

# Site Management Plan

## The DeLaval Property

### 202-204 Rinaldi Boulevard

### City of Poughkeepsie,

### Dutchess County, New York

### ERP Site No. B00190-3

CHA Project Number: 14357.

**Prepared for:**

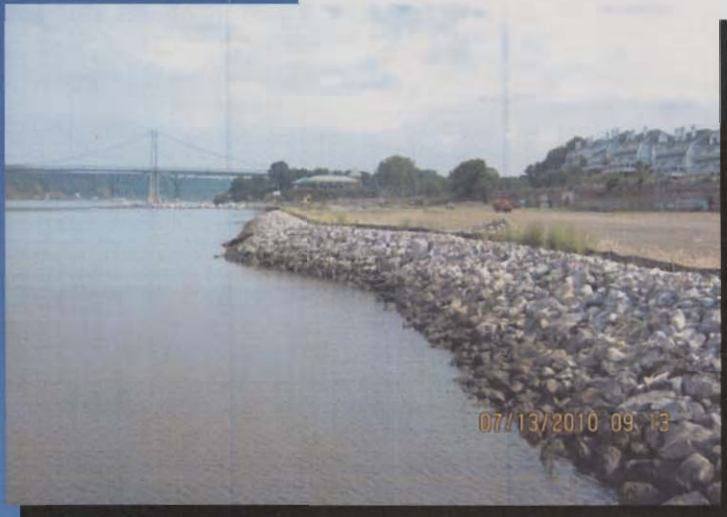
**City of Poughkeepsie**  
62 Civic Center Plaza  
P.O. Box 300  
Poughkeepsie, New York 12602-0300

**Prepared by:**



441 South Salina Street  
Syracuse, New York 13202  
Phone: (315) 471-3920  
Fax: (315) 471-3569

**October 11, 2013**



#### Revisions to Final Site Management Plan:

Revision No.	Submitted Date	Summary of Revision	DEC Approval Date
01	01/22/2014	Replaced metes & bounds map in Appendix A	01/22/2014 PC



January 22, 2014

Mr. Joshua P. Cook  
Environmental Engineer I  
New York State Department of Environmental Conservation  
615 Erie Boulevard West  
Syracuse, New York 13204

**RE: Site Management Plan – Revised Site Metes & Bounds Map (Appendix A)**  
**DeLaval ERP Site, Poughkeepsie, New York**  
**CHA Project Number: 14357**

Dear Mr. Cook:

As you are already aware, the site metes and bounds map included in Appendix A of the Site Management Plan (SMP) for the DeLaval ERP project dated October 11, 2013 had an error on it. Specifically, the Table of Areas identified the overall parcel area as 14.01-acres with 13.61-acres being covered under the environmental easement. The table has been revised to match the legal description of the property which indicates that the total area of the parcel is 14.04-acres and the area covered by the easement is 13.64-acres. The text of the SMP is correct, and therefore, the only required modification is to replace the map in Appendix A with the enclosed map. CHA has also attached a revised report cover page with the revision identified for your use.

I apologize for the inconvenience, but if should have any questions or comments, please do not hesitate to contact me at (315) 471-3920.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Scott M. Smith'.

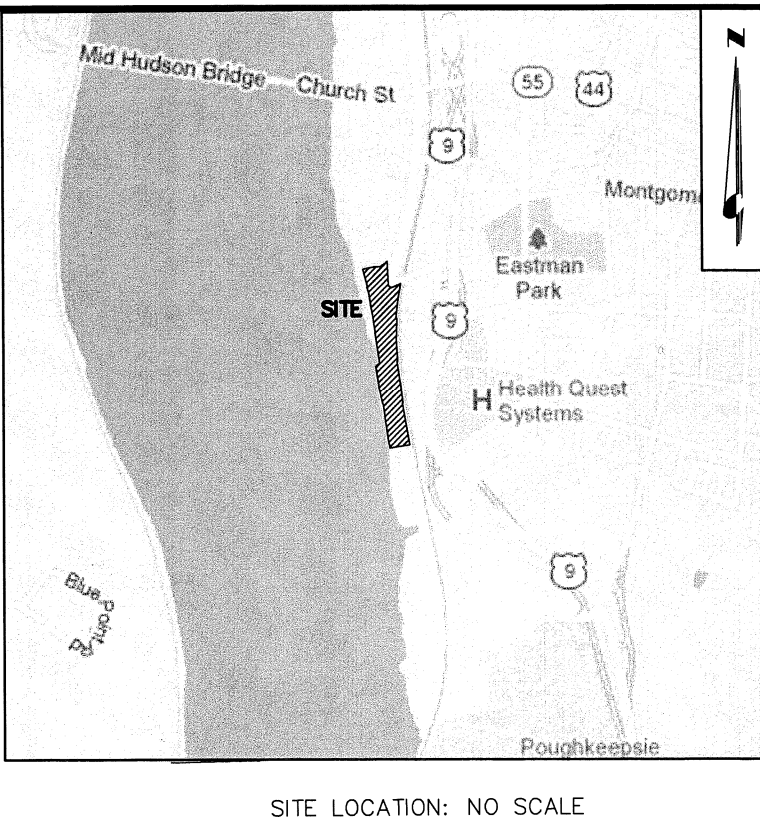
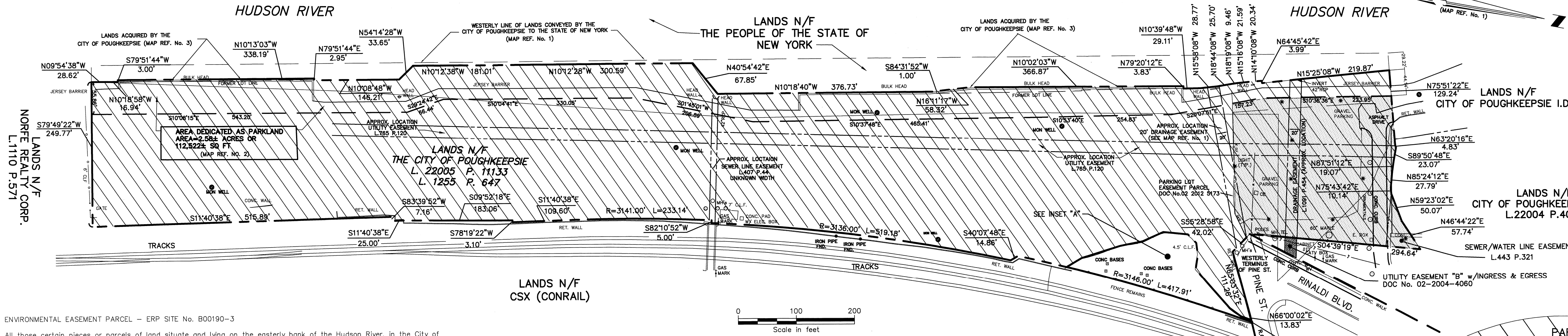
Scott M. Smith, P.E.  
Senior Associate

Cc: Mr. George Heitzman, NYSDEC  
Mr. Joseph Chenier, City of Poughkeepsie

SMS/bc

V:\Projects\ANY\CivData\14357\Corr\2014\2014-01-22\_CHA Submits Revised Survey Map for SMP.doc





ENVIRONMENTAL EASEMENT PARCEL – ERP SITE No. B00190–3

All those certain pieces or parcels of land situate and lying on the easterly bank of the Hudson River, in the 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 intersection of the southerly Right-Of Way line of Pine Street and the westerly railroad Right-Of Way line of lands now or formerly of Conrail Corp; being the property division line between lands now or formerly of The City Of Poughkeepsie as described in Liber 22005 of Deeds at page 11133, on the West; thence southerly along said westerly Conrail Corp. Right-Of Way line the following eleven (11) courses and distances:

1. Along an arc of a curve to the left having a radius of 3,146.00 feet, through a central angle of 07°36'40", and an arc length of 417.91' to a point,
2. South 40°07'48" East, departing said curve non radially, a distance of 14.86 feet to a non-tangent point of curvature,
3. Along an arc of a curve to the left having a radius of 3,136.00 feet, through a central angle of 09°29'08", and an arc length of 519.18' to a point,
4. South 82°10'52" West, departing said curve non radially, a distance of 5.00 feet to a non-tangent point of curvature,
5. Along an arc of a curve to the left having a radius of 3,141.00 feet, through a central angle of 04°15'10", and an arc length of 233.14 feet to a point,
6. South 11°40'38" East, departing said curve non radially, a distance of 109.60 feet to a point,
7. South 78°19'22" West, a distance of 3.10 feet to a point,
8. South 09°52'18" East, a distance of 183.06 feet to a point,
9. South 11°40'38" East, a distance of 25.00 feet to a point,
10. South 83°39'52" West, a distance of 7.16 feet to a point,
11. South 11°40'38" East, a distance of 515.89 feet to a point on the property division line between said lands of The City of Poughkeepsie, on the north and lands now or formerly of Norle Realty Corp. as described in Liber 1110 of Deeds at page 571, on the south; thence along said property division line South 79°49'22" West a distance of 249.77 feet to a point on the property division line between said lands of The City of Poughkeepsie, on the east and lands now or formerly of The People of The State of New York on the west; thence along said property division line the following twenty three (23) courses and distances:

1. North 09°54'31" West, a distance of 28.62 feet to a point,
2. North 10°18'58" West, a distance of 16.94 feet to a point,
3. South 79°51'44" West, a distance of 3.00 feet to a point,
4. North 10°13'03" West, a distance of 338.19 feet to a point,
5. North 79°51'44" East, a distance of 2.95 feet to a point,
6. North 10°08'48" West, a distance of 146.21 feet to a point,
7. North 54°14'28" West, a distance of 33.65 feet to a point,
8. North 10°12'38" West, a distance of 181.01 feet to a point,
9. North 10°12'28" West, a distance of 300.59 feet to a point,
10. North 40°54'42" East, a distance of 67.85 feet to a point,
11. North 10°18'40" West, a distance of 376.73 feet to a point,
12. South 84°31'52" West, a distance of 1.00 feet to a point,
13. North 16°11'17" West a distance of 58.32 feet to a point,
14. North 10°02'03" West a distance of 366.87 feet to a point,
15. North 79°20'12" East a distance of 3.83 feet to a point,
16. North 10°39'48" West a distance of 29.11 feet to a point,
17. North 15°58'08" West, a distance of 28.77 feet to a point,
18. North 18°44'08" West, a distance of 25.70 feet to a point,
19. North 18°19'08" West, a distance of 9.46 feet to a point,

20. North 15°16'08" West, a distance of 21.59 feet to a point,
21. North 14°10'08" West, a distance of 20.34 feet to a point,
22. North 64°45'42" East, a distance of 3.99 feet to a point, and
23. North 15°25'08" West, a distance of 219.87 feet to a point on the property division line between said lands of The City of Poughkeepsie, on the south and lands now or formerly of The City of Poughkeepsie I.D.A. on the north; thence along said property division line and along other lands now or formerly of The City of Poughkeepsie I.D.A. as described in Liber 22004 of Deeds at page 4060, the following nine (9) courses and distances:
  1. North 75°51'22" East, a distance of 129.24 feet to a point,
  2. North 63°20'16" East, a distance of 4.83 feet to a point,
  3. South 89°50'48" East, a distance of 23.07 feet to a point,
  4. North 87°51'12" East, a distance of 19.07 feet to a point,
  5. North 85°24'12" East, a distance of 27.79 feet to a point,
  6. North 75°43'42" East, a distance of 10.14 feet to a point,
  7. North 59°23'02" East, a distance of 50.07 feet to a point,
  8. North 46°44'22" East, a distance of 57.74 feet to a point, and
  9. South 04°39'19" East, a distance of 294.64 feet to a point at the westerly terminus of Pine Street; thence along the property division line between said lands now or formerly of The City of Poughkeepsie and the southerly Right-Of Way line of Pine Street the following three (3) courses and distances:
    1. South 55°28'58" East, a distance of 42.02 feet to a point,
    2. North 65°03'32" East, a distance of 111.26 feet to a point, and
    3. North 66°00'02" East, a distance of 13.83 feet to the point or place of beginning.

Containing 611,369 square feet or 14.04 acres of land, more or less.

Excepting and Reserving from the above described easement all that piece or parcel of land that are described as follows:

BEGINNING at a point at the intersection of the southerly Right-Of Way line of Pine Street and the westerly railroad Right-Of Way line of lands now or formerly of Conrail Corp; being the property division line between lands now or formerly of The City Of Poughkeepsie as described in Liber 22005 of Deeds at page 11133, on the West; thence southerly along said westerly Conrail Corp. Right-Of Way line along an arc of a curve to the left having a radius of 3,146.00 feet, through a central angle of 06°03'05", and an arc length of 332.27 feet to a point, thence through said lands of the C.O.P. the following twelve (12) courses:

1. North 40°12'48" West, a distance of 30.03 feet to a point,
2. North 27°09'00" West, a distance of 69.38 feet to a point,
3. North 20°55'44 West, a distance of 39.60 feet to a point,
4. North 34°00'47" West, a distance of 38.93 feet to a point,
5. North 04°36'35" West, a distance of 42.50 feet to a point,
6. North 36°07'19" East, a distance of 20.53 feet to a point,
7. North 72°23'09" East, a distance of 20.34 feet to a point,
8. North 88°47'33" East, a distance of 25.42 feet to a point,
9. North 39°03'20" East, a distance of 88.93 feet to a point,
10. North 26°21'01" East, a distance of 22.98 feet to a point,
11. North 10°30'39" East, a distance of 15.82 feet to a point and,
12. North 38°33'22" East, a distance of 6.37 feet to the point or place of beginning.

Containing 17,251 square feet or 0.40 acres of land, more or less.

- ENGINEERING/INSTITUTIONAL CONTROLS**
- a. 12" MINIMUM CLEAN SOIL COVER SYSTEM
  - b. 6-OZ. NON-WOVEN GEOTEXTILE FABRIC DEMARCATION BARRIER BENEATH SOIL COVER
  - c. STEEL SHEET PILE BULKHEADS ALONG WATERFRONT
  - d. SUB-SLAB DEPRESSURIZATION SYSTEMS BENEATH ANY BUILDINGS REQUIRED
  - e. ACTIVITIES AND LAND USE RESTRICTIONS – COMMERCIAL AND PASSIVE RECREATION
  - f. ANNUAL CERTIFICATION & GROUNDWATER MONITORING REQUIRED
  - g. GROUNDWATER USE RESTRICTIONS COVER ENTIRE ENVIRONMENTAL EASEMENT

MAP REFERENCES:

1. NEW YORK STATE OFFICE OF GENERAL SERVICES – BUREAU OF LAND MANAGEMENT MAP No. 1844, AS PREPARED BY CHAZEN ENGINEERING & LAND SURVEYING Co., P.C., DATED MARCH 11, 2000 AND LAST REVISED FEBRUARY 12, 2001.
2. "LANDS TO BE DEDICATED AS PARKLAND AND REMAINDER OF DELAVAL SITE" CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY., AS PREPARED BY ROY EDWARD TELLIER, L.L.S., DATED JUNE 13, 2004.
3. "STATE OF NEW YORK OFFICE OF GENERAL SERVICES SUBMERGED LAND APPLICATION MAP IN THE APPLICATION OF THE CITY OF POUGHKEEPSIE FOR A GRANT OF LANDS UNDER THE WATERS OF THE HUDSON RIVER" CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK AS PREPARED BY CHA INC. DATED NOVEMBER 24, 2009, LAST REVISED APRIL 10, 2013 AND FILED WITH NYSOGS – BUREAU OF LAND MANAGEMENT ON APRIL 16, 2013 AS MAP No. 2433.

NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A NOVEMBER 2006, NOVEMBER 2009, FEBRUARY 2010, AND FEBRUARY 2012 FIELD SURVEYS.
2. NORTH ORIENTATION IS REFERENCED TO MAP REF. No. 1.
3. UNDERGROUND UTILITIES ARE NOT SHOWN.
4. SUBJECT TO CHICAGO TITLE INSURANCE COMPANY POLICY No. 1310040164, AS PREPARED BY FELDMAN-JACOBSON ABSTRACT CORP. EFFECTIVE DATE: JUNE 1, 2013.

SURVEYORS COMMENTS:

- SCHEDULE B-II, ITEM 5 – SEWER AND WATER LINE EASEMENT, AS DESCRIBED IN LIBER 443 OF DEEDS AT PAGE 321, AFFECTS SUBJECT PARCEL AND IS AS SHOWN HEREON.
- SCHEDULE B-II, ITEM 7 – SUBJECT TO RESERVATION AND RIGHT OF WAY AS DESCRIBED IN LIBER 269 OF DEEDS AT PAGE 350, NON-PROTRACTABLE.
- SCHEDULE B-II, ITEM 8 – SUBJECT TO RIGHT OF WAY, AS DESCRIBED IN LIBER 143 OF DEEDS AT PAGE 568 AND LIBER 184 OF DEEDS AT PAGE 332, NON-PROTRACTABLE.
- SCHEDULE B-II, ITEM 13 – SEWER EASEMENT, AS DESCRIBED IN LIBER 407 OF DEEDS AT PAGE 44, AFFECTS SUBJECT PARCEL AND IS AS SHOWN HEREON.
- SCHEDULE B-II, ITEM 14 – SUBJECT TO EASEMENT AGREEMENT, AS DESCRIBED IN LIBER 440 OF DEEDS AT PAGE 372, NON-PROTRACTABLE.
- SCHEDULE B-II, ITEM 15 – SUBJECT TO UTILITY EASEMENTS, AS DESCRIBED IN LIBER 765 OF DEEDS AT PAGE 129 (SHOWN HEREON), DOC No. 02–2011–3228 (NON-PROTRACTABLE), AND DOC No. 02–2011–3231 (NON-PROTRACTABLE).
- SCHEDULE B-II, ITEM 16 – EASEMENTS AS DESCRIBED IN LIBER 1110 OF DEEDS AT PAGE 568 AND LIBER 1110 OF DEEDS AT PAGE 571 DO NOT AFFECT SUBJECT PARCEL.
- SCHEDULE B-II, ITEM 18 – PARKING LOT EASEMENT, AS DESCRIBED IN DOC No. 02–2012–5173 AFFECTS SUBJECT PARCEL AND IS AS SHOWN HEREON.

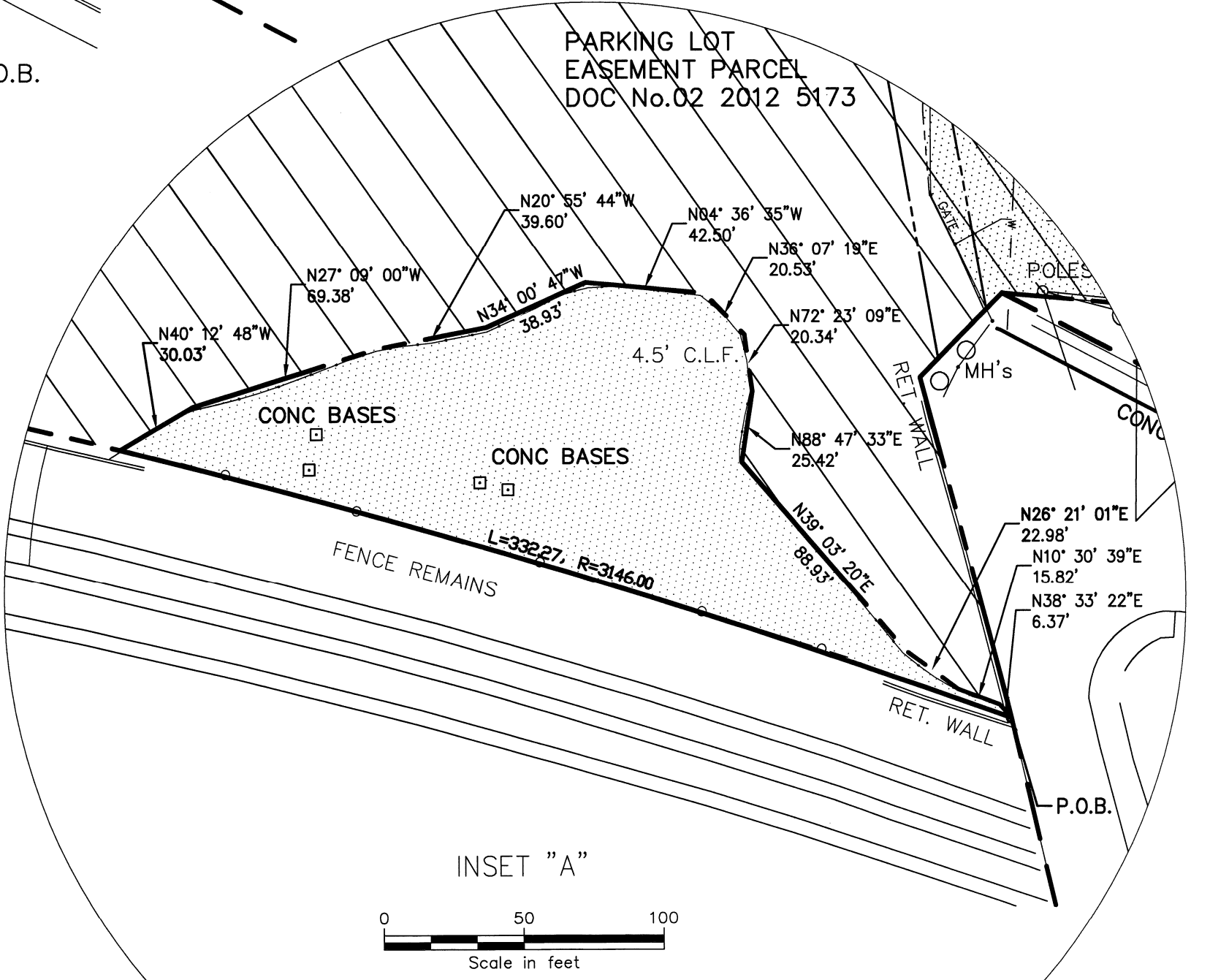


TABLE OF AREAS	
TMP# 131300–6061–43–752749–0000 RINALDI BLVD AREA=14.04 ACRES (INCLUDING PROPOSED DEDICATED PARKLANDS)	
EXCEPTED AREA	= 0.40 ACRES
TOTAL EASEMENT AREA	=13.64 ACRES

CERTIFICATION EXTENDS TO THE EXTENTS OF THE ENVIRONMENTAL EASEMENT ONLY.

CERTIFIED TO:

1. THE PEOPLE OF THE STATE OF NEW YORK, ACTING THROUGH THEIR COMMISSIONER OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
2. CITY OF POUGHKEEPSIE
3. CHICAGO TITLE INSURANCE COMPANY

*William S. Lucarelli* 1/2/14  
WILLIAM S. LUCARELLI, PLS DATE:  
NYS Lic. No. 49-477

The DEC or their agent may access the Environmental Easement area, as shown here on, through any existing street access or building ingress/egress access point.

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.

"I, WILLIAM BRADY, COMMISSIONER OF FINANCE FOR THE CITY OF POUGHKEEPSIE HEREBY CERTIFY THAT THE PROPERTY IS TAX EXEMPT AND AS SUCH, THERE ARE NO UNPAID TAXES OR OTHER ASSESSMENTS."

WILLIAM BRADY, COMMISSIONER OF FINANCE DATE:  
CITY OF POUGHKEEPSIE, NEW YORK

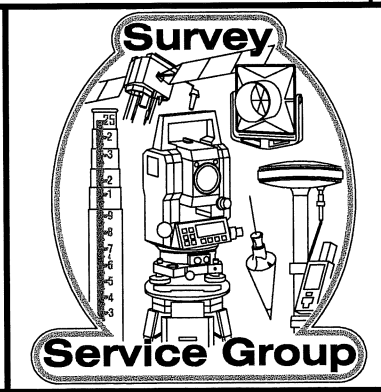
**THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Easement are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at [derweb@gw.dec.state.ny.us](mailto:derweb@gw.dec.state.ny.us).**

	Drawn By:	App'd. By:	Date:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATES INDICATED OR IMPLIED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS, NOT LISTED HEREON.
REVISED AREA TABLE	JEQ	WSL	1/17/14	
TAX STATEMENT ADDED	JEQ	WSL	11/18/13	
REVISED PER TITLE CO. COMMENTS (7/31/13)	JEQ	WSL	08/16/13	
REVISED PER REVIEW OF TITLE COMMITMENT (SEE NOTE 4)	JEQ	WSL	07/10/13	
MAP ISSUED	JEQ	WSL	04/18/13	
DWG: Cert Survey_143572000.dwg			Drawn: 260.1	

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III Winners Circle, PO Box 5269 · Albany, NY 12205-0269  
Main: (518) 453-4900 · [www.chacompanies.com](http://www.chacompanies.com)

CHA Project Number: 14357–2000–34000



**ENVIRONMENTAL EASEMENT OVER LANDS OF CITY OF POUGHKEEPSIE**  
*DeLaVal Property ERP Site*  
**NYSDEC SITE No. B00190–3**  
COUNTY OF DUTCHESS CITY OF POUGHKEEPSIE

SCALE: 1"=100' DATE: 02–23–12 Sheet 1 of 1