

APPENDIX E.

MEETING SUMMARIES

Steering Committee Meeting #1 | Nov 29, 2022 @ 4-5:30PM

230 North Road, Poughkeepsie, NY

ATTENDEES

Kimberly Baptiste, Vice President Northeast Buildings, Planner - Bergmann

Bridget Snover, Landscape Designer – Bergmann

Susan Landfried, NYSDOS

Greg Andrus, Environmental - Lu Engineers

Eoin Wrafter, Commissioner – Dutchess County Planning and Development

Lorne Norton, Real Estate Project Manager – RUPCO

Kristen Wilson, Assistant Vice President of Community Development- RUPCO

Natalie Quinn, Development Director – City of Poughkeepsie

Michael Welti, Director of Municipal Development – Town of Poughkeepsie

Gary Bowitch, Environmental Law Consultant to Dutchess County (*Virtual Attendee*)

Note: Sean Kearney was not in attendance.

INTRODUCTIONS

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

PRESENTATION OVERVIEW

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

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

DISCUSSIONS

Roles and Responsibilities

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



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

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

BOA Boundary

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

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

Scope and Schedule

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

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

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

Community Engagement Strategies

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

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



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

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

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

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

Other Comments

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

NEXT STEPS

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



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

Virtual Meeting

ATTENDEES

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

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

INTRODUCTIONS AND WELCOME

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

PROJECT TEAM ROLES AND RESPONSIBILITIES

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

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



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

OVERVIEW OF BOA PROGRAM

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

BOA BOUNDARY AND CONTEXTUAL STUDY AREA

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

SCOPE AND SCHEDULE

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

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

This also includes a market analysis that for many BOAs is often very broad. However, this is a unique BOA and much of the programming and uses are already determined. The market analysis will focus on housing and will consider vacancy rates, homeownership patterns, affordable housing needs (substandard housing units, cost-burden), housing demand modeling, and determining rates for affordable housing. The market analysis will also consider some complementary recreational and commercial uses.

- A master plan and predevelopment activities will be conducted to help facilitate the proposed redevelopment program. Pre-development analyses / activities to support the redevelopment of the site may include traffic impact analysis, conceptual renderings, building assessments, etc.
- An Implementation Strategy will be identified that provides an action plan for advancing the Nomination Study, including phasing recommendations, cost estimates and funding strategies.



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

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

COMMUNITY ENGAGEMENT STRATEGIES

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

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

SCHATZ BOA TODAY

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

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



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

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

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

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

FUTURE OF THE SCHATZ BOA

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

Questions from committee members included:

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



NEXT STEPS

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

DISCUSSION

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

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

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

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

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

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

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

Other questions of final thoughts?

- No additional items from the committee.

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

Advisory Committee Meeting #2 | July 9, 2024 @ 4-5:30PM

230 North Road, Poughkeepsie, NY

ATTENDEES

Kimberly Baptiste, Vice President Northeast Buildings, Planner – Colliers Engineering & Design

Bridget Snover, Landscape Architect – Colliers Engineering & Design

Paul Byrd, Structural Engineer – Colliers Engineering & Design

Tom Dworetsky, Camoin Associates

Amanda Wild, NYSDOS

Eoin Wrafter, Commissioner – Dutchess County Planning and Development

Dylan Tuttle, Senior Planner - Dutchess County Planning and Development

Lorne Norton, Real Estate Project Manager – RUPCO

Justin Bohlmann, Fairview Fire District

Justin J. Butwell, Marist College

Michael Cifone, Councilperson, Town of Poughkeepsie

Richard Distel, sitting in for Joseph Donat

Bob Gorman, Dutchess County Legislator

Justin Leigh, Kearney Realty & Development Group

Duane Martinez, Scenic Hudson/Northside Cooperative

Megan Baldwin, sitting in for Thomas Schaglione

Michael Welti, Director of Municipal Development – Town of Poughkeepsie

Caroline Blackburn, Dutchess County Attorney

INTRODUCTIONS

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

PRESENTATION OVERVIEW

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

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

DISCUSSIONS

Roles and Responsibilities

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

BOA Boundary

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

Project Status Update

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

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

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

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

Q: Will commercial uses be looked into for market analysis in addition to residential?

A: Yes, it could potentially be looked into.

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

Q: How do the structural findings impact the development plan?

A: Only the condition of the southeast building of the north building will impact the plan.

Q: Have environmental studies been done under the concrete building pads?

A: Yes. More in-depth brownfield analysis is to come after the BOA process if Brownfield Cleanup Program grants are awarded.

Community Engagement Strategies

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

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

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

Schedule

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

Other Comments

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

NEXT STEPS

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

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

Virtual Meeting

ATTENDEES

Kimberly Baptiste, Project Manager – Colliers Engineering & Design

Bridget Snaver, Landscape Architect – Colliers Engineering & Design

Amanda Wild, NYSDOS

Eoin Wrafter, Commissioner – Dutchess County Planning and Development

Dylan Tuttle, Senior Planner - Dutchess County Planning and Development

Lorne Norton, Real Estate Project Manager – RUPCO

Justin Leigh, Kearney Realty & Development Group

Ronald Hicks, Dutchess County Economic Development

Joe Rotola, EPA

Justin Bohlmann, Fairview Fire District

Gary Bowitch, Environmental Law Consultant to Dutchess County

Michael Cifone, Councilperson, Town of Poughkeepsie

Richard Distel, sitting in for Joseph Donat

Michael Welte, Director of Municipal Development – Town of Poughkeepsie

INTRODUCTIONS

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

PRESENTATION OVERVIEW

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

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

The PowerPoint presentation is attached for reference.

DISCUSSIONS

Project Refresher

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

Q: What did the structural analysis find? Can you give an overview?

A: An in-depth structural analysis was completed by the Colliers Engineering & Design team. The full structural analysis is available on the project website and identified structural deficiencies as well as buildings recommended for demolition as their current condition is not suitable for reuse.

Project Status Update

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

Q: Where did Sarjos move to?

A: 5 Industry Street in the Town of Poughkeepsie

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

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

Revitalization Recommendations

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

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

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

Q: What is the nature of the proposed housing on Fairview Avenue?

A: Market-rate townhome rentals

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

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

Schedule

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

Other Comments

Q: Will there remain a fence between the rail trail and the revitalization?

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

Q: What is the level of pollution on site? Have cores been drilled?

A: An environmental analysis was completed for this BOA project based on existing reports. The Kearney team has done some testing, but more will be completed once the property transfer is completed.

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

Q: Does the on-street parking with the bump-outs narrow Fairview Avenue?

A: No. The bump-outs are within the existing shoulder parking.

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

NEXT STEPS

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

Schatz BOA Nomination Study

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

FACILITATORS

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

ATTENDEES

Approximately 15 people from the community attended the public meeting.

FORMAT

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



PRESENTATION

01 Welcome & Introductions

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

02 Project Overview

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

03 The Vision for the Schatz Site

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

Public comments:

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

04 The BOA Project

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

05 Advancing the BOA: Work Completed to Date

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

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

06 Next Steps

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

07 Questions

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

Schatz BOA // Public Meeting #1 Summary

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

PUBLIC FEEDBACK

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

1. Site Specific Station: Interpreting History

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

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

2. Site Specific Station: Open Space Amenities

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

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

3. Site Specific Station: Plaza Space Amenities

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

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

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

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

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

5. Neighborhood Station: Fairview Ave Corridor

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

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

6. Regional Context Station: Connectivity

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

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

Schatz BOA Nomination Study

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

FACILITATORS

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

ATTENDEES

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

FORMAT

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



PUBLIC FEEDBACK

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

1. Public Space Amenities

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

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

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

2. Business Types

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

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

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

- business incubators
- grocery

3. Housing Types

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

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

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

SIGN-IN SHEET:

Name	Email	Affiliation
Marian Ferris	marian.ferris14@gmail.com	Resident
Ann Meader	ameader@optonline.net	Neuron
Sale Canale	getpinkbookworm@yahoo.com	Resident
Beverly Allyn	ballyn@gmail.com	Neuron Resident
Tony Giannattas	agiannattas1@gmail.com	Home Owner

Schatz BOA Nomination Study

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

FACILITATORS

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

ATTENDEES

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

FORMAT

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



PUBLIC FEEDBACK

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

1. Public Space Amenities

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

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

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

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

2. Business Types

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

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

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

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

3. Housing Types

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

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

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

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

SIGN-IN SHEET:

Name	Email	Affiliation
Mary Tengstrom	juni50157@msn.com	Resident
John Vacca	johnnyv@inhouse.com	
Colin Riley	thetraveler@gmail.com	Pole Resident
Brian Thomas	RBTS92440@aol.com	Pole resident
DAVE REID	grindstone.dave@aol.com	USAF CYCLIST
Dan O'Connor	dcon01344@att.net	
Jonah Thrasher	jonah.a.thrasher@gmail.com	Resident
Steve Dumas	s.dumas91@yahoo.com	Resident
Matt Hanson	mcort42@msn.com	Resident
Steve Engelhardt	Highway1869@gmail.com	"

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Dan O'Connor	dcongo1344@att.net	
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Steve Dumas	s.dumas91@yahoo.com	Resident
Matt Hanson	mcort42@msn.com	Resident
Steve Engelhardt	Highway1869@gmail.com	"