38,240		29	02/02
062	T Poughkeepsie	6162-16-941343	Grand Meadows	No. Grand Ave.	Pehl Rd.	SFR	A 19.39		29	02/02
064	T Poughkeepsie	x6161-03-066182	Spring Apartments	Sharon Dr.	NYS 9	Senior	A 6.47	176	88	02/02
073	T Poughkeepsie	6262-18-401134	Cherry Hill Apts.	Cherry Hill Dr.	NYS 44	Apt	37,221	149	72	02/99
071	T Poughkeepsie	6260-01-315735	Arbordale Sub.	Cedar Valley Rd.	NYS 376	SFR	A 65.9		18	02/99
097	T Poughkeepsie	6260-03-055168	Woods @ Cliff Dale	NYS 113	Cedar Valley Rd.	SFR	A 56		39	08/02
102	T Poughkeepsie	x6262-01-340980	Mobile Home Park	NYS 115	Bedell Rd.	Rezzone	A 108.31		52	08/02
105	T Poughkeepsie	6162-06-378794	The Park @ Inwood Lake	East Cedar St.	Buckingham Ave.	Apt	A 15	107	52	08/02
106	T Poughkeepsie	6262-04-522320	Willise Estates	Edwin Rd.	NYS 44	SFR	A 90.51		56	08/99
107	T Poughkeepsie	6160-03-057135	Hilton Garden Inn	NYS 9	CR 48	Hotel	66,330	180	56	08/99
111	T Poughkeepsie	x6159-03-478187	Lexington Club	NYS 9	Spring Rd.	Senior	A 23.5	138	240	02/00
115	T Poughkeepsie	x6261-01-054998	The Gables	NYS 115	Bedell Rd.	SFR	A 20.2		49	02/95
124	T Poughkeepsie	6159-01-283698	Raia Self Storage	NYS 9	Sheate Rd.	Indust	113,434	31	49	02/03
127	T Poughkeepsie	x6262-02-054898	The Gables Phase IV	NYS 115	Bedell Rd.	Mobile	A 20.23		49	02/03

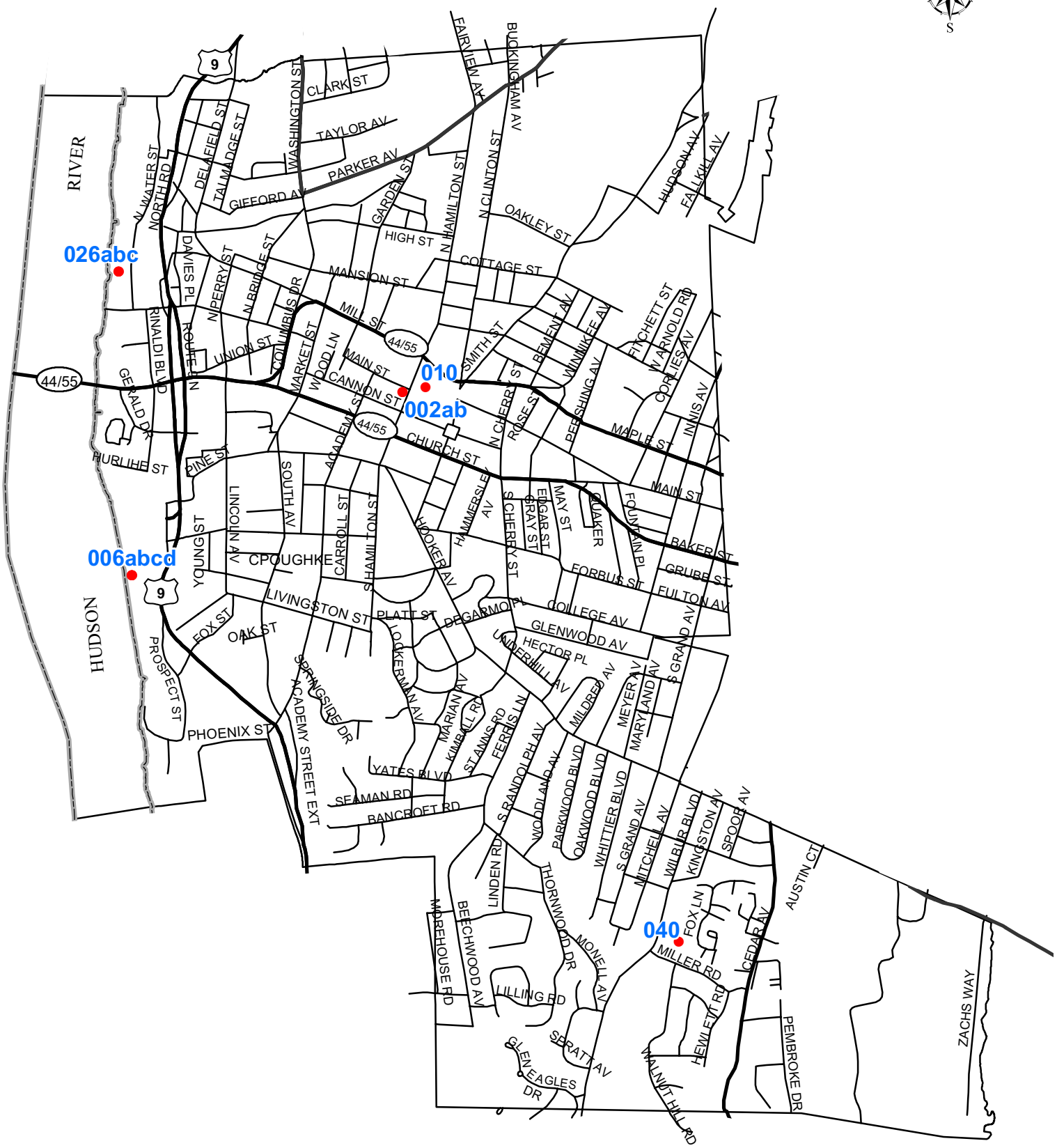
Dutchess County Department of Planning and Development 2004 Major Projects By Municipality(cont)

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
138	T Poughkeepsie	6060-04-864138 HV Credit Union Exp.	HV Federal Credit Union	Barnegat Rd.	CR 48	Office	50,000	359		02/01
145a	T Poughkeepsie	x6060-02-820506 Spackenkill Plaza Retail	Spackenkill Development	NYS 9	NYS 113	Retail	28,579	342		02/03
145b	T Poughkeepsie	x6060-02-820506 Spackenkill Plaza Retail	Spackenkill Development	NYS 9	NYS 113	Hotel	28,421			02/03
147	T Poughkeepsie	x6162-02-645635 Colonial Manor Expansion	Page Development	Creek Rd.	Pendell Rd.	Apt	A 5.01	152	76	02/03
148	T Poughkeepsie	x6159-03-400306 Widewaters Group Retail	Widewaters Rt. 9 Co.	NYS 9	Spring Rd.	Retail	76,703	382		02/03
172	T Poughkeepsie	6159-03-273276 Galleria Theater Expansion	Pok Galleria	NYS 9	Old Post Rd	Retail	35,403			08/03
177	T Poughkeepsie	x6162-09-100731 Student Housing, Phase III	Marist College	W. Cedar St	Fulton St	Dorm	A 7.1			08/03
178	T Poughkeepsie	6159-01-276754 Bird In Hand, LLC	Goddard Dev Partners LLC	NYS 9	South Gate Dr	Retail	33,000	179		08/03
179	T Poughkeepsie	x6261-01-173893 Self-Storage Facility	Redl	Love Rd	Burnett Blvd	Indust	71,200	37		08/03
181a	T Poughkeepsie	x6362-01-200995 Stratford Farms	Bower Rd. Assoc.	Bower Rd.	NYS 44	SFR	A 89		134	05/86
181b	T Poughkeepsie	6362-01-200995 Stratford Farms	Bower Rd. Assoc.	Bower Rd.	NYS 44	Condo			51	06/92
263	T Poughkeepsie	6162-02-960560 Thousand Oaks	Atreus Enterprise	No. Grand Ave.	Underhill Ave.	Condo	A 36	160	72	12/87
028	T Red Hook	6172-00-980140 Pheasant Run	Vosburgh	Middle Rd.	Rokeby Rd.	Apt			36	05/93
157	T Red Hook	x6173-00-600630 Bard College Additions	Bard College	Campus Rd.	Blythwood Rd.	Inst	30,100	72		02/03
050	T Rhinebeck	6170-00-996215 Baptist Home	Baptist Hme @ Brookmeade	NYS 308	CR 101	Senior	62,796	189	80	08/01
149	T Rhinebeck	6171-00-892207 Pet Country	Rhinotop Realty Inc.	NYS 9	NYS 9G	Retail	14,100	27		02/03
041	T Stanford	x6769-00-888300 Fichera Subdivision	Fichera	Poppa Joe Way	CR 65	SFR	291.9		32	02/04
089	T Stanford	6588-00-738404 Residential Sub.	Miscoscia	Willow Brook Rd.	Hicks Ln.	SFR	A 131.7		10	02/02
150	T Stanford	6667-00-200469 Partridge Creek Estates	Partridge Creek Estate	CR 17	Jameson Hill Rd.	SFR	A 197.06		14	02/03
180	T Union Vale	x6660-00-342417 Elementary/Middle School	Arlington CSD	CR 21	NYS 55	Instituit	A 100.36			08/03
118	T Wappinger	6257-02-630770 Shamrock Hills Sub.	Shamrock of Dutchess	CR 28	Kendell Rd.	SFR	A 57.96		63	07/97
120	T Wappinger	x6257-04-910360 Meadowood	Domber	CR 28	CR 94	SFR	A 154		39	08/95
121	T Wappinger	6158-04-676438 Cranberry Hills	Cranberry Hills Assoc.	Widmer Rd.	CR 93	SFR	A 298		232	02/01
182	T Wappinger	6257-01-260870 Brookvale Subdivision	Krause	Spook Hill Rd	Reggie Dr	SFR	A 89.5		94	08/03
183	T Wappinger	6157-02-542585 La Fonda Del Sol	Rodriguez	CR 28	Old Route 9	Office/Retail	37,800	187		08/03
184	T Wappinger	6157-04-638394 Friendly Motor Cars	Friendly Motor Cars, Inc	Old Post Rd	NYS 9	Retail	43,772	237		08/03
129	T Washington	6665-00-351160 Laboratory Bldg.	Inst.-Ecosystem Studies	NYS 44A	NYS 44	Inst	12,500			02/00
151	V Fishkill	6155-07-577781 Church of the Nazarene	Morrison	NYS 52	Wheaton	Inst	321,908			02/03
155	V Fishkill	6255-01-118840 Ace Self Storage	Kuener	Merritt Blvd.	NYS 9	Indust	60,600	15		02/03
185	V Fishkill	6255-01-101734 Economy Inn	Patel	Schuyler Blvd	NYS 9	Hotel	35,000	75		08/03
070	V Millbrook	6764-02-618958 New High School	Millbrook CSD	Alden Pl.	Church St.	Inst	65,000			02/02
047	V Pawling	x6957-20-870180 Baxter Green Subdivision	New Hardscrabble Corp.	Dykeman St.	W Main St.	SFR	A 35.1		40	01/97
112	V Pawling	x7056-05-210767 Retail Development	Heinchon Dairy, Inc.	NYS 22	East Main St.	Retail	29,800	103		08/02

**Dutchess County Department of Planning and Development
2004 Major Projects
By Municipality(cont)**

MAJOR MUNI	PARCEL	PROJECT	APPLICANT	ACCESS	CROSS	ACTIVITY	AREA	PARK	UNIT	ENTRY
042	V Rhinebeck x6170-10-429525	N. Dutchess Hospital Expan	N. Dutchess Hospital	NYS 9	Montgomery St.	Hosp/Med	83,000	650		02/04
076	V Rhinebeck 6169-07-711967	Knollwood Prop. Sub.	Knollwood Prop. LLC	Knollwood Rd.	Cozine Ave.	SFR	A 12.57		23	02/02
158	V Rhinebeck 6170-14-422259	Montgomery Row Phase II	Macothy, LLC	NYS 9	Garden St.	Retail/Ofc	28,111	40		02/02
159a	V Rhinebeck x6170-18-474242	East Market Mews	Bathrick	NYS 308	Center St.	Retail/Ofc	17,811	11		02/03
159b	V Rhinebeck x6170-18-474242	East Market Mews	Bathrick	NYS 308	Center St.	Apt			5	02/03
171	V Rhinebeck 6170-19-747165	Middle/High School Expansi	Rhinebeck CSD	North Park Road	Trinity Pl	Institut	61,000			08/03
119a	V Tivoli 6174-01-342919	Kaatsbaan Int'l Dance Ctr.	RKL Development	CR 78	Montgomery St.	Hotel/Conf	100,000			02/95
119b	V Tivoli 6174-01-263787	Kaatsbaan Dance Ctr.	RKL Development	CR 78	Montgomery St.	Open Spc				02/95
001	V Wappingers Falls 6158-18-436067	DiMarco Pl.-Phase II	Community Services	DiMarco Pl.	S Remsen Ave.	Senior	A 10.46		32	12/93
114	V Wappingers Falls 6158-09-152551	Monastery of Poor Clares	Monastery of Poor Clares	Nelson Ave.	Clinton St.	Inst	A 13.5	10		08/02
152	V Wappingers Falls x6158-19-637158	Berkeley Square	Lowenthal	NYS 9	CR 104	Senior			150	07/96
186	V Wappingers Falls 6158-19-721014	Riverbend @ Wapp. Falls	Sterling Acquisitions	NYS 9	CR 93	Condo	A 21.8	300	124	08/03

Maps



**Major Projects Map
City of Poughkeepsie**

