Brownfield Cleanup Program Application
Arlington Business District Redevelopment
Town of Poughkeepsie, Dutchess County

Applicant:

ARLINGTON CAPITAL INVESTORS L.L.C.
2515 South Road, 1st Floor
P.O. Box 1580
Poughkeepsie, New York 12601

Prepared for:
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020



AUGUST 2026

Exhibit 1

Town of Poughkeepsie Planning Board Resolution of Approval

(Attached hereto)

Town of Poughkeepsie
Planning Department

1 Overocker Road
Poughkeepsie, NY 12603 *845-485-3657 Phone*

July 17, 2026

Sent via email: dskaminski@optonline.net

Arlington Capital Investors LLC
2515 South Road, 1st Floor
Poughkeepsie, NY 12601

RE: ARLINGTON CAPITAL INVESTORS LLC – LOT LINE REVISION
46 Raymond Avenue (grid # 6161-12-817693); 48 Raymond Avenue (grid # 6161-12-817688); 50 Raymond Avenue (grid # 6161-12-818683); 3-7 Collegeview Avenue (grid # 6161-12-834673); 9 Collegeview Avenue (grid # 6161-12-841671); 10 Lagrange Avenue (grid # 6161-12-825690); 12 Lagrange Avenue (grid # 6161-12-830689); 14 Lagrange Avenue (grid # 6161-12-835687); 16 Lagrange Avenue (grid # 6161-12-840686); and 18 Lagrange Avenue (grid # 6161-12-845685)

Dear Mr. Kaminski:

This letter is to inform you of the action taken by the Town of Poughkeepsie Planning Board at a meeting held on July 16, 2026, at which time you requested a SEQRA Review and Lot Line Revision Review for the merger of ten (10) parcels into one (1) parcel in order to gain acceptance into the New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program. 46 Raymond Avenue (±0.17 acres); 48 Raymond Avenue (±0.14 acres); 50 Raymond Avenue (±0.13 acres); 3-7 Collegeview Avenue (±0.34 acres); 9 Collegeview Avenue (0.17 acres); 10 Lagrange Avenue (±0.17 acres); 12 Lagrange Avenue (±0.17 acres); 14 Lagrange Avenue (±0.17 acres); 16 Lagrange Avenue (±0.172 acres); and 18 Lagrange Avenue (±0.17 acres); Arlington Town Center (ATC) Zoning District; Type II Action; *Arlington Capital Investors LLC (Applicant) and College Properties LLC, KNC Management, Inc., and Arlington Capital Investors LLC (Owners)*.

A motion was made that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(16) and no further environmental review is required.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board grant conditional lot line revision approval, subject to filing with the Dutchess County Clerk on or before Tuesday, January 12, 2027, and subject to the following:

1. Town Planning Department comments dated July 10, 2026.
2. Town Zoning Department comments dated July 6, 2026.
3. Town Building Department comments dated July 1, 2026.
4. Arlington Fire Department comments dated July 1, 2026.
5. Town Engineering Department comments June 30, 2026.
6. Town Water Department comments dated June 29, 2026.
7. Town Sewer Department comments dated June 23, 2026.
8. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

NOTE TO THE APPLICANT: In responding to the comments of the Planning Board, Planning Department Staff, any of the various Town Departments and Agencies, and any of the Town's consultants, it is the responsibility of the applicant to prepare appropriate and complete responses to each and every comment contained in the comment letter(s) and memoranda listed above. Failure to submit appropriate and complete responses to each and every comment as noted may result in the removal of the application from the Planning Board agenda, or may delay plan signatures pending a revised response.

Very truly yours,

Carl Whitehead

Carl Whitehead
Planning Board Chairman

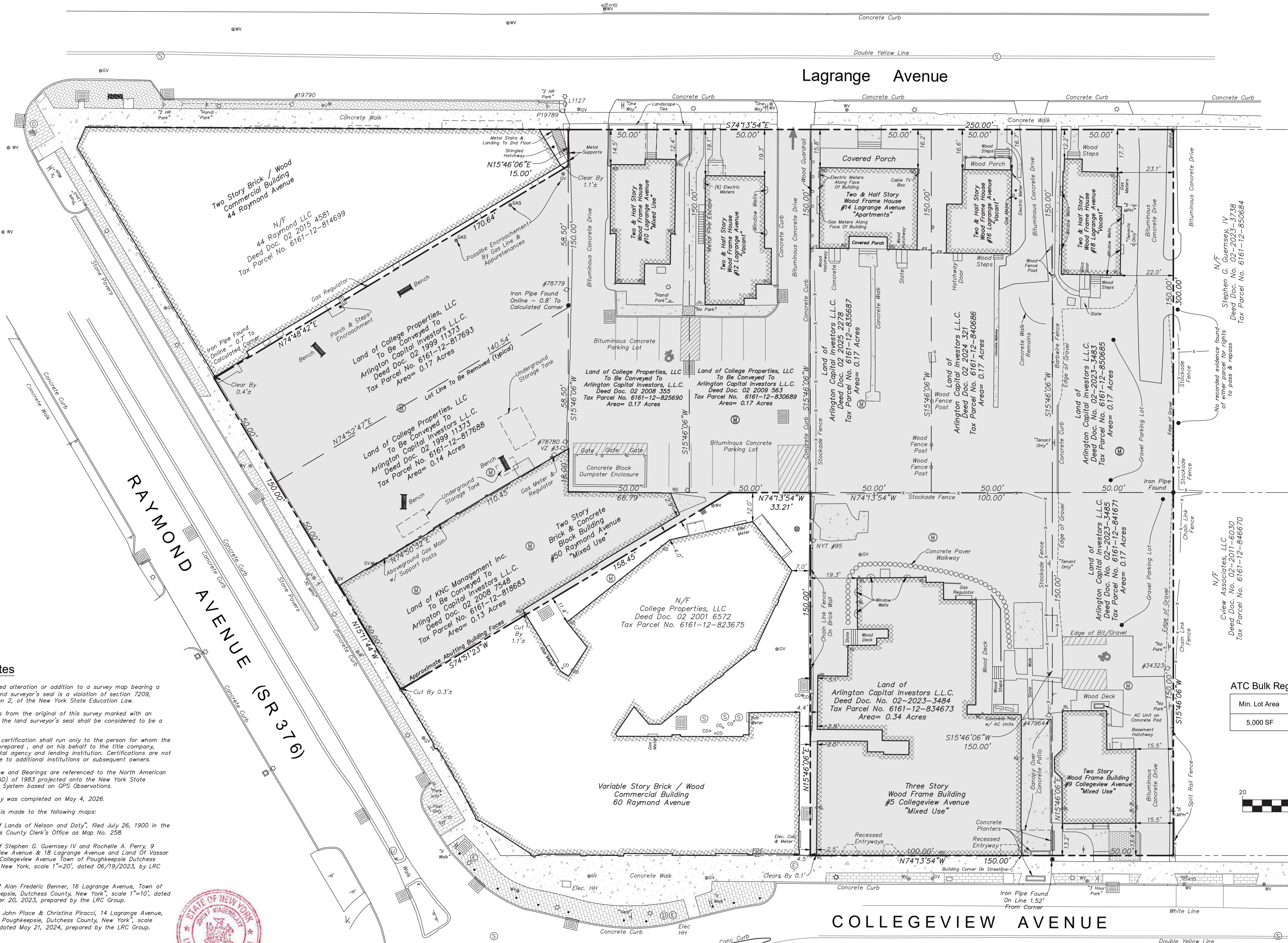
PRESENT:	**ABSENT:**
Chairman Whitehead	
	Member Fanelli
Member Gemmati	
	Member Levasseur
Member McSween	
Member Romeo	
Member Siddam	
	Member Simpson, Alt.
	Member Treybich, Alt.

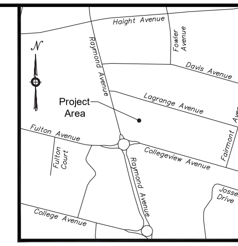
CW:rlp
cc: Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb, Planning Board Attorney, via email

Exhibit 2

Approved Survey Plat (Loureiro NY, P.C., Job No. 20-1439)

(Attached hereto)





Vicinity Map

Deed References

Parcel ID 6161-12-817693
Doc. No. 02 1999 11373

Parcel ID 6161-12-817688
Doc. No. 02 1999 11373

Parcel ID 6161-12-818683
Doc No. 02 2008 7548

Parcel ID 6161-12-834673
Doc. No. 02 2023 3484

Parcel ID 6161-12-841671
Doc. No. 02 2023 3485

Parcel ID 6161-12-825690
Doc. No. 02 2008 355

Parcel ID 6161-12-830689
Doc. No. 02 2009 563

Parcel ID 6161-12-835687
Doc. No. 02 2025 2278

Parcel ID 6161-12-840686
Doc. No. 02 2024 321

Parcel ID 6161-12-845685
Doc. No. 02 2023 3483

Parcel Areas

Parcel ID 6161-12-817693
0.17 Acres

Parcel ID 6161-12-817688
0.14 Acres

Parcel ID 6161-12-818683
0.13 Acres

Parcel ID 6161-12-834673
0.34 Acres

Parcel ID 6161-12-841671
0.17 Acres

Parcel ID 6161-12-825690
0.17 Acres

Parcel ID 6161-12-830689
0.17 Acres

Parcel ID 6161-12-835687
0.17 Acres

Parcel ID 6161-12-840686
0.17 Acres

Parcel ID 6161-12-845685
0.17 Acres

Consolidated Parcels Area

80,185 Square Feet
1.84 Acres

Current Zoning Designation: Arlington Town Center

ATC Bulk Regulations

Min. Lot Area	Frontage	Width	Yards Front*	Yards Side	Yards Rear	Max. Lot Coverage	Maximum Impervious Area	Max. Height
5,000 SF	30 FT	30 FT	5 FT	0 FT	20 FT	60 %	95 %	45 FT or 3 stories, over 45 FT or 3 stories up to 75 FT or 5 stories by special permit

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

Legend

Property Line	Catch Basin
Fence	Curbless Catch Basin
Handicap Parking	Monitor Well
Now or Formerly	Sign
Drainage Manhole	Bollard
Sanitary Manhole	Guy Wire
Electric Manhole	Mailbox
Telephone Manhole	Utility Pole
Lamp Post	Water Valve
Monument	Hydrant
Iron Pin, Pipe, Rebar, Drill Hole	Gas Valve
Calculated Property Corner	

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York State Coordinate System based on GPS Observations.
5. Field survey was completed on May 4, 2026.
6. Reference is made to the following maps:
   A. "Map of Lands of Nelson and Doty", filed July 26, 1900 in the Dutchess County Clerk's Office as Map No. 258.
   B. "Land Of Stephen G. Guernsey IV and Rochelle A. Perry, 9 Collegeview Avenue & 18 Lagrange Avenue and Land Of Vassar East 5 Collegeview Avenue Town of Poughkeepsie Dutchess County, New York, scale 1"=20', dated 06/19/2023, by LRC Group
   C. "Land of Alan Frederic Benner, 16 Lagrange Avenue, Town of Poughkeepsie, Dutchess County, New York", scale 1"=10', dated November 20, 2023, prepared by the LRC Group.
   D. Land of John Place & Christina Piracci, 14 Lagrange Avenue, Town of Poughkeepsie, Dutchess County, New York", scale 1"=10', dated May 21, 2024, prepared by the LRC Group.

Certification

To: Arlington Capital Investors L.L.C.
College Properties, Inc.
KNC Management Inc.
M&T Bank
New York State Department of Environmental Conservation

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

[signature]
JOHN F. WAGENBLATT, L.S. Lic. No. 050,547

STATE OF NEW YORK ★ JOHN F. WAGENBLATT ★ 050547 ★ LICENSED LAND SURVEYOR

DUTCHESS COUNTY
DEPARTMENT OF HEALTH NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND / OR SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH ____ DATE ____

TOWN OF POUGHKEEPSIE PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner ____ Owner ____
Date ____ Date ____
Owner ____ Applicant ____
Date ____ Date ____

TOWN OF POUGHKEEPSIE PLANNING BOARD
LOT LINE REVISION APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Poughkeepsie Planning Board at a meeting held on ____________.

Planning Board Chair ____
Date ____

Revisions		
2	8/4/26	Added Building Use Type
1	7/28/26	Revised per Town Comments

LRC Engineering & Surveying A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

Lot Consolidation Plan

Lands of
Arlington Capital Investors, KNC Management Inc.
and College Properties LLC

Collegeview Avenue, Raymond Avenue & Lagrange Avenue
Town of Poughkeepsie, Dutchess County, New York

Design/Calcs	CC	CAD File	EX26-3436.dwg
Drawn	CC	Project No.	26-3436
Checked	JW	Date	05/14/2026
Approved	JW	Scale	1"=20'

Sheet No. LC

X:\JOBS\Jobs 2026\26-3436 - Arlington Capital Investors\DWG\EX26-3436.dwg 8/6/2026 9:28 AM Cjconklin

Exhibit 3

Town of Poughkeepsie Planning Board Approval Letter dated August 10, 2026

(Attached hereto)

Town of Poughkeepsie
Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

August 10, 2026

Sent via email: dskaminski@optonline.net

Arlington Capital Investors LLC
2515 South Road, 1st Floor
Poughkeepsie, NY 12601

RE: ARLINGTON CAPITAL INVESTORS LLC – LOT LINE REVISION

46 Raymond Avenue (grid # 6161-12-817693); 48 Raymond Avenue (grid # 6161-12-817688); 50 Raymond Avenue (grid # 6161-12-818683); 3-7 Collegeview Avenue (grid # 6161-12-834673); 9 Collegeview Avenue (grid # 6161-12-841671); 10 Lagrange Avenue (grid # 6161-12-825690); 12 Lagrange Avenue (grid # 6161-12-830689); 14 Lagrange Avenue (grid # 6161-12-835687); 16 Lagrange Avenue (grid # 6161-12-840686); and 18 Lagrange Avenue (grid # 6161-12-845685)

Dear Mr. Kaminski:

This letter is to inform you that the Applicant has provided appropriate and complete responses to the eight (8) conditions contained in the decision letter dated July 17, 2026. The only conditions remaining are a fully completed and signed Mylar and the filing with the Dutchess County Clerk on or before Tuesday, January 12, 2027.

Very truly yours,

Carl Whitehead
Planning Board Chairman

CW:rlp

cc: Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb, Planning Board Attorney, via email

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7020

SITE NAME: Arlington Business District Redevelopment		
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes**	◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C314139	◉ **Yes**	○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16 – January 2025

SECTION I: Property Information

PROPOSED SITE NAME Arlington Business District Redevelopment

ADDRESS/LOCATION 50 Raymond Ave. (Refer to Attachment A)

CITY/TOWN Poughkeepsie | ZIP CODE 12603

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Town of Poughkeepsie

COUNTY Dutchess | SITE SIZE (ACRES) 1.84

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
41	41	32.4594	-73	54	1.116

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
50 Raymond Avenue				
(Multiple Parcels, Refer to Attachment A)				

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. See Attachment A	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) See Attachment A-1	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ◉ 0% ○ 1-49% ○ 50-99% ○ 100%	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information. See Attachment B	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation. See Attachment C	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type: Air Facility Registration Certificate Issuing Agency: NYSDEC Description: See Attachment D Perchloroethylene dry cleaning facility utilizing one Maestrelli EM 450P 45 pound machine installed 10/4/2000.	◉	○
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Attachment E and F	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	○	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	○
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:
DSK _____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[ ] RIWP [ ] RAWP [ ] IRM [✓] No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? (●) Yes ( ) No See Attachment G

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
Is this information attached? (●) Yes ( ) No See Attachment H

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes (●) No Not applicable

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	( )	(●)
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, must be submitted with the application as a separate report. Please see the instructions for additional guidance.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? See Attachment I N/A ( )	(●)	( )

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? Arlington Town Center (ATC)

2. What uses are allowed by the property's current zoning (select all that apply)?

   Residential ☑ Commercial ☑ Industrial ☐

   See Attachment J

3. Current use (select all that apply):

   Residential ☑ Commercial ☑ Industrial ☐ Recreational ☐ Vacant ☑

	Y	N
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application? See Attachment K	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☑ Industrial ☐ If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? See Attachment L	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? See Attachment M Please provide a brief explanation. Include additional documentation if necessary.	○	◉
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

See Attachment M

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER See Attachment N			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OWNERSHIP START DATE			
CURRENT OPERATOR			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

See Attachment N

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☑	☑	☑
Chlorinated Solvents	☑	☑	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☑	☐
Metals	☑	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

See Attachment O

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☑ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Restaurants, retail stores, barber shop, hair salon and residential apartments.

SECTION VII: Requestor Information			
NAME Arlington Capital Investors L.L.C.			
ADDRESS 2515 South Road, 1st Floor			
CITY/TOWN Poughkeepsie		STATE NY	ZIP CODE 12601
PHONE 914-456-0332	EMAIL dskaminski@optonline.net		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? See Attachment P	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? See Attachment Q N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE David S. Kaminski, Asset Manager			
ADDRESS 2515 South Road, 1st Floor			
CITY Poughkeepsie		STATE NY	ZIP CODE 12601
PHONE 914-456-0332	EMAIL dskaminski@optonline.net		
REQUESTOR'S CONSULTANT (CONTACT NAME) Steven Gustems, P.G.			
COMPANY C.T. Male Associates, DPC			
ADDRESS 12 Raymond Avenue			
CITY Poughkeepsie		STATE NY	ZIP CODE 12603
PHONE 845-762-4377	EMAIL s.gustems@ctmale.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael G. Sterthous, Esq.			
COMPANY Whiteman Osterman and Hanna			
ADDRESS 1 Commerce Plaza			
CITY Albany		STATE NY	ZIP CODE 12260
PHONE 518-487-7620	EMAIL MSterthous@woh.com		

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT ☐	VOLUNTEER ☑
A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

◉ Yes ○ No ○ N/A

See Attachment R

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☑ Current Owner ☑ Potential/Future Purchaser ☐ Other: _____

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

Is this proof attached? ◉ Yes ○ No ○ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

See Attachment S

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? See Attachment T If yes, please provide: Permit Type: Very Small Quanitity G EPA ID Number: NYD981131972 Date Permit Issued: Updated 2021 Permit Expiration Date: Open	◉	○
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. Refer to Attachment N N/A ○	◉	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

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

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

See Attachment U

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Asset Manager (title) of Arlington Capital Investors L.L.C. (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: August 12, 2026 Signature: David S. Kaminski Digitally signed by David S. Kaminski Date: 2026.08.12 13:58:24 -04'00'

Print Name: David S. Kaminski, Asset Manager

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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ATTACHMENT A

ATTACHMENT A: ADDRESS & TAX MAP INFORMATION

The "Site" consists of numerous contiguous tax parcels as set forth in the Chart below. We have chosen 50 Raymond Avenue as the single address requested by the NYSDEC.

A Dutchess County Tax Map with Identifier Numbers has been attached and is marked to show the boundaries of the Site.

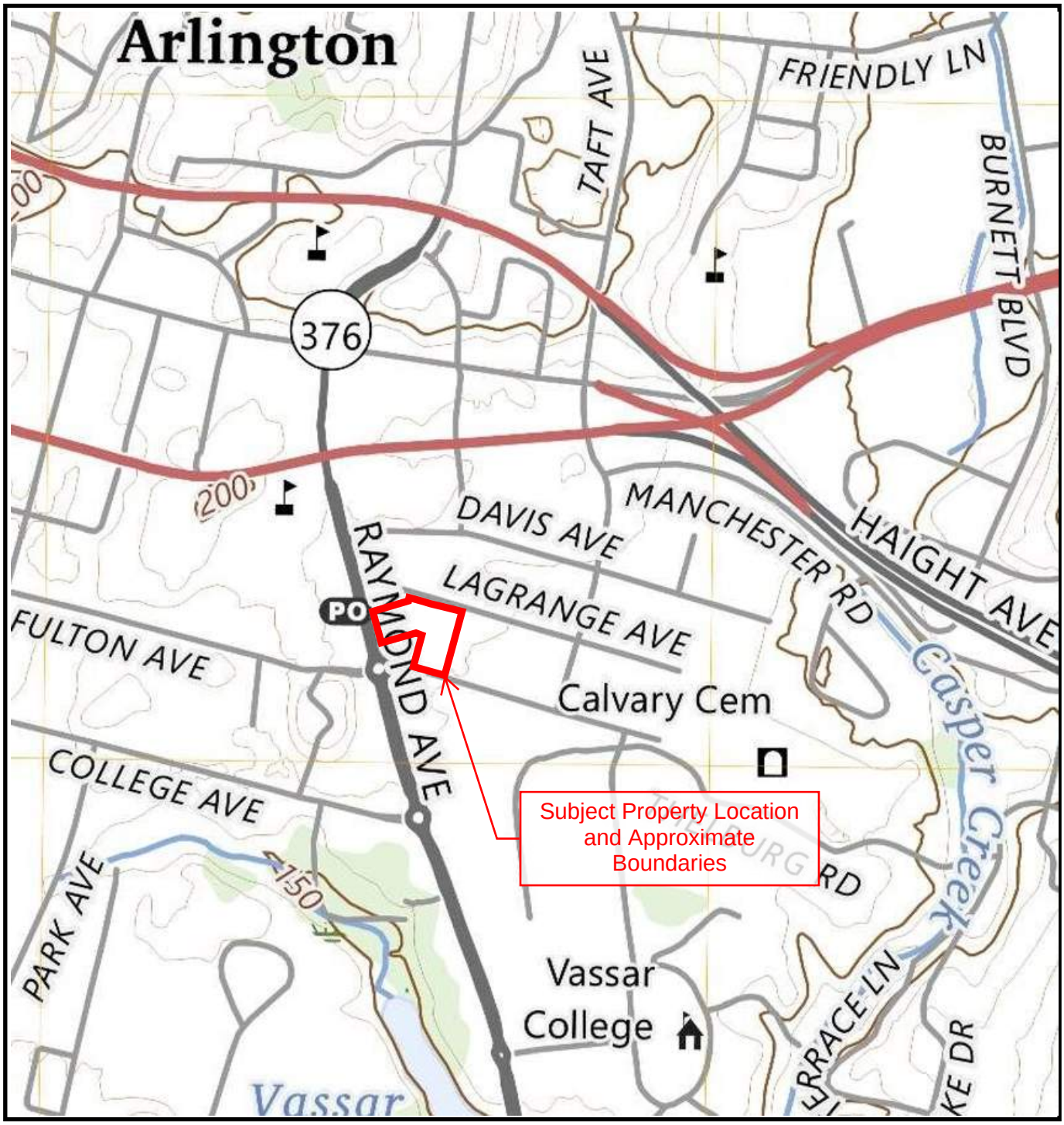
A USGS 7.5 minute quad map is attached and the Site has been clearly identified.

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
46 Raymond Ave. Poughkeepsie, NY 12603	6161	12	817693	0.17
48 Raymond Ave. Poughkeepsie, NY 12603	6161	12	817688	0.14
50 Raymond Ave. Poughkeepsie, NY 12603	6161	12	818683	0.13
10 Lagrange Ave. Poughkeepsie, NY 12603	6161	12	825690	0.17
12 Lagrange Ave. Poughkeepsie, NY 12603	6161	12	830689	0.17
14 Lagrange Ave. Poughkeepsie, NY 12603	6161	12	835687	0.17
16 Lagrange Ave. Poughkeepsie, NY 12603	6161	12	840686	0.172
18 Lagrange Ave. Poughkeepsie, NY 12603	6161	12	845685	0.17
3-7 Collegeview Ave. Poughkeepsie, NY 1260	6161	12	834673	0.34
9 Collegeview Ave. Poughkeepsie, NY 12603	6161	12	841671	0.17
TOTAL ACREAGE				1.84

NOTE:

The boundaries of Site correspond to the Tax Map existing boundaries for all ten (10) parcels included in the Site.

The Site has be consolidated into a single parcel and a new Tax Map number will be assigned.



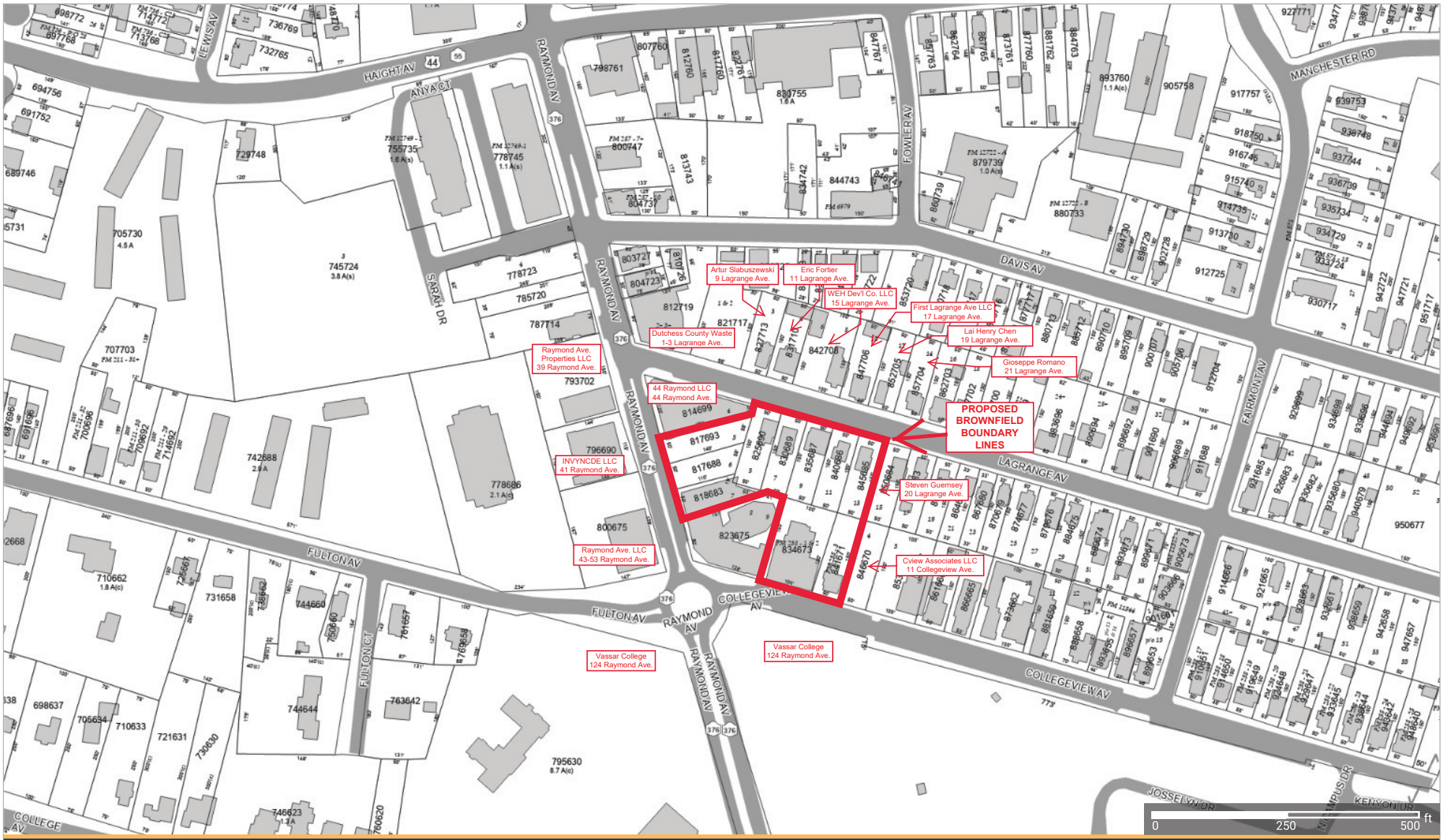
MAP REFERENCE
United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangles: Poughkeepsie, NY
Date: 2023

N

C.T.MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE
LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C.
50 CENTURY HILL DRIVE
LATHAM, NY 12110

FIGURE 1 - SUBJECT PROPERTY LOCATION MAP

TOWN OF POUGHKEEPSIE	DUTCHESS COUNTY, NY
SCALE: 1:24,000±	The locations and features depicted on this map are approximate and do not represent an actual survey.
DRAFTER: ER	
PROJECT No.: 24.5088	



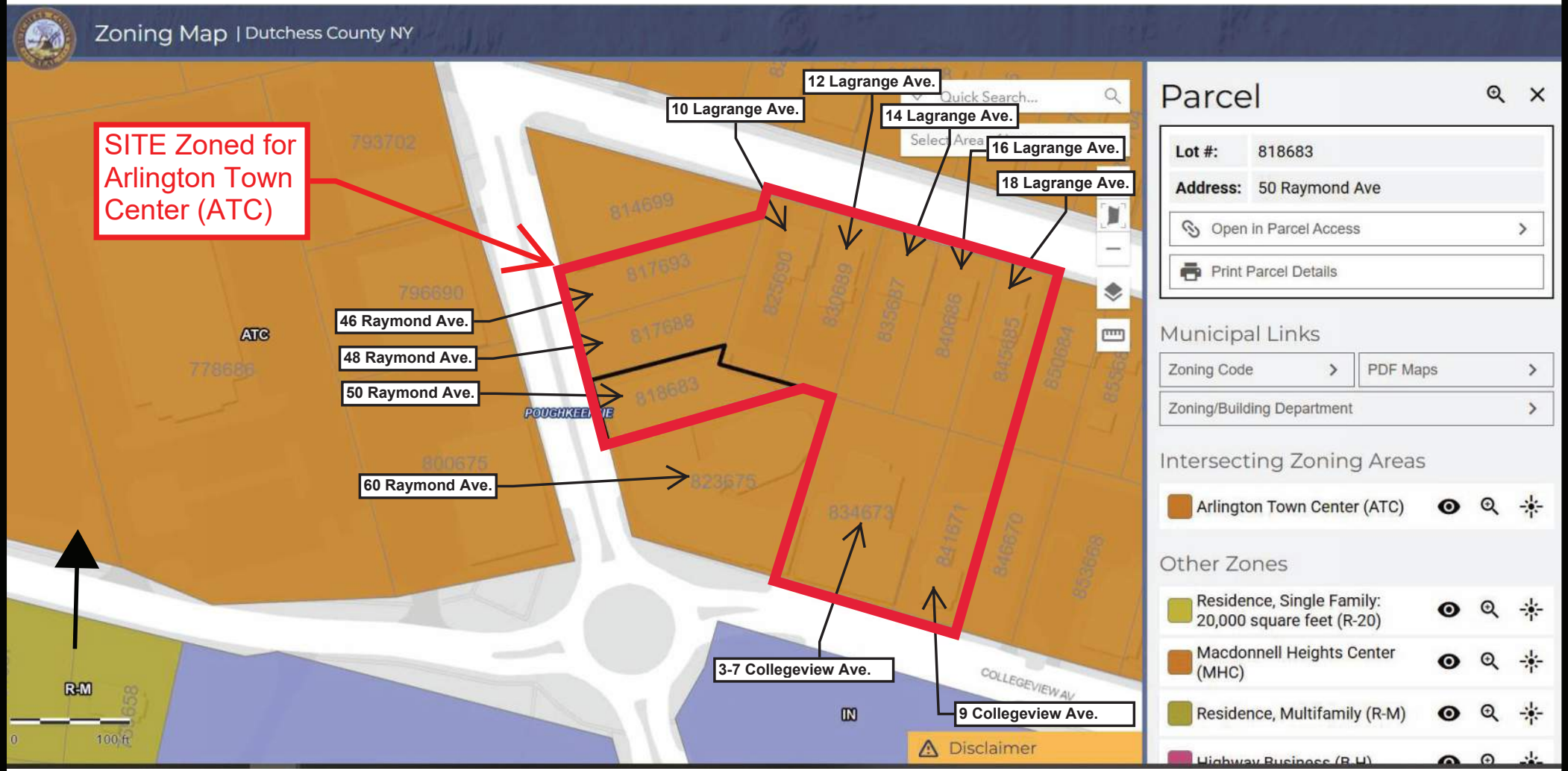
ParcelAccess
Dutchess County, NY

Parcel Lines

Dutchess County, NY

Printed By:
ParcelAccess

1:2,000 Scale
9/23/2025


Zoning Map | Dutchess County NY
SITE Zoned for Arlington Town Center (ATC)
12 Lagrange Ave.
10 Lagrange Ave.
14 Lagrange Ave.
16 Lagrange Ave.
18 Lagrange Ave.
46 Raymond Ave.
48 Raymond Ave.
50 Raymond Ave.
60 Raymond Ave.
3-7 Collegeview Ave.
9 Collegeview Ave.
ATC
R-M
IN
Parcel
Lot #: 818683
Address: 50 Raymond Ave
Open in Parcel Access
Print Parcel Details
Municipal Links
Zoning Code
PDF Maps
Zoning/Building Department
Intersecting Zoning Areas
Arlington Town Center (ATC)
Other Zones
Residence, Single Family: 20,000 square feet (R-20)
Macdonnell Heights Center (MHC)
Residence, Multifamily (R-M)
Disclaimer

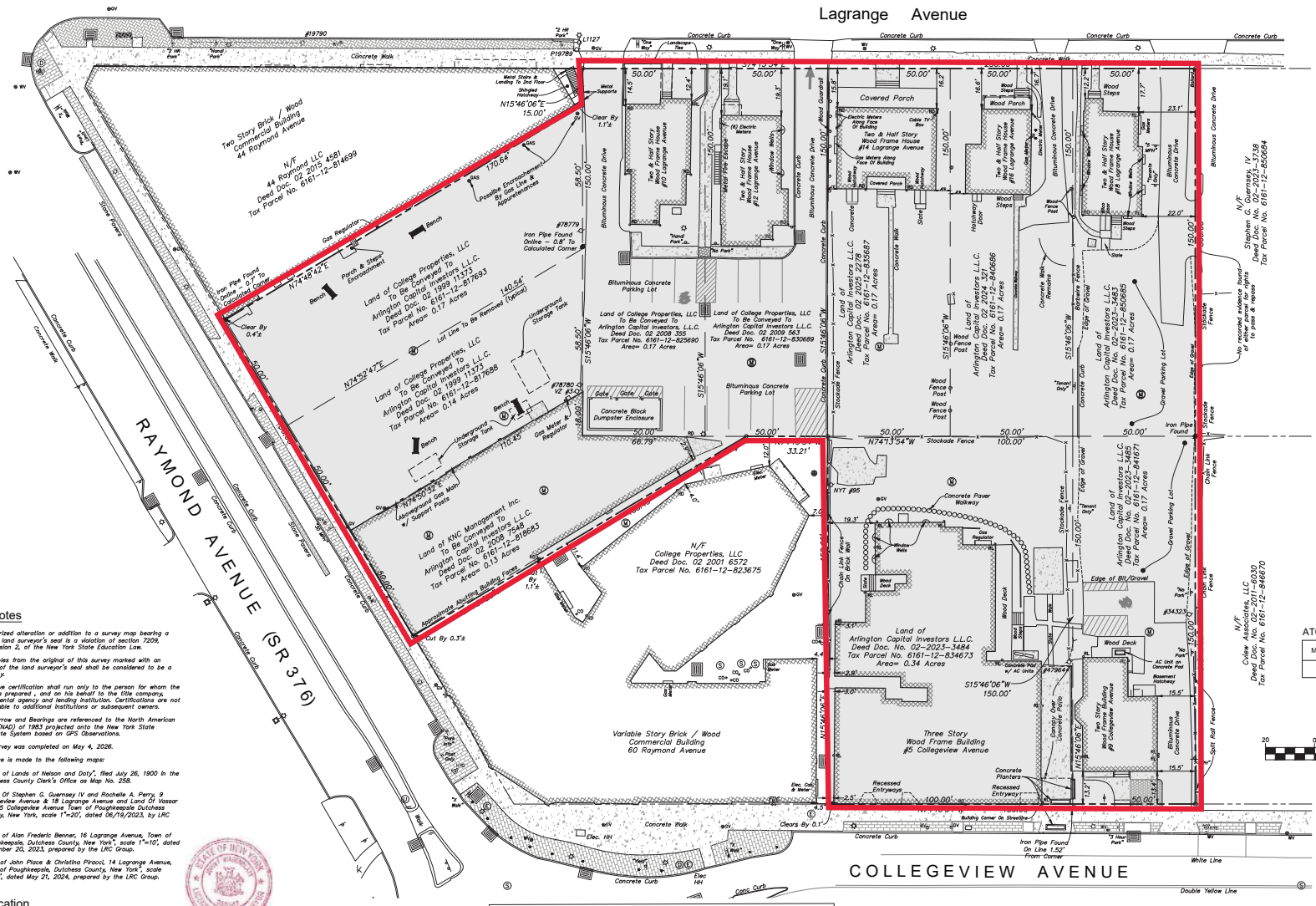
ATTACHMENT A-1

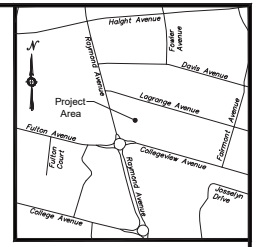
Attachment A-1 – Property Map

The Property Map has been provided in electronic PDF format.

A copy of the Property Map is attached hereto.

SURVEY PROPERTY MAP OF SITE





Vicinity Map

Deed References

Parcel ID 6161-12-817693 Doc. No. 02 1999 11373
Parcel ID 6161-12-817688 Doc. No. 02 1999 11373
Parcel ID 6161-12-818683 Doc No. 02 2008 7548
Parcel ID 6161-12-834673 Doc. No. 02 2023 3484
Parcel ID 6161-12-841671 Doc. No. 02 2023 3485
Parcel ID 6161-12-825690 Doc. No. 02 2008 355
Parcel ID 6161-12-830689 Doc. No. 02 2009 563
Parcel ID 6161-12-835687 Doc. No. 02 2025 2278
Parcel ID 6161-12-840686 Doc. No. 02 2024 321
Parcel ID 6161-12-845685 Doc. No. 02 2023 3483

Parcel Areas

Parcel ID 6161-12-817693 0.17 Acres
Parcel ID 6161-12-817688 0.14 Acres
Parcel ID 6161-12-818683 0.13 Acres
Parcel ID 6161-12-834673 0.34 Acres
Parcel ID 6161-12-841671 0.17 Acres
Parcel ID 6161-12-825690 0.17 Acres
Parcel ID 6161-12-830689 0.17 Acres
Parcel ID 6161-12-835687 0.17 Acres
Parcel ID 6161-12-840686 0.17 Acres
Parcel ID 6161-12-845685 0.17 Acres

Consolidated Parcels Area

80,185 Square Feet
1.84 Acres

Current Zoning Designation: Arlington Town Center

ATC Bulk Regulations

Min. Lot Area	Frontage	Width	Yards			Max. Lot Coverage	Max. Height
			Front*	Side	Rear		
5,000 SF	30 FT	30 FT	5 FT	0 FT	20 FT	60 FT	45 FT or 3 stories, over 45 FT or 3 stories up to 75 FT or 5 stories by special permit

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York State Coordinate System based on GPS Observations.
5. Field survey was completed on May 4, 2026.
6. Reference is made to the following maps:
   - A. "Map of Lands of Nelson and Doty", filed July 26, 1900 in the Dutchess County Clerk's Office as Map No. 258.
   - B. "Land Of Stephen G. Guernsey IV and Rochelle A. Perry, 9 Collegeview Avenue & 18 Lagrange Avenue and Land Of Vassar East 5 Collegeview Avenue Town of Poughkeepsie Dutchess County, New York, scale 1"=20', dated 06/19/2023, by LRC Group
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Certification

To: Arlington Capital Investors L.L.C.
College Properties, Inc.
KNC Management Inc.
M&T Bank
New York State Department of Environmental Conservation

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

JOHN F. WAGENBLATT, L.S. Llc. No. 050,547

DUTCHESS COUNTY DEPARTMENT OF HEALTH NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE E, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE III OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND / OR SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

TOWN OF POUGHKEEPSIE PLANNING BOARD OWNER / APPLICANT SIGNATURES

The undersigned applicant for the property and the undersigned owner of the property shown hereon certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner — Date — Owner — Date

Owner — Date — Applicant — Date

TOWN OF POUGHKEEPSIE PLANNING BOARD LOT LINE REVISION APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Poughkeepsie Planning Board at a meeting held on _____.

Planning Board Chair

Date

Legend

- Property Line
- Fence
- Handicap Parking
- N/F Now or Formerly
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Lamp Post
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- Catch Basin
- Curbless Catch Basin
- Monitor Well
- Sign
- Bollard
- Guy Wire
- Mailbox
- Utility Pole
- Water Valve
- Hydrant
- Gas Valve

GRAPHIC SCALE

20 0 10 20 40 80

(FEET)

1 Inch = 20 ft.

LRC Engineering & Surveying a Loureiro Company

Civil Engineering
Land Surveying
Landscape Architecture
Land Planning
Laser Scanning & BIM
Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
100 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

Revisions		
1	7/28/26	Revised per Town Comments

Lot Consolidation Plan

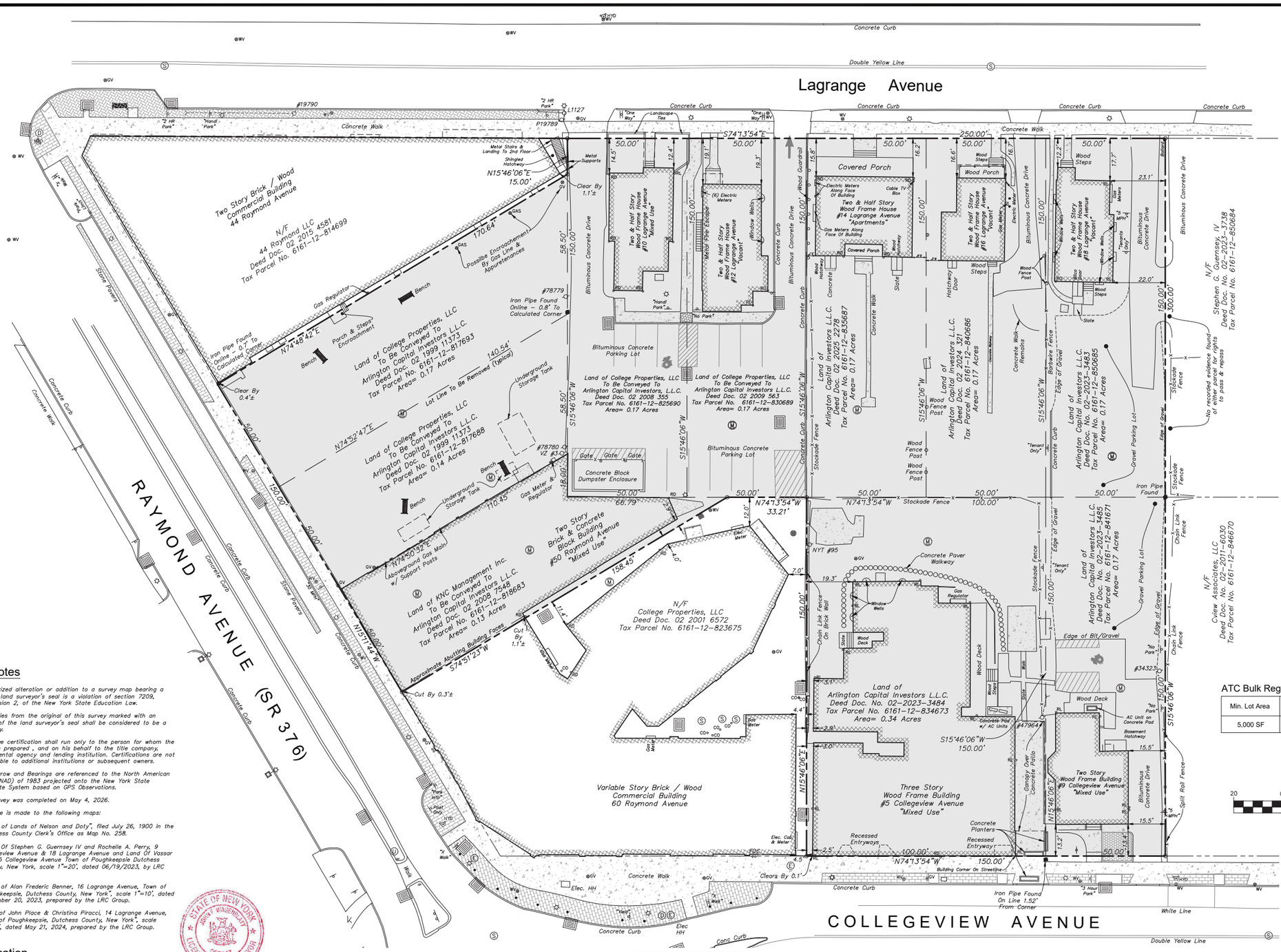
Lands of
Arlington Capital Investors, KNC Management Inc. and College Properties LLC

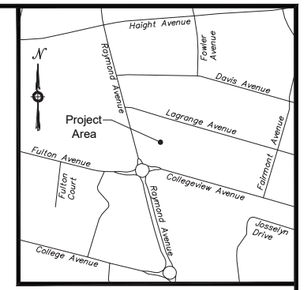
Collegeview Avenue, Raymond Avenue & Lagrange Avenue
Town of Poughkeepsie, Dutchess County, New York

Design/Calcs	CC	CAD File	EX26-3436.dwg
Drawn	CC	Project No.	26-3436
Checked	JW	Date	05/14/2026
Approved	JW	Scale	1"=20'

Sheet No. LC

X:\JOBS\Jobs 2026\26-3436 - Arlington Capital Investors\DWG\EX26-3436.dwg 7/28/2026 8:52 AM Cjacobin





Vicinity Map

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Parcel ID 6161-12-818683
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Parcel ID 6161-12-841671
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Parcel ID 6161-12-825690
Doc. No. 02 2008 355

Parcel ID 6161-12-830689
Doc. No. 02 2009 563

Parcel ID 6161-12-835687
Doc. No. 02 2025 2278

Parcel ID 6161-12-840686
Doc. No. 02 2024 321

Parcel ID 6161-12-845685
Doc. No. 02 2023 3483

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Parcel ID 6161-12-817693
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Parcel ID 6161-12-817688
0.14 Acres

Parcel ID 6161-12-818683
0.13 Acres

Parcel ID 6161-12-834673
0.34 Acres

Parcel ID 6161-12-841671
0.17 Acres

Parcel ID 6161-12-825690
0.17 Acres

Parcel ID 6161-12-830689
0.17 Acres

Parcel ID 6161-12-835687
0.17 Acres

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JOHN F. WAGENBLATT, L.S. Lic. No. 050,547

STATE OF NEW YORK JOHN F. WAGENBLATT 050547 LICENSED LAND SURVEYOR

DUTCHESS COUNTY DEPARTMENT OF HEALTH NOTE

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AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

TOWN OF POUGHKEEPSIE PLANNING BOARD
OWNER / APPLICANT SIGNATURES

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Owner — Date
Owner — Date
Owner — Date
Applicant — Date

TOWN OF POUGHKEEPSIE PLANNING BOARD
LOT LINE REVISION APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Poughkeepsie Planning Board at a meeting held on _____.

Planning Board Chair

Date

Legend

Property Line; Fence; Handicap Parking; N/F Now or Formerly; (D) Drainage Manhole; (S) Sanitary Manhole; (E) Electric Manhole; (T) Telephone Manhole; Lamp Post; Monument; Iron Pin, Pipe, Rebar, Drill Hole; Calculated Property Corner; Catch Basin; Curbless Catch Basin; (M) Monitor Well; Sign; Bollard; Guy Wire; Mailbox; Utility Pole; Water Valve; Hydrant; Gas Valve

Current Zoning Designation: Arlington Town Center

ATC Bulk Regulations

Min. Lot Area	Frontage	Width	Yards			Max. Lot Coverage	Maximum Impervious Area	Max. Height
			Front*	Side	Rear			
5,000 SF	30 FT	30 FT	5 FT	0 FT	20 FT	60 %	95 %	45 FT or 3 stories, over 45 FT or 3 stories up to 75 FT or 5 stories by special permit

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

LRC Engineering & Surveying A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2080
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

Revisions			
2	8/4/26	Added Building Use Type	
1	7/28/26	Revised per Town Comments	

Lot Consolidation Plan

Lands of
Arlington Capital Investors, KNC Management Inc. and College Properties LLC

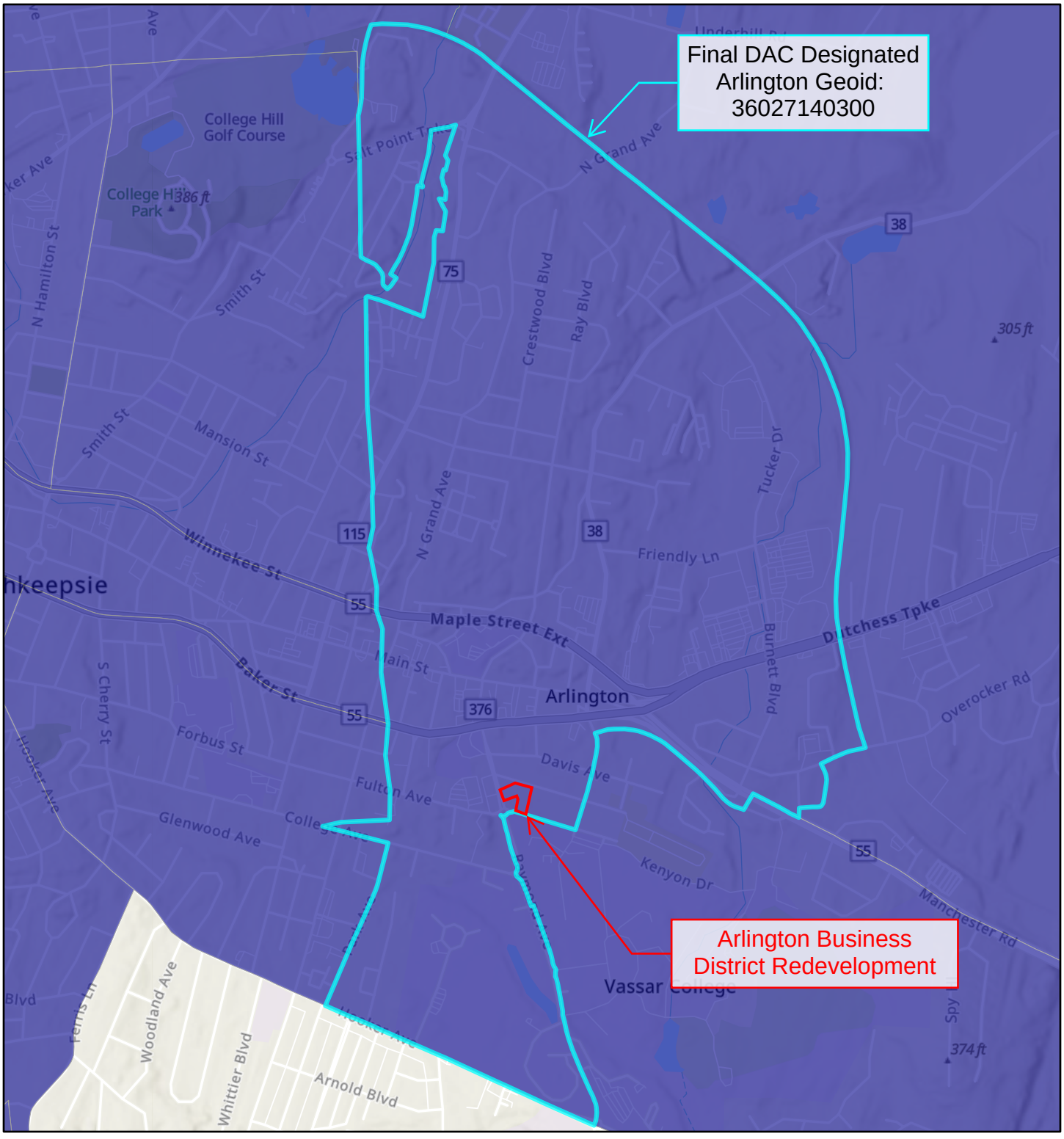
Collegeview Avenue, Raymond Avenue & Lagrange Avenue
Town of Poughkeepsie, Dutchess County, New York

Design/Calcs	CC	CAD File	EX26-3436.dwg	Sheet No.	LC
Drawn	CC	Project No.	26-3436		
Checked	JW	Date	05/14/2026		
Approved	JW	Scale	1"=20'		

X:\JOBS\Jobs 2026\26-3436 - Arlington Capital Investors\DWG\EX26-3436.dwg 8/6/2026 9:28 AM Cporkiln

ATTACHMENT B

NYS Disadvantaged Community Map - 50 Raymond Avenue



9/22/2025

NYS Disadvantaged Communities (DAC)

World_Hillshade

1:27,380

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Arlington Business District Redevelopment Site DAC



February 26, 2025

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

DECinfo Locator Legend (Active Layers)

Public Involvement

- Disadvantaged Communities (DAC)

Reference Layers

- DEC Regional Offices
- County Boundaries

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Author: C.T. Male Associates
Not a legal document

ATTACHMENT C

Attachment C – Previous Remediation

Several of the parcels have been the subject of previously reported spills to the NYSDEC. The list includes the following:

(i) Spill 95-11747 involving #2 fuel oil in an unknown amount from a failed tank test, reported on or about December 1995,

(ii) Spill 99-08423 involving an unknown source reported on or about June 1999,

(iii) Spill 02-08303 involving hydraulic oil reported on or about November 2002, and

(iv) Spill #02-09962 involving #2 fuel oil in a reported amount of 150 gallons on or about January 2003 (see attachments).

Each of these spills are listed as Closed.

There have been two (2) additional reported spills that are not closed but are listed as follows:

(i) Spill 24-02735 involving the discovery of PCE, reported on or about June 2024, and

(ii) Spill 24-06901 involving an unknown petroleum source, reported on or about November 2024. These spills are not closed.

Copies of the NYSDEC Spill Incident Database records are attached.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 9908423

Spill Date/Time

Spill Date: 10/12/1999 **Spill Time:** 07:30:00 AM
Call Received Date: 10/12/1999 **Call Received Time:** 08:06:00 AM

Location

Spill Name: WASTEMANAG.FULTON
Address: FULTON AVE NEAR RAYMOND AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
hydraulic oil	20 Gal.	Soil

Cause: Equipment Failure
Source: Commercial Vehicle
Waterbody:

Record Close

Date Spill Closed: 10/12/1999

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 9511747

Spill Date/Time

Spill Date: 12/16/1995 **Spill Time:** 11:00:00 AM
Call Received Date: 12/17/1995 **Call Received Time:** 10:51:00 AM

Location

Spill Name: VASSER EAST
Address: 5-7 COLLEGEVIEW AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	UNKNOWN	Soil

Cause: Tank Test Failure
Source: Institutional, Educational, Gov., Other
Waterbody:

Record Close

Date Spill Closed: 03/29/1996

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0208303

Spill Date/Time

Spill Date: 11/11/2002 **Spill Time:** 03:00:00 PM
Call Received Date: 11/11/2002 **Call Received Time:** 03:57:00 PM

Location

Spill Name: WASTE MANAGE.:HYDRO OIL
Address: 48 RAYMOND AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
hydraulic oil	6 Gal.	Soil

Cause: Equipment Failure
Source: Commercial Vehicle
Waterbody:

Record Close

Date Spill Closed: 11/21/2002

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0209962

Spill Date/Time

Spill Date: 01/02/2003 **Spill Time:** 08:00:00 AM
Call Received Date: 01/02/2003 **Call Received Time:** 08:41:00 AM

Location

Spill Name: BEST / GLADMORE
Address: 50 RAYMOND AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	150 Gal.	Soil

Cause: Tank Failure
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: 02/24/2003

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 2402735

Spill Date/Time

Spill Date: 06/25/2024 **Spill Time:** 04:45:00 PM
Call Received Date: 06/25/2024 **Call Received Time:** 04:45:00 PM

Location

Spill Name: NEW NELLY'S RESTAURANT
Address: 50 RAYMOND AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
PCE	UNKNOWN	Soil
trichloroethene (TCE)	UNKNOWN	Soil

Cause: Other
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 2406901

Spill Date/Time

Spill Date: 11/04/2024 **Spill Time:** 03:52:00 PM
Call Received Date: 11/04/2024 **Call Received Time:** 03:52:00 PM

Location

Spill Name: COMMERCIAL - FORMER DRY CLEANERS
Address: 48-50 RAYMOND AVE
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
unknown petroleum	UNKNOWN	Soil

Cause: Unknown
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Refine This Search

ATTACHMENT D

New York State Department of Environmental Conservation

Registration ID: 3-1346-00221/02000 **Facility DEC ID:** 3-1346-00221

AIR FACILITY REGISTRATION CERTIFICATE
in accordance with 6 NYCRR Subpart 201-4

Registration Issued to:
GLADMORE CLEANERS INC
JONG WON CHUNG
50 RAYMOND AVE
POUGHKEEPSIE,NY 12603

Contact:
GLADMORE CLEANERS INC
JONG WON CHUNG
50 RAYMOND AVE
POUGHKEEPSIE,NY 12603
(914) 471-7788

Facility:
GLADMORE CLEANERS INC
50 RAYMOND AVE
POUGHKEEPSIE,NY 12603-2320

Description:

Perchloroethylene dry cleaning facility utilizing one Maestrelli EM 450P 45 pound machine installed 10/4/2000.

Total Number of Emission Points: 1 **Cap By Rule:** No

Authorized Activity By Standard Industrial Classification Code:

7216 - DRY CLEANING PLANTS, EXCEPT RUGS

Registration Effective Date: 01/16/2007 **Registration Expiration Date:** (Not Applicable)

List of Regulations in Application:

6 NYCRR Part 201	Permits and Registrations
6 NYCRR Part 232	Dry Cleaning
40 CFR Part 63	National Emissions Standards for Hazardous Air Pollutants

GEORGE A SWEIKERT
REGION 3 AIR POLLUTION CONTROL ENGINEER
NYSDEC - REGION 3
21 S PUTT CORNERS RD
NEW PALTZ,NY 12561-1696

This registrant is required to operate this facility in accordance with all air pollution control applicable Federal and State laws and regulations. Failure to comply with these laws and regulations is a violation of the ECL and the registrant is subject to fines and/or penalties as provided by the ECL. If ownership of this facility changes, the registrant is required to notify the Department at the address shown above using the appropriate forms and procedures within 30 days after the transfer takes place. The present registrant will continue to be responsible for all fees and penalties until the Department has been notified of any change in ownership.

An official website of the United States government.

You are here: Search by Site
=> Site Listing for NEW YORK
=> Current Site Details for NYD981131972

Current Site Details for NYD981131972

This screen contains the most recent site information (name, addresses, etc.) for this Site ID (i.e., physical location). This screen also shows the RCRA activities that this site is engaged in.

Site Information

Site ID	Site Name	Active
NYD981131972	GLADMORE CLEANERS INC	Yes

Site Information Dates

Date	Description
01/25/2011	The most recent site information obtained either from the site or a regulatory source.
01/25/2011	The most recent site information obtained from the site using the EPA 8700-12 site identification form or state equivalent.

Site Addresses

Address Type	Street	City	Location	Zip	Country
Location	50 RAYMOND AVE	POUGHKEEPSIE	NY	12603	US
Mailing	50 RAYMOND AVE	POUGHKEEPSIE	NY	12603	US

Primary North American Industry Classification System (NAICS) Code

Code - Description
81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

RCRA Activities

Description

Description
Very Small Quantity Generator

Contact Information

Name	Street	City	Location	Zip	Country	Phone
INSOON CHUNG	22 CASPERKILL DR	POUGHKEEPIE	NY	12603	US	845-462-3440

Owner(s)

Name	Street	City	Location	Zip	Country
JONGWON CHUNG	22 CASPERKILL DR	POUGHKEEPSIE	NY	12603	US

Operator(s)

Name	Street	City	Location	Zip	Country
JONGWON CHUNG					US

Waste Generated or Managed

Code - Description
D007 - CHROMIUM
D029 - 1,1-DICHLOROETHYLENE
D039 - TETRACHLOROETHYLENE
D040 - TRICHLOROETHYLENE
F002 - THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

LAST UPDATED JANUARY, 2021

ATTACHMENT E

Attachment E - Property Description Narrative

Location

The Arlington Business District Redevelopment site, herein referred to as the "Site," is located within an urban area in the Town of Poughkeepsie, Dutchess County, New York. The Site extends across ten (10) contiguous parcels addressed at and accessed from Collegeview Avenue, Lagrange Avenue, and Raymond Avenue. The Site exists North of Vassar College, South of the East-West Arterial (Routes 44 and 55), and West of Casper Creek. The parcels are all situated within Tax Map Section 6161, Block 12 and the Site includes Lots 818683, 817688, 817693, 825690, 830689, 835687, 840686, 845685, 834673, and 841671. An itemized list of all parcels is included in Attachment A. The Town of Poughkeepsie Planning Board has approved a Lot Line Revision that consolidated all ten (10) lots into a single unified lot on July 16, 2026. Refer to the Property Map attached hereto as Attachment A-1. A new Tax Map designation for the single lot will not be assigned until the recording of deeds and the survey plat at the Dutchess County Clerks Office.

Site Features

The BCP Application for the Site includes 1.84 acres of land a single parcel, as explained above. Mixed use (commercial and residential) and residential use buildings exist on the Site fronting Lagrange Avenue, Collegeview Avenue and Raymond Avenue. The remainder of the Site consists of small parking areas and approximately 0.31 acres of vacant land. There are no wetlands, wooded areas, or water bodies on the Site.

Current Zoning and Land Use

The majority of parcels within the Site are currently active and all are zoned for Arlington Town Center (ATC) use. Two (2) parcels have been assigned property type classification code 330: vacant commercial use, two (2) parcels have been assigned property type classification code 481: downtown row type commercial use (common wall). Two (2) parcels have been assigned property type classification code 482: downtown row type commercial use (detached), three (3) parcels have been assigned property type classification code 411: apartment, one (1) parcel has been assigned property type classification code 210: single family residence. A summary table is provided below for each parcel and current zoning and land use classification.

Tax Parcel Lot No.	Parcel Address	Land Use Classification Code*	Land Use Classification*
840686	16 Lagrange Avenue	210	Single Family Residence
817688	48 Raymond Avenue	330	Vacant Commercial Use
817693	46 Raymond Avenue	330	

Tax Parcel Lot No.	Parcel Address	Land Use Classification Code*	Land Use Classification*
830689	12 Lagrange Avenue	411	Apartment
835687	14 Lagrange Avenue	411	
845685	18 Lagrange Avenue	411	
818683	50 Raymond Avenue	481	Downtown row type commercial use (common wall)
825690	10 Lagrange Avenue	482	
834673	3-7 Collegeview Avenue	482	Downtown row type commercial use (detached)
841671	9 Collegeview Avenue	482	

* Information was referenced from the available on Dutchess County Parcel Access data.

All on-site structures are scheduled for demolition. Th adjacent existing Julliet building will not be disturbed. The following commercial businesses are currently located within the Site:

- 50 Raymond Ave: New Nelly's Restaurant, Twisted Soul Deserts, Gladmore Cleaners are within Lot 818683.
- 3-7 Collegeview Ave: The House of Nutrition and Pizzeria Bacio Ristorante are within lot 834673.
- 9 Collegeview Ave: The Barber Haus is within lot 841671.
- 10 Lagrange Ave: NY Hair & Colour Salon is within lot 825690.

Past Use of the Site

A dry-cleaning facility (present day Gladmore Cleaners) currently operates at 50 Raymond Avenue. Historical records indicate dry cleaning facilities to have existed on the premises since at least the 1950s, or as early as 1937. Historical Sanborn maps show an on-site solvent tank from 1950 through 1990; on-site use of chlorinated solvents [PCE] for drycleaning reportedly ceased in the 2010s, and the facility currently utilizes nonchlorinated materials. The remaining parcels have been used for residential purposes as early as 1913, and commercial purposes as early as 1950. Within the past 30 years, the two structures located at 46 and 48 Raymond Avenue have been demolished. Based on historical aerial imagery, the structure addressed at 46 Raymond Avenue was demolished between 1995 and 2000 and the structure at 48 Raymond Avenue was demolished between 2015 and 2016. These lots are currently vacant; benches and picnic tables adorn the mowed lawn.

Potential sources of PCE and TCE contamination in soil, groundwater, and soil vapor is likely from the dry cleaning establishment located at 50 Raymond Avenue. The petroleum contamination is associated with fuel oil tanks located on the 48 Raymond Avenue parcel. Two (2) open spill numbers in the NYSDEC Spill Incidents Database (Spill No. 2402735 and 2406901), are associated with the fuel oil tanks. The source of the TAL metal contamination in soil on the properties may be due to historic urban fill that overlays the site.

Site Geology and Hydrogeology

Soil survey maps indicate the presence of Urban Land and Knickerbocker-Urban land complex (0-3% slopes) soils are likely to be located on the Site. The Urban Land designation identifies areas where at least 50% of the surface is covered by buildings, parking areas or other impervious structures, and specific soil and bedrock characteristics are generally not well known. The Knickerbocker-Urban land complex is a deep, somewhat excessively drained, nearly level soil formed in deltas and terraces derived from sandy deltaic or glaciofluvial deposits. The presence of an on-site structure suggests that soils located on the property may have been altered by cutting, regrading, and/or filling activities. Soils in the vicinity of the subject Site are likely to be derived from glacial till deposits, which overlie clastic sedimentary bedrock. Generally, a layer of fill was encountered in the uppermost portion of the soil borings observed in 2024, ranging from the ground surface to 5-10 feet bgs. The fill consisted of fine to coarse sand, with varying amounts of fine to medium angular gravel, and traces of silt. Fragments of brick and concrete were observed in some soil borings. Underlying this layer of fill lies well sorted brown fine and medium sands, with varying amounts of silt. Based on field observation and regional information, these soils are interpreted to be glaciolacustrine deposits. The Normanskill Shale was observed between 20 and 25 feet bgs in select soil borings.

The general groundwater flow direction is interpreted to be to the East, towards the Casper Creek. This conclusion is supported by data collected in the 2024 and 2025 Phase II Reports conducted by C.T. Male.

ATTACHMENT F

ATTACHMENT F - ENVIRONMENTAL ASSESSMENT

Executive Summary

Current contaminants of concern at the Site include chlorinated solvents in soil vapor and groundwater, Semi-Volatile Organic Compounds (SVOCs) in groundwater, and metals including arsenic, lead, mercury, copper, silver, and zinc in soil. Petroleum contamination has been observed in site soils, groundwater, and soil vapor, likely associated with NYSDEC Spill No. 0209962.

- *Soil*: a subsurface investigation advanced nineteen (19) soil borings, the collection of soil samples for field vapor screening and laboratory analysis; and the collection of groundwater samples for laboratory analysis. Elevated PID readings, staining and odors were identified in site soils (Spill No. 2406901 was assigned). Analytical results indicated that an exceedance of copper in soils above the Residential Restricted Use Soil Cleanup Objective (RRU SCO) of 270 mg/kg was detected. Several exceedances of arsenic, lead, mercury, silver and zinc above Unrestricted Use SCOs but below RRU SCOs were detected.

- *Groundwater*: Petroleum-type odors, sheen, and elevated PID readings were documented in the groundwater. Exceedances of PCE above Ambient Water Quality Standards (AWQS) of 5 µg/l were detected in six (6) of eight (8) groundwater monitoring wells. Exceedances of six (6) PAHs above AWQS were detected in three (3) of eight (8) groundwater monitoring wells. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. Elevated concentrations of PCE are present throughout all of the parcels, and cross- and downgradient from the presumed source. The potential exists for PCE contamination in groundwater to extend off-site.

- *Soil Vaper & Indoor Air*: Photoionizing Detector (PID) readings were collected to detect volatile organic compounds (VOCs) in the indoor air. VOCs were detected at levels ranging from 400-500 ppb in the vicinity of a 55-gallon drum of drycleaning solvent, and 10-20 ppb in the vicinity of containers of dry-cleaning products.

Environmental Investigations

Investigations have been performed in 1997, 2023, 2024 and 2025 by The Chazen Companies, Gallagher Bassett Technical Services, LaBella Associates, and C.T. Male Associates. The following results of the investigations are summarized below.

- Phase I ESA by The Chazen Companies (TCC), dated January 15, 1997 for the Julliet Café and Billiards property (60 Raymond Avenue, off-site and adjoining parcel to the southwest)

- Combined Phase I and Phase II ESA by Gallagher Bassett Technical Services (GBTS), dated September 15, 2023 for the 18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue parcels

- Combined Phase I and Phase II ESA by GBTS dated October 31, 2024 for the 50 Raymond Avenue parcel

- Indoor Air Sampling Summary Report by LaBella Associates, D.P.C. (LaBella), dated July 19, 2024 for the 50 Raymond Avenue parcel

- Phase II ESA by C.T. Male dated January 10, 2025 for the 46-50 Raymond Avenue, 3-7 & 9 Collegeview Avenue, and 10-18 Lagrange Avenue parcels.

- Phase I ESA dated January 8, 2025 and a Phase II ESA dated March 24, 2025 by C.T. Male for the 14 Lagrange Avenue parcel.

A Phase I ESA, dated January 15, 1997, was conducted by The Chazen Companies (TCC) for the Juliet Café and Billiards property (60 Raymond Avenue, off-site and adjoining parcel to the southwest). The Phase I ESA identified the dry-cleaning facility, Gladmore Cleaners located at 50 Raymond Avenue as a recognized environmental condition (REC) due to unknown waste handling practices of dry-cleaning chemicals, and its proximity to the Juliet Café and Billards property. The Chazen Phase I ESA also identified three (3) abandoned above ground storage tanks (ASTs) in the basement of the Juliet Café and Billiards, The Three Arts and The Beech Tree Grill. Suspect fill and vent piping located behind the Cobbablu Bakery that is indicative of a UST was also identified in the Phase I ESA.

A combined Phase I and Phase II ESA, dated September 15, 2023, was prepared by Gallagher Bassett Technical Services (GBTS) for the 18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue parcels. Historical records of the property were reviewed, and three (3) soil vapor samples were collected. Based on the findings of elevated chlorinated solvents in soil vapor at the SV-02 sampling location, GBTS recommended that an active sub-slab depressurization system be installed at the 5-7 Collegeview Avenue property for minimizing the risk of soil vapor intrusion into the building.

A combined Phase I and Phase II ESA dated October 31, 2024, was prepared by GBTS for the 50 Raymond Avenue parcel. Historical records of the property were reviewed, and four (4) soil vapor samples were collected in June 2024. Based on the findings of elevated chlorinated solvents in the sub-slab soil vapor, GBTS recommended that an active sub-slab depressurization system be installed at the 50 Raymond Avenue property for minimizing the risk of soil vapor intrusion into the building, and that further work is required to delineate the extent of the chlorinated solvent impacts in the subsurface.

An Indoor Air Sampling Summary Report, dated July 19, 2024, was prepared by LaBella Associates, D.P.C. (LaBella), for the 50 Raymond Avenue parcel. LaBella was retained

following the work conducted by GBTS in June 2024 and reviewed previous environmental reports, performed an indoor air quality assessment of the building, and collected indoor air samples. Based on the data collected by GBTS, LaBella notified NYSDEC of the findings of the site and Spill No. 2402735 was assigned to the Site. Photoionizing Detector (PID) readings were collected during a site walkthrough to detect volatile organic compounds (VOCs) in the indoor air. VOCs were detected at levels ranging from 400-500 ppb in the vicinity of a 55-gallon drum of drycleaning solvent, and 10-20 ppb in the vicinity of containers of dry-cleaning products. LaBella collected indoor air samples over a period of 24 hours. Results of the indoor air sampling were compared against their respective NYSDOH Air Guideline Values (AGVs) and were found to be less than the established AGVs. LaBella additionally reviewed the 2023 data from GBTS and recommended a sub-slab depressurization system be installed to mitigate potential for soil vapor intrusion, and to submit the reports to the NYSDEC to further discuss the next steps for Spill No. 2402735.

A Phase I ESA dated January 8, 2025 for the 14 Lagrange Avenue parcel was prepared by C.T. Male Associates (C.T. Male). The following two (2) RECs were identified in the 14 Lagrange Ave Phase I ESA: (1) the presence of the Gladmore Cleaners dry-cleaning facility proximate to a documented open spill associated with elevated levels of PCE and TCE in sub-slab soil vapor data, and (2) the presence of elevated levels of PCE in groundwater monitoring wells at adjoining properties to 14 Lagrange Avenue.

A Phase II ESA dated January 10, 2025 encompassing 46, 48, 50, and 60 Raymond Avenue parcels, 3-7 and 9 Collegeview Avenue parcels, and 10, 12, 16, and 18 Lagrange Avenue parcels was prepared by C.T. Male. The Phase II ESA activities included a utility/underground structure clearance utilizing a Ground Penetrating Radar (GPR); a subsurface investigation which included the advancement of nineteen (19) soil borings, eight (8) of which were converted to groundwater monitoring wells; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of groundwater samples for laboratory analysis. Elevated PID readings, staining and odors were identified in site soils, and the NYSDEC spill hotline was called and notified of the findings. Spill No. 2406901 was subsequently assigned to the 50 Raymond Avenue parcel. Petroleum-type odors, sheen, and elevated PID readings were additionally documented in the groundwater at monitoring wells proximate to the northern boundary of the 50 Raymond Avenue Parcel (MW-05 and MW-07). Elevated concentrations of PCE are present throughout several parcels, and cross- and downgradient from the presumed source; the source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. The potential exists for PCE contamination in groundwater to extend off-site. It was recommended that further work be conducted to define the nature and extent of contamination and additional information to define potential remedial approaches and response actions is warranted.

A Phase II ESA dated March 24, 2025, was prepared by C.T. Male for the 14 LaGrange Avenue parcel. The Phase II ESA included utility/underground structure clearance utilizing a GPR, and a subsurface investigation which included the advancement of

three (3) soil borings of which one (1) was converted to a monitoring well; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of a groundwater sample for laboratory analysis. An exceedance of TAL metals (lead) was detected in soils and an exceedance of PCE was detected in groundwater. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. The elevated concentrations of PCE detected at the 14 Lagrange monitoring well are downgradient from the presumed source. The presence of PCE in groundwater is of concern because it raises the potential of a Vapor Encroachment Condition. This exposure pathway must be evaluated further. Additional information to define nature and extent of contamination, potential remedial approaches and additional response actions is warranted. Additional investigation should include a vapor intrusion assessment of the on-site buildings, and groundwater sampling. The utility/underground structure clearance work performed prior to drilling identified one (1) potential underground storage tank and one (1) structure related to septic facilities on the parcel.

Nature and Extent of Contamination Summary
Chlorinated Solvents

Labella and GBTS reported the following analytical results for indoor air and sub-slab soil vapor samples. The 50 Raymond basement air sample (50Ray-B) exhibited PCE at 4.0 µg/m3 and TCE at 0.97 µg/m3. First floor IA concentrations of PCE ranged from 1.4 to 3.5 µg/m3 and TCE ranged from 0.17 to 1.2 µg/m3. PCE was reported at 0.69 µg/m3 on the second floor and TCE was not detected above method detection limits. Indoor air concentrations of PCE and TCE were less than their respective NYSDOH Air Guideline Values (AGVs), of 30 µg/m3 and TCE of 2 µg/m3, which were established to be protective of public health.
C.T. Male reported the following analytical results for soil and groundwater. PCE was detected above the laboratory's reporting limits but below applicable soil cleanup objectives in the majority of soil borings, with concentrations ranging from 0.00037 mg/kg to 0.0079 mg/kg. TCE was detected in several soil borings with concentrations ranging from 0.00025 mg/kg to 0.0029 mg/kg. Exceedances of PCE above AWQS (5 µg/l) were detected in groundwater sampled from seven parcels within site boundaries. PCE exceedances were detected at concentrations ranging from 7 to 15 µg/l. PCE was detected at concentrations below AWQS at remaining parcels, ranging from 0.55 to 3.5 µg/l. TCE was detected below AWQS (5 µg/l) in groundwater sampled from six parcels within site boundaries, with concentrations ranging from 0.18 to 2.8 µg/l.

Other Contaminants of Concern
Exceedances of six (6) PAHs above AWQS were detected in multiple parcels within and adjacent to site boundaries. Benzo(a)anthracene was detected at concentrations ranging from 0.03 to 0.07 µg/l (AWQS, 0.002 µg/l). Benzo(a)pyrene was detected at a concentration of 0.05 µg/l (AWQS, 0 µg/l). Benzo(b)fluoranthene was detected at concentrations ranging from 0.03 to 0.05 µg/l (AWQS, 0.002 µg/l). Benzo(k)fluoranthene was detected at a concentration of 0.05 µg/l (AWQS, 0.002 µg/l). Chrysene was detected at a concentration of 0.05 µg/l (AWQS, 0.002 µg/l). Indeno(1,2,3-cd)pyrene was detected at concentrations ranging from 0.04 to 0.05 µg/l (AWQS, 0.002 µg/l).
An exceedance of copper above the RRU SCO (270 mg/kg) was detected in soils extracted from the 18 Lagrange Ave parcel (986 mg/kg) in C.T. Male's initial Phase II investigation. Lead was detected at levels exceeding Unrestricted Use Soil Cleanup Objectives at (96.8 mg/kg) within soils extracted from the 18 Lagrange Ave parcel. No other metals exceedances were detected above applicable soil cleanup objectives; however, arsenic, lead, mercury, copper, silver, and zinc were detected below soil cleanup objectives in soil.

ATTACHMENT G

Attachment G - Project Summary

The Arlington Business District is a vibrant and unique area that serves more than 12,000 people living within greater Arlington. This includes residential and commercial neighborhoods within the City of Poughkeepsie and the Town of Poughkeepsie. Raymond Avenue (NYS Route 376) runs north-south through the district and NYS Route 44 runs east-west through the district (known as the Arterial). Vassar College borders the district on the south. Although Raymond Avenue is a highly travelled thoroughfare, the college community and nearby neighborhoods balance that with a strong pedestrian presence. Our vision for Arlington is to continue creating a vibrant business district with a fundamental goal of building a more diverse commercial downtown district, attracting a wide variety of retail shops, restaurants, and convenience-related businesses to be enjoyed by community members and college students and staff in a safe, beautiful environment as well as to substantial increase the housing stock in this area.

The proposed project is an assemblage of parcels that mostly contain existing businesses on the ground floor with apartments above and two vacant lots that were previously developed with commercial uses on the ground floor and apartments above. Collectively, the parcels offer real redevelopment potential to make a lasting mark on the area.

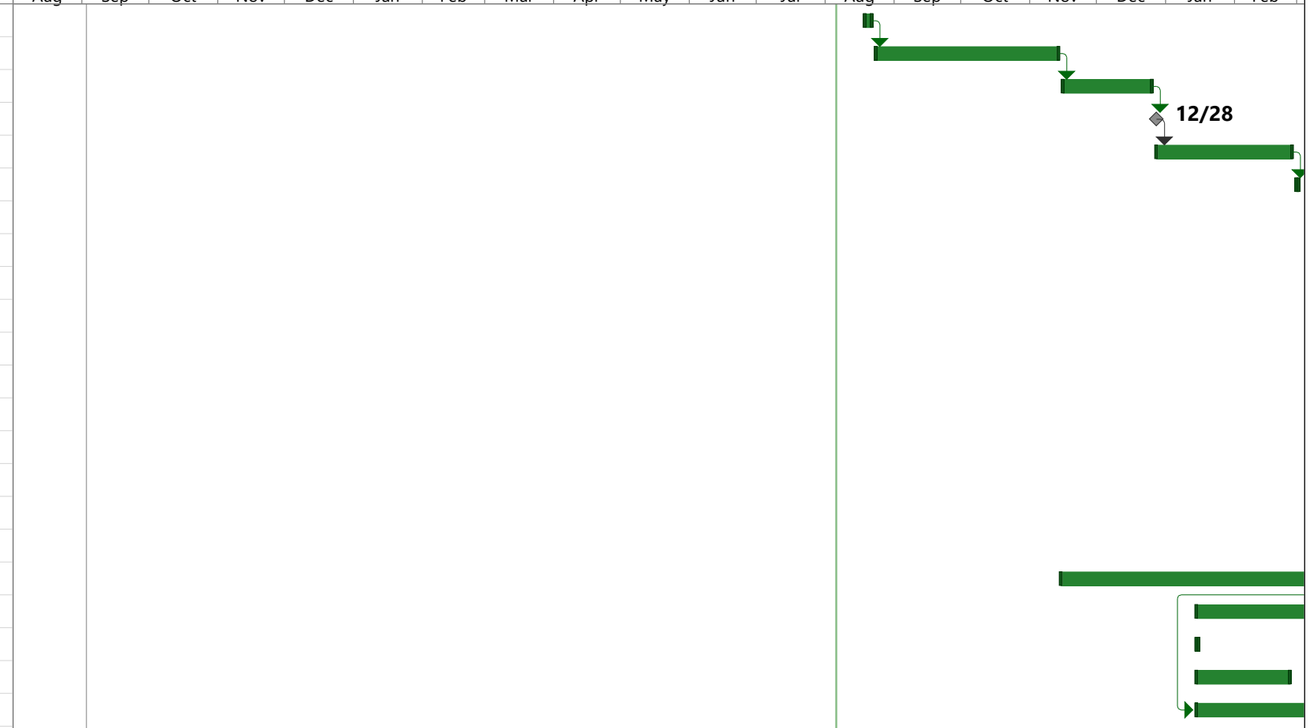
One of the parcels historically and currently operates as a dry cleaner. In the process of performing routine due diligence, the Applicant's environmental engineers performing a Phase 1 environmental site assessment ("ESA") discovered the existence of sub-slab vapor in the dry cleaner building and launched the Phase II ESA that has identified widespread impacts to the subject properties that are part of this BCP Application from the release of dry cleaning chemicals. In addition, there has apparently been a release of petroleum products from an UST that is no longer in service.

A formal site plan has been developed which sets forth a proposed project that will add approximately 125 apartments and 10,000 sf of commercial space. The proposed project will lend itself well to a mixed-use redevelopment with commercial establishments on the ground level and residential units above. Parking will be located beneath the new development.

Virtually the entire Site would undergo some form of new construction. The old buildings will be demolished except for the Julliard Building fronting Raymond and Collegeview Avenues, except that the rear portion of the building will also be demolished as part of the project. The demolition activities will create access to the potential source region(s). Soil vapor will be addressed as part of the remedy.

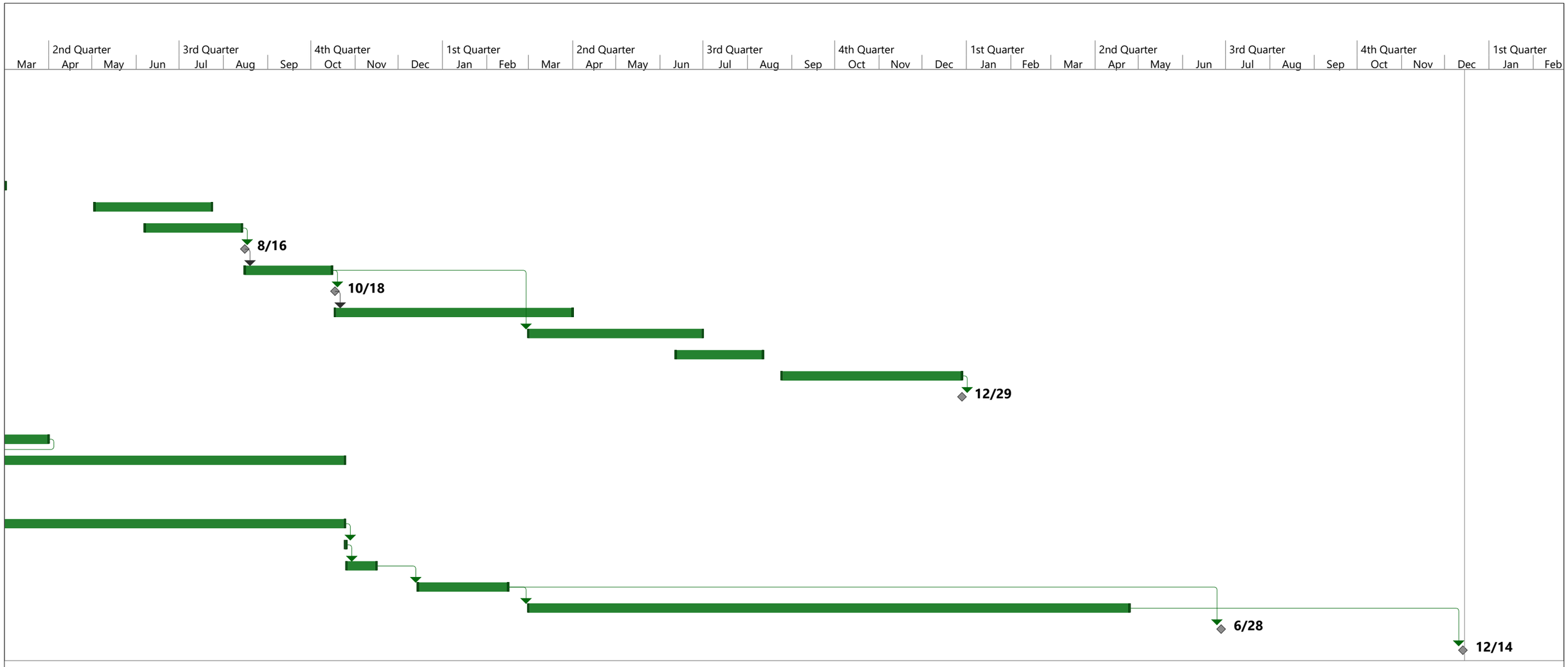
The proposed redevelopment project is in its early stages and the entire NYS SEQRA, Town Board and Planning Board approval process must be completed. It is expected that all approvals may be in place to commence demolition and, thus, remediation by Summer 2027 with the issuance of a Certificate of Completion by Fall 2028.

ID	Ta: Mc	Task Name	Start	Finish
1		*BCP Application Submitted*	Wed 8/19/26	Fri 8/21/26
2		Comments Received	Mon 8/24/26	Fri 11/13/26
3		BCP Application Approval	Mon 11/16/26	Fri 12/25/26
4		BCA Signed	Mon 12/28/26	Mon 12/28/26
5		RIWP Submitted to NYSDEC for review	Mon 12/28/26	Fri 2/26/27
6		DEC RIWP Approval	Mon 3/1/27	Mon 3/1/27
7		Remedial Investigation	Mon 5/3/27	Fri 7/23/27
8		RIR/Alternatives Analysis	Mon 6/7/27	Fri 8/13/27
9		DEC RIR/AA Approval	Mon 8/16/27	Mon 8/16/27
10		Remedial Action Work Plan (RAWP)	Mon 8/16/27	Fri 10/15/27
11		*DEC Approves RAWP*	Mon 10/18/27	Mon 10/18/27
12		Remediation Begins	Mon 10/18/27	Fri 3/31/28
13		ACM/Demolition	Wed 3/1/28	Fri 6/30/28
14		EE/SMP/FER submitted to NYSDEC	Mon 6/12/28	Fri 8/11/28
15		DEC reviews and approves EE/SMP/FER	Fri 8/25/28	Thu 12/28/28
16		COC AWARDED BY DEC	Fri 12/29/28	Fri 12/29/28
17				
18		DEVELOPMENT MASTER PLAN TO TOWN OF POK TOWN BOARD	Sun 11/15/26	Wed 3/31/27
19		SEQRA COMMENCES	Fri 1/15/27	Sun 10/24/27
20		Application to Town Planning Dept for Site Plan Approval	Fri 1/15/27	Fri 1/15/27
21		Town Planning Board Recommendation for Zoning Code Changes	Fri 1/15/27	Thu 2/25/27
22		Planning Board review process	Fri 1/15/27	Sun 10/24/27
23		Planning Board approval	Mon 10/25/27	Mon 10/25/27
24		Building Permit Application submitted	Tue 10/26/27	Mon 11/15/27
25		Building Permit issuance/commence construction	Wed 12/15/27	Tue 2/15/28
26		Construction of Project	Wed 3/1/28	Tue 4/24/29
27		First Certificate of Occupancy Issued	Thu 6/28/29	Thu 6/28/29
28		Final Certificate of Occupancy Issued	Fri 12/14/29	Fri 12/14/29



Project: SCHEDULE revised 50 r
Date: Thu 8/6/26

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	



Project: SCHEDULE revised 50 r
Date: Thu 8/6/26

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

ATTACHMENT H

Attachment H - DER-31 / Green Remediation

C.T. Male will implement green practices in conformance with DER-31/ Green Remediation, as revised in January 2011, to minimize the environmental footprint of all site investigation and remediation activities to the extent possible and practicable. The nature of the release and subsequent clean-up will result in improved environmental quality regionally. C.T. Male will design and implement measures during remediation activities to reduce the carbon footprint of the project, discussed throughout this narrative.

Remedial Investigation/Alternatives Analysis

To the extent possible, reusable and recyclable materials will be used on site during the Remedial Investigation, which may include, but not be limited to, stainless steel sampling tools. Water will be conserved when decontaminating reusable equipment. Additionally, vehicle idling shall be reduced by shutting off when not in use for more than 5 minutes to reduce greenhouse gas (GHG) emissions. Green remediation techniques used throughout the project will be further discussed in subsequent reports such as the RI, and any supplemental investigation reports during this phase. Environmental Impacts of treatment technologies and remedy stewardship over the long term will be considered when choosing a site remedy and preparing an Alternative Analysis report that will be incorporated into the Remedial Investigation and Remedial Design.

Remedial Design

Development and evaluation of low energy alternatives will be encouraged and considered throughout the Remedial Design Phase. Enhanced bioremediation, phytoremediation, permeable reactive barriers, monitored natural attenuation for source removal, enhanced attenuation of chlorinated organics, and engineered wetlands and remedies will be considered. Remediation systems that require renewable energy or intermittent energy supplies will be evaluated and considered. Stormwater management features and cover system design will be considered.

Remedial Action

To the extent possible, reusable and recyclable materials will be used on site during Remedial Action, which may include, but not be limited to, stainless steel sampling tools. Water will be conserved when decontaminating reusable equipment. Additionally, staff will carpool to the extent practicable to limit and reduce greenhouse gas emissions (GHG, and vehicle idling shall be reduced by shutting off when not in use for more than 5 minutes to reduce GHG emissions. Green remediation techniques used throughout the project will be further discussed in subsequent reports such as the RAWP, and any supplemental reports during this phase.

Site Management

Site Management practices will incorporate Best Management Practices (BMPs) during construction and redevelopment. Post remediation site management will consider energy reduction, increase energy efficiency, reduction of O&M visit frequency to the extent possible by increasing reliability of the selected remedy, considering renewable energy, incorporating sustainability into periodic reviews, and evaluation and identification of opportunities to reduce energy and any impacts over time. Purchase of Renewable Energy Credits may be considered.

Redevelopment

Actions to conform with green remediation during site redevelopment will be considered including, but not limited to, reduction of air pollutants by limiting the number of vehicles on site and limiting vehicle idling when not in use, increased energy efficiency, minimization of habitat disturbance, conservation and reuse of natural resources on site to the extent practicable, minimizing water consumption on site to the extent practicible, preventing soil erosion through construction Best Management Practices (BMPs), utilizing construction equipment that uses clean diesel, and minimizing construction vehicle use to the extent practicable. Reducing waste and reuse of materials will be exercised to the extent possible.

Enhanced bioremediation, phytoremediation, permeable reactive barriers, monitored natural attenuation for source removal, enhanced attenuation of chlorinated organics, and engineered wetlands and remedies will be considered and encouraged in the redevelopment phase. Remediation systems that require renewable energy or intermittent energy supplies will be evaluated and considered.

Climate Screening/Climate Vulnerability Assessment

A climate screening/climate vulnerability assessment is not applicable at this time.

ATTACHMENT I

Attachment I - Fish and Wildlife Impacts Analysis Summary

Introduction

A limited Fish and Wildlife Impact Analysis (FWIA) for the Arlington Business District Redevelopment Site has been performed by C.T. Male. The objective of this Impact Analysis is to identify the fish and wildlife resources, land-use and habitat types that exist on the Site and within 0.5 miles of the site (Study Area). In addition, this report identifies fish and wildlife species that may utilize habitats that could potentially be impacted by site-related contaminants.

Site Description

The Site is comprised of ten (10) parcels zoned for Arlington Town Center (ATC) use in the Town of Poughkeepsie, Dutchess County, New York. The Site consists of commercial businesses, residences, parking areas, and vacant land. Adjacent land uses are residential, commercial, and college/university. The surrounding habitat is controlled by urban/suburban development and Vassar College, which contains significant open space. The Site has historically been used for both residential and commercial purposes, most notably a dry-cleaning facility on the 50 Raymond Avenue Parcel. Results of past environmental investigations have shown elevated levels of tetrachloroethylene in site media, associated with the historic and current dry-cleaning facility on site.

Site Ecological Features

Surface drainage at the Site is controlled by the stormwater management systems installed in the local roadways surrounding the property. Drainage in general is eastward toward the Casper Creek. There are no forested, wetland, or water resources within site boundaries. The vast majority of land within 0.5 miles of the Site is urban/university development. Aside from portions of Vassar College and Calvary Cemetery, there is not a lot of open space or ecologically significant habitat.

Per the New York Ecological Services Field Office of the Fish and Wildlife Service, there are no critical habitats within the project area. A critical habitat is defined as the specific areas within the geographic area, occupied by the species at the time it was listed, that contain the physical or biological features that are essential to the conservation of endangered and threatened species and that may need special management or protection. Critical habitat may also include areas that were not occupied by the species at the time of listing but are essential to its conservation.

A total of four (4) threatened, endangered, and/or candidate species were identified on the Official Species List within Site Boundaries: The Indiana Bat, Northern Long-eared Bat,

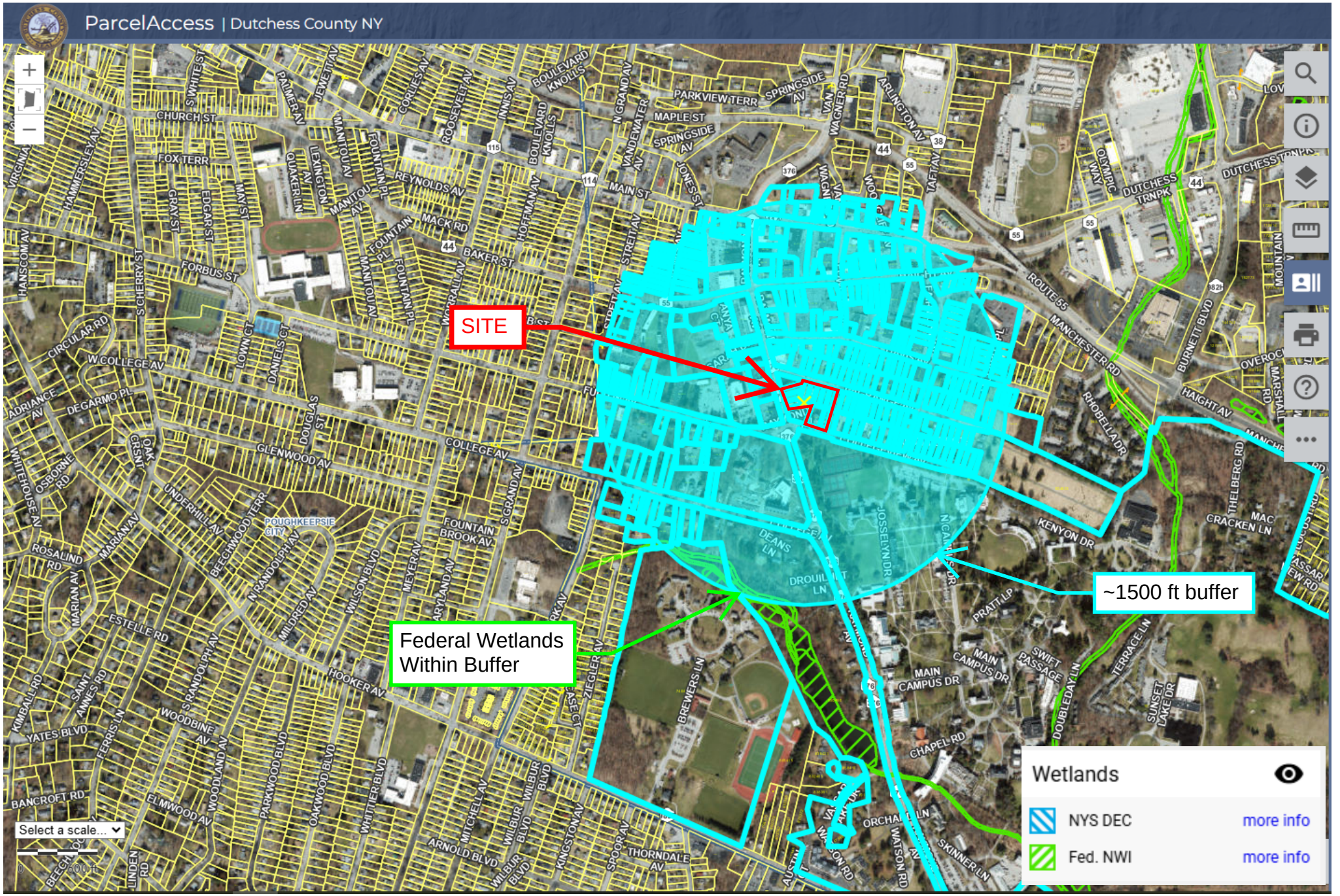
Tricolored Bat and Monarch Butterfly. Given the absence of habitat trees for the bat population, the primary ecological concern is the preservation of roosting trees, of which there are none on this Site. The redevelopment of the Site will not require the removal of trees or natural habitats, and therefore will likely pose no impact to the bat species listed.

Off Site Ecological Features

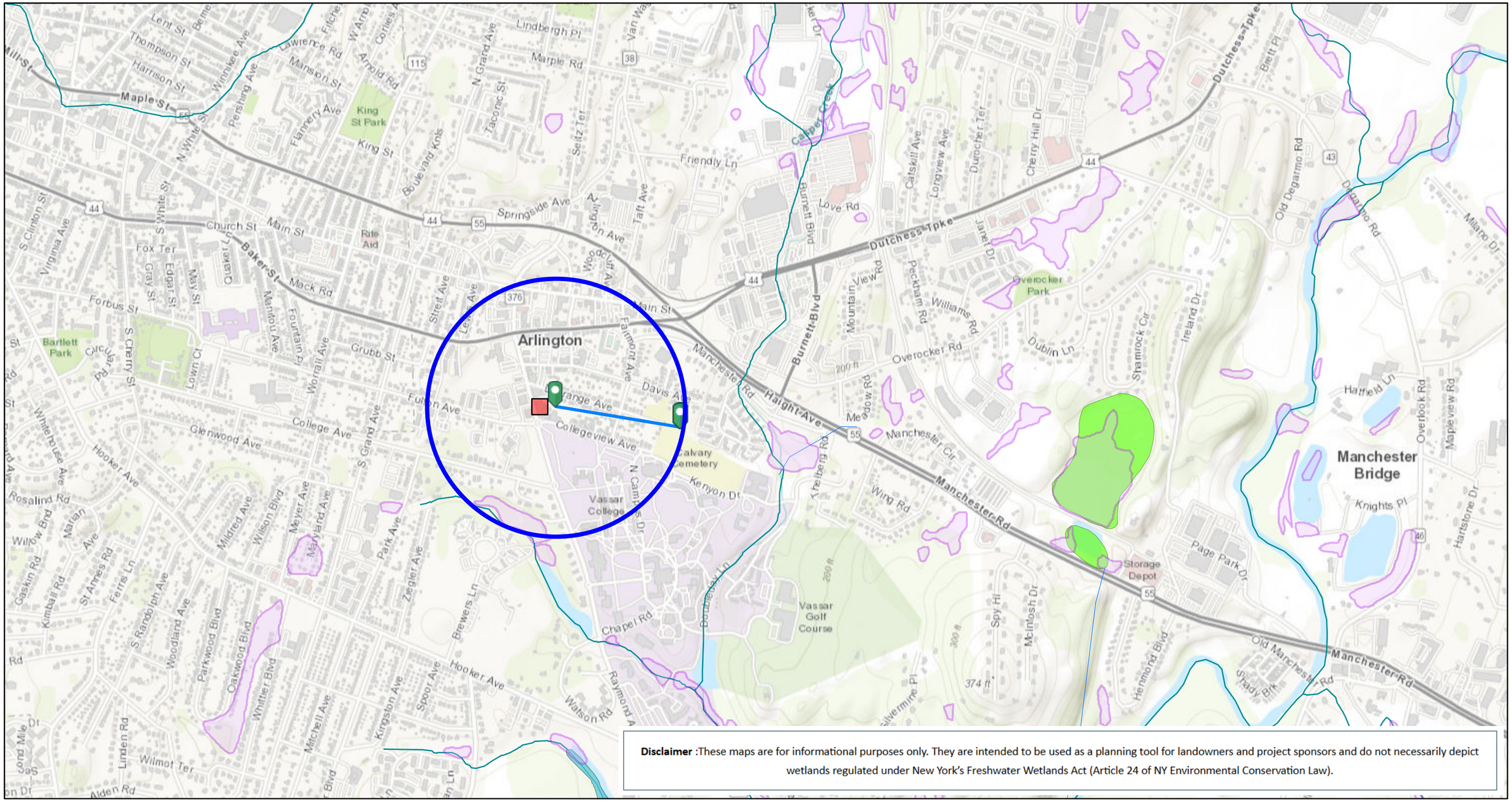
A class C stream (Stream ID 862-387) and associated ~2.0 PSS1/EM1E acre wetland under federal jurisdiction exists approximately 0.45 miles Southwest of the site on a parcel of land owned by Vassar College (6161-04-850460). These water bodies are colloquially known as Vassar Lake and Fonteyn Kill, and are hydrologically connected to the Casper Creek. This area falls within a Local Waterfront Revitalization Area (see attached summary). No additional threatened, endangered, and/or candidate species were identified within this area, and no critical habitats were identified in this vicinity.

Conclusion

In general, the value of the fish and wildlife resources located within the study area is normal. Commercial and residential areas have eliminated much of the natural habitat in the area and have replaced it with urban wildlife habitats consisting primarily of mowed lawns, paved roads, parking lots, and urban structures. Overall, the cover types in the study area have been heavily influenced by urbanization. Due to commercial and residential development, the value of fish and wildlife resources to humans is very limited both on and off site.


ParcelAccess | Dutchess County NY
SITE
~1500 ft buffer
Federal Wetlands
Within Buffer
Wetlands
NYS DEC
more info
Fed. NWI
more info
Select a scale...
CHURCH ST
MAIN ST
MAPLE ST
PARKVIEW TERR
SPRINGSIDE AV
MACK RD
BAKER ST
FORBUS ST
FOX TERR
REYNOLDS AV
FOUNTAIN PL
MANITOU AV
LEXINGTON AV
QUAKER LN
PALMER AV
JEWETT AV
CORLIES AV
ROOSEVELT AV
INNIS AV
BOULEVARD KNOLLS
N GRAND AV
VANDEWATER AV
JONES ST
VAN WAGNER RD
ARLINGTON AV
TAFT AV
OLYMPIC WAY
DUTCHESS TRNPK
ROUTE 55
MANCHESTER RD
BURNETT BLVD
HAIGHT AV
MARSHALL RD
THELBERG RD
MAC GRACKEN LN
KENYON DR
RHOBELLA DR
MOUNTAIN VIEW
CIRCULAR RD
W COLLEGE AV
LOWN CT
DANIELS CT
DOUGLAS ST
DEGARMO PL
ADRIANCE AV
WHITEHEAD AV
OSBORNE RD
GLENWOOD AV
COLLEGE AV
S GRAND AV
FOUNTAIN BROOK AV
UNDERHILL AV
BEECHWOOD TERR
POUGHKEEPSIE CITY
MARIAN AV
ROSALIND RD
N RANDOLPH AV
MILDRED AV
WILSON BLVD
MEYER AV
MARYLAND AV
ESTELLE RD
HOOKER AV
ZIEGLER AV
SEELEY CT
S RANDOLPH AV
SAINT AGNES RD
KIMBALL RD
YATES BLVD
FERRIS LN
WOODBINE AV
WOODLAND AV
PARKWOOD BLVD
OAKWOOD BLVD
WHITTIER BLVD
BANCROFT RD
ELMWOOD AV
LINDEN RD
MITCHELL AV
ARNOLD BLVD
WILBUR BLVD
KINGSTON AV
SPOOR AV
THORNDALE AV
BREWERS LN
DEANS LN
JOSSELYN DR
DROUILLET LN
PRATT LP
MAIN CAMPUS DR
SWIFT PASSAGE
DOUBLEDAY LN
TERRACE LN
SUNSET LAKE DR
CHAPEL RD
ORCHARD LN
WATSON RD
SKINNER LN
AUSTIN DR

Arlington Business District Redevelopment Site



Disclaimer :These maps are for informational purposes only. They are intended to be used as a planning tool for landowners and project sponsors and do not necessarily depict wetlands regulated under New York's Freshwater Wetlands Act (Article 24 of NY Environmental Conservation Law).

February 13, 2025

1:18,056

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

~1500 ft buffer around Arlington Business District Redevelopment Site

Informational Freshwater Wetland Mapping

The **Informational Freshwater Wetland Mapping** layer is only intended to be used for informational purposes in identifying the general location and extent of freshwater wetland areas of any size throughout the state. **Informational Freshwater Wetland Mapping** is not regulatory.

NYS Department of Environmental Conservation
Not a legal document

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 04/14/2025 13:20:22 UTC
Project Code: 2025-0082669
Project Name: Arlington Business District Redevelopment Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2025-0082669
Project Name: Arlington Business District Redevelopment Project
Project Type: Commercial Development
Project Description: Raymond Avenue, Lagrange Avenue, and Collegeview Avenue Redevelopment
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.69229595,-73.89955698275514,14z



Counties: Dutchess County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

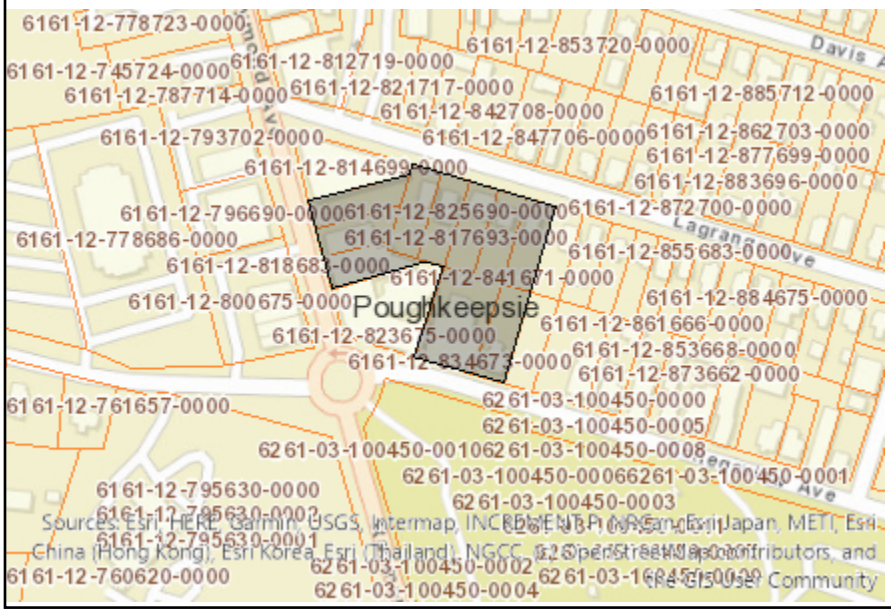
YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Elizabeth Rigby
Address: 12 Raymond Ave. 2nd Floor
City: Poughkeepsie
State: NY
Zip: 12603
Email b.rigby@ctmale.com
Phone: 8454544400

EAF Mapper Summary Report

Monday, August 3, 2026 12:11 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

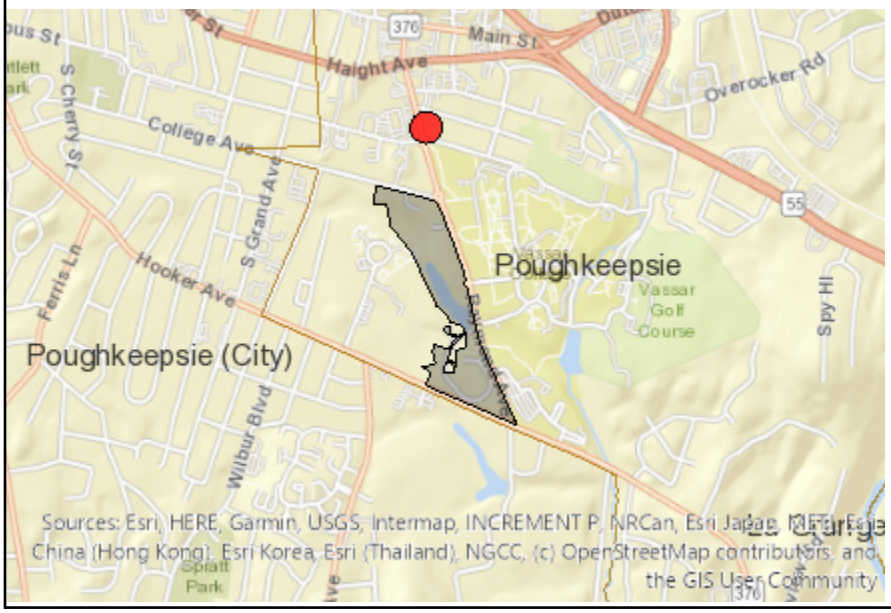


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes

EAF Mapper Summary Report

Monday, April 14, 2025 10:41 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-387
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:VASSAR COLLEGE: CHICAGO HALL, 1959, Eligible property:VASSAR COLLEGE: FREDRICK FERRIS THOMPSON MEMORIAL LIBRARY, Eligible property:Vassar College: Alumnae House, Eligible property:VASSAR COLLEGE: TAYLOR HALL AND MAIN GATE,, Eligible property:VASSAR COLLEGE: BELLE SKINNER HALL, 1929, Eligible property:VASSAR COLLEGE: ELIZA DAVISON HOUSE, 1902, Eligible property:VASSAR COLLEGE: RAYMOND HOUSE, 1897, Eligible property:VASSAR COLLEGE: THE CHAPEL, 1904, Eligible property:VASSAR COLLEGE: OLIVIA JOSSELYN HOUSE, 1912, Eligible property:VASSAR COLLEGE: KENDRICK HOUSE, 1926, Eligible property:single family residence, Eligible property:Vassar College: Williams House I, Eligible property:Vassar College: Williams House II, Eligible property:Vassar College: Williams House III, Eligible property:Faculty Housing 1, Rombout House
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 04/14/2025 13:20:22 UTC
Project Code: 2025-0082669
Project Name: Arlington Business District Redevelopment Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2025-0082669
Project Name: Arlington Business District Redevelopment Project
Project Type: Commercial Development
Project Description: Raymond Avenue, Lagrange Avenue, and Collegeview Avenue Redevelopment
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.69229595,-73.89955698275514,14z



Counties: Dutchess County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Elizabeth Rigby
Address: 12 Raymond Ave. 2nd Floor
City: Poughkeepsie
State: NY
Zip: 12603
Email b.rigby@ctmale.com
Phone: 8454544400

U.S. Fish & Wildlife Service

Critical Habitat

What is it?

When the Fish and Wildlife Service proposes a species for listing under the Endangered Species Act, we are required to consider whether there are geographic areas that contain essential features on areas that are essential to conserve the species. If so, we may propose designating these areas as critical habitat.

Here are answers to some of the most frequently asked questions about critical habitat.

What is critical habitat?

Critical habitat is the specific areas within the geographic area, occupied by the species at the time it was listed, that contain the physical or biological features that are essential to the conservation of endangered and threatened species and that may need special management or protection. Critical habitat may also include areas that were not occupied by the species at the time of listing but are essential to its conservation.

An area may be excluded from critical habitat designation based on economic impact, the impact on national security, or any other relevant impact, if we determine that the benefits of excluding it outweigh the benefits of including it, unless failure to designate the area as critical habitat may lead to extinction of the species.

Critical habitat designations affect only Federal agency actions or federally funded or permitted activities. Critical habitat designations do not affect activities by private landowners if there is no Federal "nexus"—that is, no Federal funding or authorization. Federal agencies are required to avoid "destruction" or "adverse modification" of designated critical habitat. The ESA requires the designation of "critical habitat" for listed species when "prudent and determinable."

What provisions of the Endangered Species Act relate to critical habitat?

To protect endangered and threatened species, the ESA makes unlawful a range of activities involving such species without a permit for purposes consistent with conservation goals of the ESA. These activities include take, import, export, and interstate or foreign commerce. "Take" includes kill, harm, harass, pursue, hunt, capture, or collect or to attempt to engage in any such conduct.

The ESA requires Federal agencies to use their authorities to conserve endangered and threatened species and to consult with the Fish and Wildlife Service about actions that they carry out, fund, or authorize to ensure that they will not destroy or adversely modify critical habitat. The prohibition against destruction and adverse modification of critical habitat protects such areas in the interest of conservation.

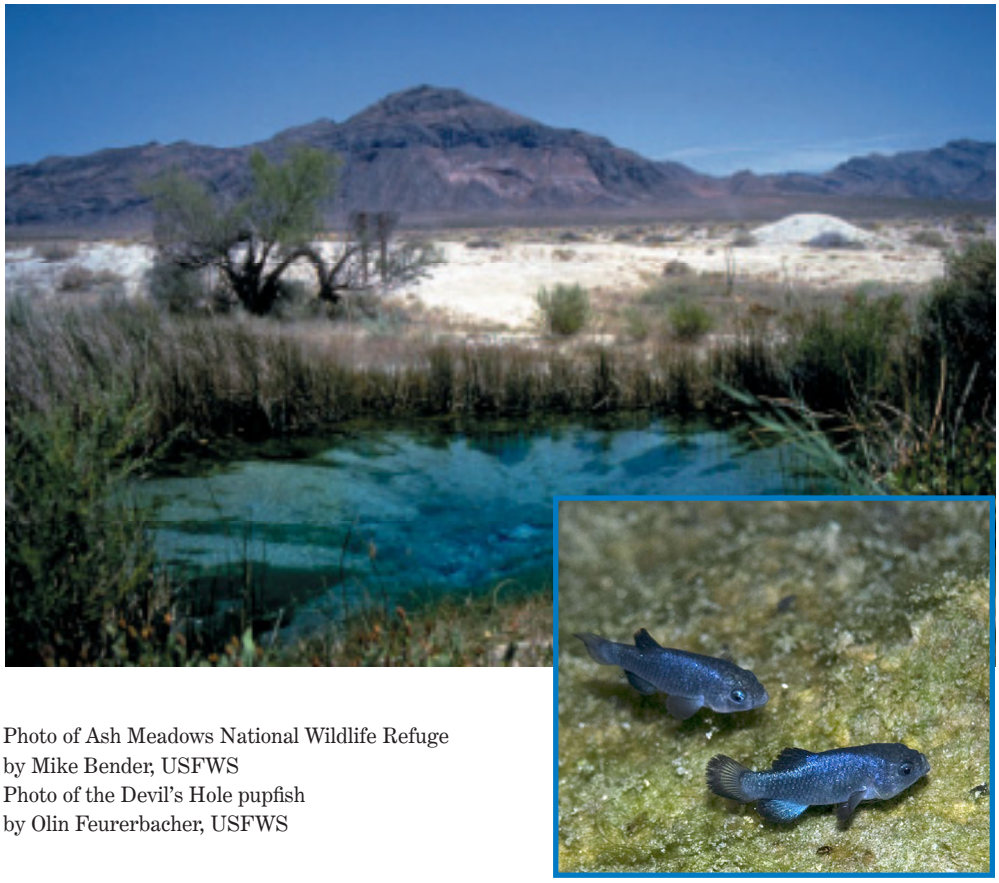


Photo of Ash Meadows National Wildlife Refuge by Mike Bender, USFWS
Photo of the Devil's Hole pupfish by Olin Feurerbacher, USFWS

How does the Fish and Wildlife Service determine areas to designate as critical habitat?

Biologists consider physical and biological features that the species needs for life processes and successful reproduction. These features include:

- space for individual and population growth and for normal behavior;
- cover or shelter;
- food, water, air, light, minerals, or other nutritional or physiological requirements;
- sites for breeding and rearing offspring, germination, or seed dispersal; and

Myths & Realities

Does designating critical habitat mean no further development can occur?

No. A critical habitat designation does not necessarily restrict further development. It is a reminder to Federal agencies of their responsibility to protect the important characteristics of these areas.

Does a critical habitat designation affect all activities that occur within the designated area?

No. Only activities that involve a Federal permit, license, or funding, and are likely to destroy or adversely modify critical habitat will be affected. If this is the case, we will work with the Federal agency and landowners—including private landowners—to amend their project to enable it to proceed without adversely affecting critical habitat. Most Federal projects are likely to go forward, but some may be modified to minimize harm.

■ habitats that are protected from disturbances or are representative of the historical geographical and ecological distributions of the species.

What is the process for designating critical habitat?

The Service may propose to list a species and concurrently propose to designate critical habitat, or it can address a species' critical habitat up to a year after the date of its listing. The Service proposes a critical habitat designation, publishing it in the *Federal Register* and requesting public comments. We may modify a proposal as a result of information provided in public comments. We base our final designation of critical habitat on the best scientific data available, after taking into consideration the probable economic and other impacts of the designation. After reviewing the comments, the Service responds to them and publishes a rule, including final boundaries, in the *Federal Register*.

Are Federal agencies required to consult with the Fish and Wildlife Service outside critical habitat areas?

Yes, even when there is no critical habitat designation, Federal agencies are required to fulfill their conservation responsibilities by consulting with the Service if their actions "may affect" listed species. The requirement helps to ensure that Federal agencies do not contribute to the decline of endangered and threatened species or their potential for recovery.

What is the purpose of designating critical habitat?

Designating areas as critical habitat does not establish a refuge or sanctuary for a species. Critical habitat is a tool to guide Federal agencies in fulfilling their conservation responsibilities by requiring them to consult with the Service if their actions may "destroy or adversely modify" critical habitat for listed species. A critical habitat designation helps to protect areas—occupied and unoccupied—necessary to conserve a species. Critical habitat has value in requiring the Service to gather more detailed information about a species than what is required for listing, thereby increasing knowledge to share with Federal agencies—and, in turn, increasing their effectiveness to conserve a listed species.

Are all the areas within the mapped boundaries considered critical habitat?

No. Our rules typically exclude developed areas such as buildings, roads, airports, parking lots, piers, and similar facilities. Accompanying text describes those areas.

Critical habitat is designed to protect the essential physical and biological features of a landscape and essential areas in the appropriate quantity and spatial arrangement that a species needs to survive and reproduce and ultimately be conserved.

Does the ESA require consideration of economic impacts as part of designating critical habitat?

Yes. The Service is required to consider potential economic impacts, as well as any other benefits or impacts of designating critical habitat—and may exclude an area if the benefits of excluding it outweigh the benefits of including it unless that would result in the extinction of the species.

Do economic considerations affect decisions to list a species as an endangered or threatened species?

No, the Act requires listing decisions to be made solely on the basis of the best available scientific and commercial information.

What is the impact of a critical habitat designation on economic development?

Most activities that require consultation by Federal agencies proceed without modification. In areas where the species is not present, some project modifications that would not have occurred without the critical habitat designation may be required. For example, the U. S. Army Corps of Engineers may schedule a beach renourishment project—that is, adding sand to a beach to stabilize it—before or after the nesting season of sea turtles to avoid harm to the sea turtles, their eggs, or their hatchlings.

Which species have critical habitat designated?

A list of all ESA protected species with designated critical habitat can be viewed online at https://ecos.fws.gov/ecp/report/table/critical-habitat.html

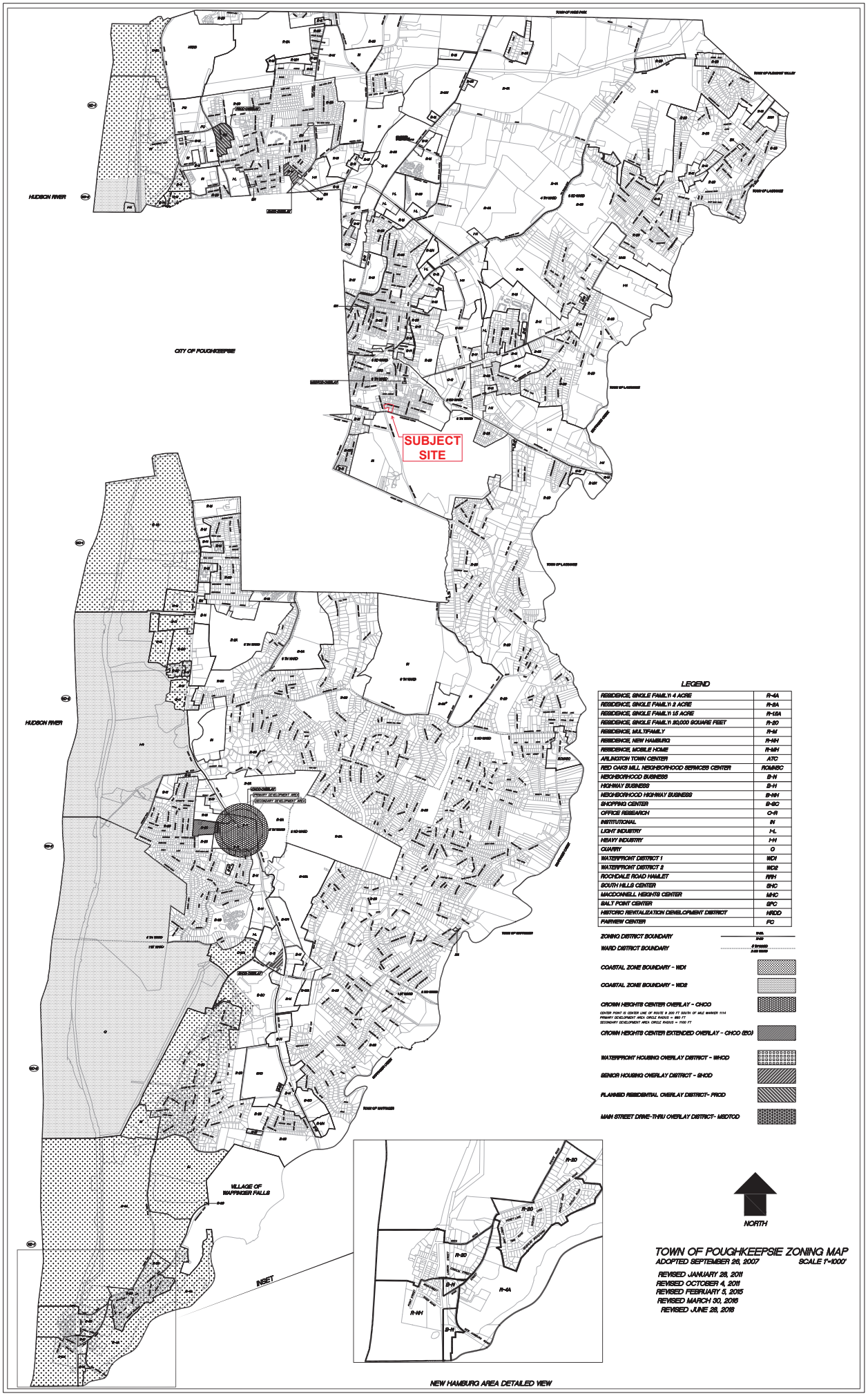
U. S. Fish and Wildlife Service
Endangered Species Program
5275 Leesburg Pike
Falls Church, VA 22041
703-358-2171
http://www.fws.gov/endangered/

March 2017

ATTACHMENT J

Attachment J – Current Zoning

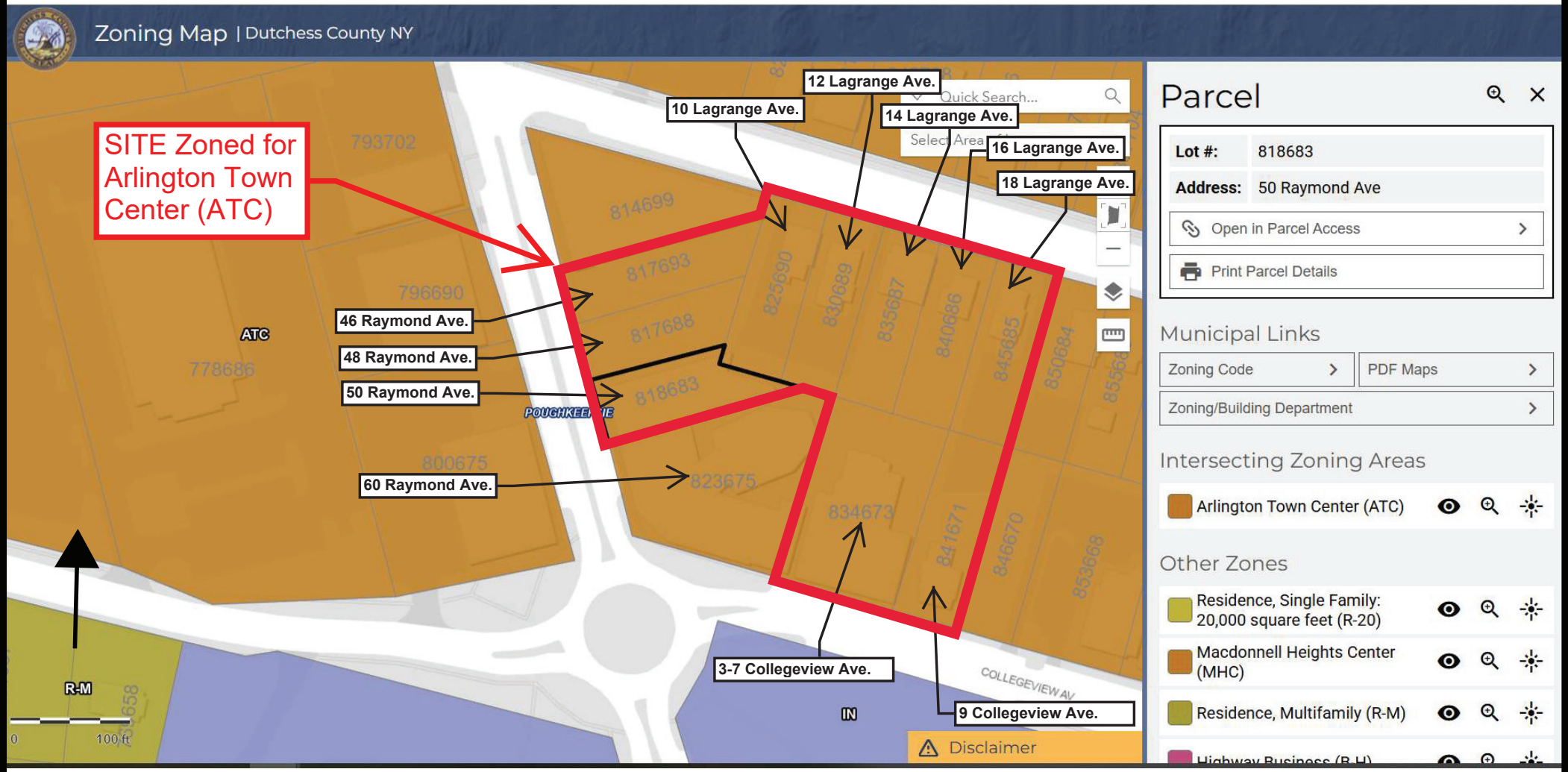
All of the parcels within the Site are within the Town of Poughkeepsie's Arlington Town Center (ATC) zoning district. A Zoning Map depicting the Site, overlayed against the individual tax lots, is attached and the entire Zoning Map for the Town is attached showing the location of the Site. In addition, Chapter 210, Article V. Town Center District Regulations, §210.22. Arlington Town Center (ATC) district regulations are attached.



TOWN OF POUGHKEEPSIE ZONING MAP

ADOPTED SEPTEMBER 26, 2007 SCALE 1"=1000'

REVISED JANUARY 28, 2011
REVISED OCTOBER 4, 2011
REVISED FEBRUARY 5, 2015
REVISED MARCH 30, 2016
REVISED JUNE 28, 2016


Zoning Map | Dutchess County NY
SITE Zoned for Arlington Town Center (ATC)
12 Lagrange Ave.
10 Lagrange Ave.
14 Lagrange Ave.
16 Lagrange Ave.
18 Lagrange Ave.
46 Raymond Ave.
48 Raymond Ave.
50 Raymond Ave.
60 Raymond Ave.
3-7 Collegeview Ave.
9 Collegeview Ave.
ATC
R-M
IN
793702
796690
778686
814699
817693
817688
818683
800675
823675
825690
830689
835687
840686
845685
850684
834673
841671
846670
853668
COLLEGEVIEW AV
Quick Search...
Select Area
Parcel
Lot #: 818683
Address: 50 Raymond Ave
Open in Parcel Access
Print Parcel Details
Municipal Links
Zoning Code
PDF Maps
Zoning/Building Department
Intersecting Zoning Areas
Arlington Town Center (ATC)
Other Zones
Residence, Single Family: 20,000 square feet (R-20)
Macdonnell Heights Center (MHC)
Residence, Multifamily (R-M)
Disclaimer
0
100 ft

Chapter 210. Zoning

Article V. Town Center District Regulations

§ 210-22. Arlington Town Center (ATC) District.

A. District purpose. The district recognizes the Arlington area as a unique blend of residential and business land uses in close proximity to Vassar College. Land uses include established single-family, two-family, and multifamily development in close proximity to neighborhood-scale service and retail businesses within the Arlington area. An appropriate mixture of land uses is permitted; nonresidential uses that complement residential uses are encouraged. In addition, this district serves the following specific purposes:

(1) Promote a mix of commercial and residential uses.

(2) Promote the prominent positioning of civic buildings and central green spaces in order to enhance community identity and public interaction.

(3) Promote pedestrian activity through a safe and walkable environment.

(4) Minimize the visual impact of the automobile by managing the placement and screening/landscaping of parking areas.

(5) Create an interconnected street system for both pedestrian and vehicular traffic.

(6) Encourage the development of both on-street parking and shared parking areas between nearby uses.

(7) Protect important natural and historic features.

(8) Encourage the redevelopment and reuse of existing structures.

B. Permitted uses. Permitted uses shall be as follows (Note: "*" designates a use which is subject to site plan approval by the Planning Board):
[Amended 8-21-2019 by L.L. No. 5-2019]

(1) *Anchor projects, subject to § **210-51.1**.

(2) *Animal grooming, subject to § **210-52**.
[Added 7-5-2023 by L.L. No. 8-2023[1]]
[1] *Editor's Note: This local law also redesignated former Subsection B(2) through (22) as Subsection B(4) through (24), respectively.*

(3) *Animal training, indoor, subject to § **210-52**.
[Added 7-5-2023 by L.L. No. 8-2023]

(4) *Art galleries.

(5) *Bank and financial services.

(6) *Bakeries.

(7) *Bed-and-breakfasts.

(8) *Boutiques with or without goods processed or assembled on site, subject to § **210-57**.

(9) Community residential facility.
[Added 4-17-2024 by L.L. No. 4-2024[2]]
[2] *Editor's Note: This local law also redesignated former Subsection B(9) through (25) as Subsection B(10) through (26), respectively.*

(10) *Delicatessens.

(11) *Dwellings, two-family.

(12) Dwellings, single-family.

(13) *Family day-care homes, subject to § **210-65**.

(14) *Laundries, laundromats.

(15) *Libraries.

(16) *Museums.

(17) *Offices.

(18) *Personal service businesses, no drive-in or drive-through

(19) *Places of religious worship, subject to § **210-95**.

(20) *Retail businesses, no drive-in or drive-through.

(21) *Service businesses, no drive-in or drive-through.

(22) *Restaurants, no drive-in or drive-through.

(23) *Supermarkets.

(24) (Reserved)[3]
[3] *Editor's Note: Former Subsection B(24), Tattoo parlor, added 6-1-12022 by L.L. No. 2-2022, was repealed 8-21-2024 by L.L. No. 8-2024.*

(25) *Theaters.

(26) *Veterinary office, subject to § **210-52**.
[Added 7-5-2023 by L.L. No. 8-2023]

C. Special uses. Special uses shall be as follows (Note: "*" designates a use which is subject to both special use permit and site plan approval by the Planning Board; "+" designates a use that is subject to special use permit approval by the Zoning Board of Appeals; "^" designates a use that is subject to special use permit approval by the Town Board and site plan approval by the Planning Board.):
[Amended 8-22-2012 by L.L. No. 16-2012; 7-19-2017 by L.L. No. 13-2017; 8-2-2023 by L.L. No. 9-2023]

(1) +Accessory apartment within a single-family dwelling, subject to § **210-47**.

(2) *Adaptive reuse of existing residential structure for nonresidential use.

(3) *Bed-and-breakfast, subject to § **210-55**.

(4) ^Cannabis retail dispensary, subject to § **210-61**.

(5) *Clinics.

(6) *Day-care center, subject to § **210-65**.

(7) *Funeral home, subject to § **210-71**.

(8) Home occupations, subject to § **210-74**.

(9) *Hotel, motel, subject to § **210-75**.

(10) *Inn, subject to § **210-77**.

(11) *Multifamily dwellings, new construction, and mixed residential and nonresidential uses within multistory structures as part of a unified development on a single lot. See special rules below for the rehabilitation and reuse of existing, legal multifamily structures for multifamily use.

(12) *Motor vehicle accessory sales facilities, subject to § **210-86**.

(13) *Nursery school, subject to § **210-65**.

(14) *School-age child-care facility, subject to § **210-65**.

(15) *Tobacco store, subject to § **210-111.1**.

D. Accessory uses shall be as follows:
[Amended 7-1-2009 by L.L. No. 26-2009; 8-22-2012 by L.L. No. 16-2012]

(1) Accessory buildings and structures, subject to § **210-48**.

(2) *Outdoor restaurant dining area subject to § **210-102**.

(3) Swimming pool (private), subject to § **210-107**.

(4) Temporary buildings for construction purposes, subject to § **210-109**.

(5) Sidewalk seating and tables for patrons, subject to § **210-104.1**.

E. The area and bulk regulations for the ATC District shall be as follows:
[Amended 4-6-2011 by L.L. No. 8-2011]

Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Front Yard[a] (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage (%)	Maximum Impervious Surface (%)	Maximum Height (feet)
5,000	30	30	5	0	20	60%	95%	45 or 3 stories; over 45 feet or three stories up to 75 feet or 5 stories by special use permit

NOTE:

[a] Front yard exceptions. In an area where the average existing front yard setback for structures along the street is less than five feet, a structure may be erected less than five feet from the street line, provided that no building or part thereof shall be erected nearer to any street line than the average alignment of existing buildings within 200 feet on each side of the lot.

(1) On a lot, no single retail use shall occupy ground floor space in excess of 8,000 square feet. The continuous ground level frontage of a single commercial use building in excess of 40 feet in length along any frontage exposed to a street, public space or parking area and ground level

commercial uses larger than 4,000 square feet shall be contained in a mixed-use structure or be architecturally designed to appear as a streetscape composed of a variety of small buildings that helps to further prevent the visual dominance or appearance of a single, large commercial use.

(2) Maximum residential dwelling unit density. Residential density shall not exceed six dwelling units per acre. Notwithstanding, a residential density of up to eight units per acre may be constructed subject to special permit approval by the Planning Board. In addition, residential dwelling units located immediately above a ground-floor, second-floor, or third-floor nonresidential use shall not be counted against the maximum residential dwelling unit density, provided the building meets applicable coverage and open space requirements, sufficient parking for the residential uses is provided, and open space is set aside for the dwelling units as provided herein.

(3) Ingress and egress. Locations for ingress and egress to a lot shall be approved by the Planning Board and shall be so arranged as to connect with existing state, county or Town highways, or to a proposed Town highway that has been approved by the Town Board.

(4) The rehabilitation and reuse of existing multifamily structures for multifamily use shall be exempt from the area and bulk regulations of the ATC District and the minimum parking requirements of this chapter, and shall be exempt from special permit review and site plan review under this chapter, and the maximum residential dwelling unit density may be as high as 12 units per acre, provided:

(a) The multifamily use and/or structure is legally conforming or legally nonconforming as of the date of adoption of this chapter; and

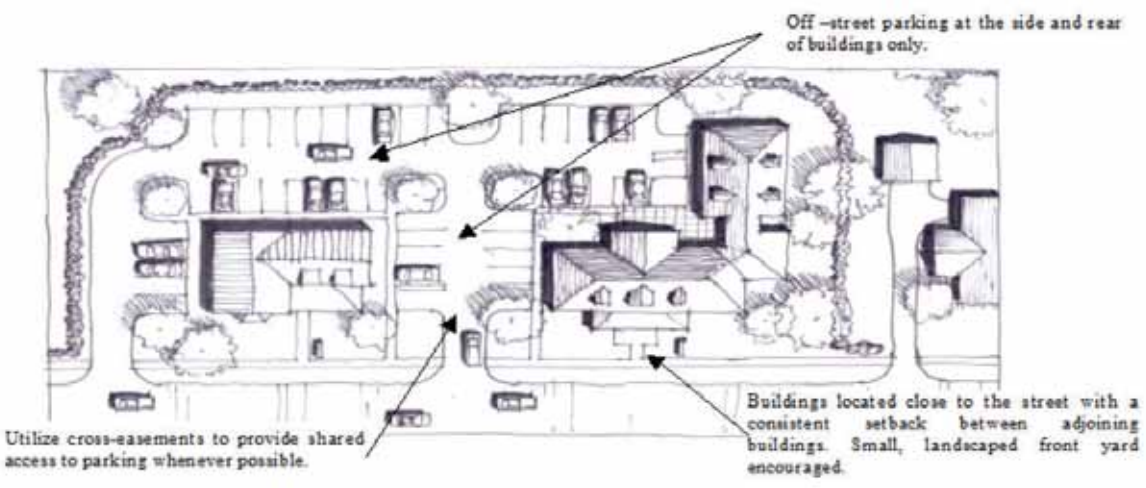
(b) The rehabilitation does not involve an expansion of the existing building so as to increase its floor area or that of any accessory structures on the property; and

(c) No dwelling unit within the multifamily structure shall contain more than two bedrooms.

(d) No dwelling unit is less than 600 gross square feet.

F. Design standards. The following guidelines shall be applied during the site plan and subdivision review of any new development project involving undeveloped land in the ATC District. The Planning Board shall use its discretion as to the applicability of these guidelines to an adaptive reuse project. All redevelopment projects shall meet the standards set forth herein.

(1) The Planning Board is empowered to require a mix of uses in any development project. Further, the Planning Board is empowered to require that a development be phased to ensure the required mix of uses is implemented. In considering a mixed residential and nonresidential development proposed for a single lot or as part of a unified development on several lots, the Planning Board shall ensure that the percentage of floor area devoted to residential uses does not, generally, exceed 80% of the total floor area of a proposed development.



(2) Single-story buildings are prohibited. Two- or three-story buildings are required for all residential and business use structures throughout the entire ATC District. Larger-scale facilities (conference spaces, theaters, supermarkets or department stores, for example) shall occur behind smaller-scale buildings or storefronts with pedestrian orientation.

(3) The establishment of mixed-use, multistory dwellings is the preferred form of use.

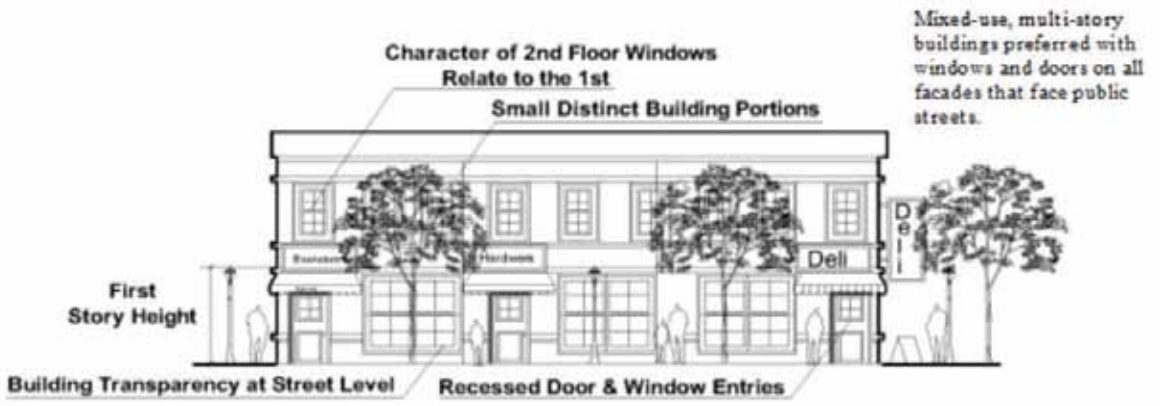
(4) New or in-fill construction shall be designed so as to be compatible with the general character of buildings on the street frontage. The setback, height, bulk, gable and pitch of roofs, use of porches, shutters and other exterior design elements should result in an overall design that complements the existing character of the streetscape.

(5) Setbacks and landscaping for nonresidential and mixed-use developments shall be subject to the requirements of § **210-152A(2)** of this chapter.

(6) Shrubbery shall be no higher than four feet above existing street grades, nor shall any tree with foliage extend below 10 feet above the established street grades. All landscaping (trees, shrubs, planted beds) shall be maintained within 20 feet of any street intersection or 10 feet of driveway/street intersections. This restriction is for purposes of maintaining visibility at all times.

(7) Where parking lots and drives abut the landscaped strip along the street right-of-way, evergreen shrubs and/or a three-foot stone wall, as approved by the Planning Board, should be provided for screening. The screening should be a plant species that is a minimum of three feet high and a maximum of six feet high, and extends along the entire street frontage of the parking lot, exclusive of driveways and visibility lines.

(8) For uses involving an adaptive reuse conversion of a residential structure to nonresidential use, the Planning Board is hereby expressly authorized to require such additional front, side and rear yard setbacks as may be required to ensure that the nonresidential use does not interfere with the quiet enjoyment of adjoining residential properties. The additional setback area, as well as the minimum yard setback area, shall be planted with a mixture of evergreen and deciduous plantings at a height so as to adequately screen the parking area from neighboring properties and streets. The species type, location and planted height of such landscaping shall be subject to the approval of the Planning Board.



(9) Sidewalks shall be provided as a design element of all new and redeveloped streets. Street trees shall be provided, and all street trees should be tolerant of urban condition, especially salt and sand deposited with snow removal. Mulched tree wells should be placed around the base of each tree for protection and moisture retention. Property owners shall have responsibility for planting and maintaining trees along the street frontage(s) within the Town's right-of-way. The sidewalks shall be not less than five feet in width, shall be concrete, and shall be separated from the street by a tree lawn at least five feet wide. In approving sidewalks, the Planning Board shall ensure that a recorded instrument sets forth the responsibility of the applicant and the future owners of the lots for maintenance and repair of the new sidewalks and landscaping. Alternatively, the Planning Board may request that the Town Board establish a special district for the purpose of sidewalk and landscaping maintenance and repair.

(10) The Planning Board may waive height and setback requirements for designated historic civic buildings, including government buildings, churches, schools, or libraries.

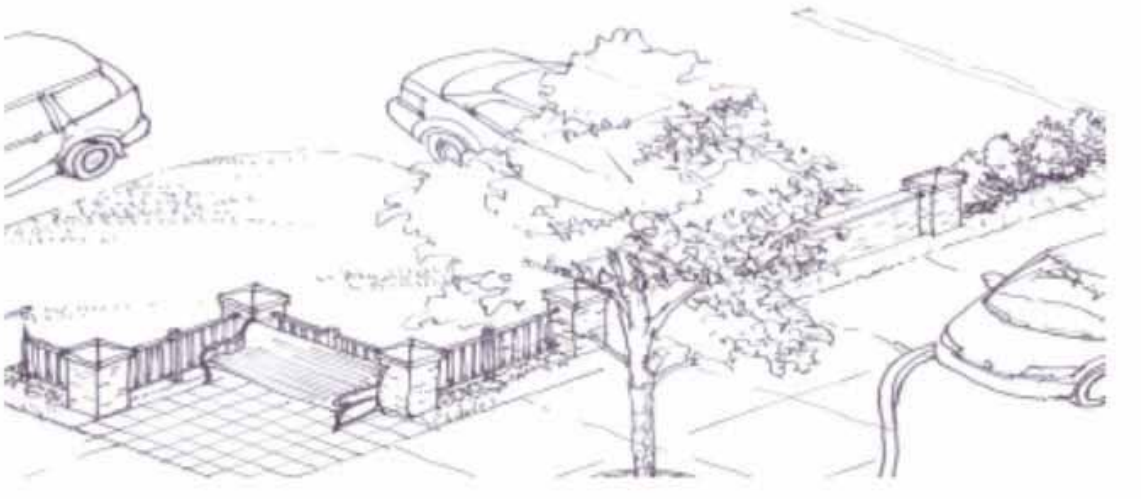
(11) The construction of any blank, windowless facade facing a corridor that provides frontage for the lot on which the building is located is prohibited. All facades that face a street, parking lot or public area shall have windows.

(12) Flat roofs shall be avoided, except where the size or type of the building requires a flat roof and facade variations and other architectural features can disguise the flatness of the roof. If pitched roofs are not feasible or practical in a given situation, then, at a minimum, a pitched roof architectural feature shall be required as a detail element, i.e., entryway or tower element to break the horizontal facade.

(13) Any large building facade and the sides visible from the street corridor should incorporate changes in plane and architectural features that give the appearance of several common-wall buildings.

(14) The utilization of ribbon or continuous strip glazing in any building facade is prohibited.

(15) The number of off-street parking spaces provided shall be the minimum necessary to adequately serve the intended use. In order to facilitate fewer curb cuts, shared driveways should be used for access to parking lots behind buildings. The Planning Board shall ensure that appropriate cross easements for use and ingress and egress to shared parking facilities are filed with the County Clerk as part of development plan approval. Where appropriate, the Planning Board may allow on-street parking, provided the street width is adequate to safely accommodate on-street parking. Service alleys should access practicable, off-street parking spaces for residential uses.



Use landscaping, such as hedges, shrubs, or low walls of stone, brick, wood, wrought iron, or an acceptable substitute, to screen parking and create an edge along the sidewalk.

(16) Off-street parking lots and loading areas, accessory use structures or storage other than sheds shall be screened from walkways and streets utilizing vegetation and/or fencing.

(17) Residential rear access lanes should be used for access to garages and parking lots behind buildings.

(18) Where practicable, new buildings adjacent to existing structures shall be designed in a manner consistent with the general architectural features of such existing structures in terms of form, materials, and fenestration and roof shape.

(19) New or in-fill buildings shall be located in line with existing buildings to maintain the integrity of the existing building setback line of the street.

(20) Subject to Town Board approval, new streets should connect to existing streets and use a block system to avoid dead-ends whenever practicable.

(21) Restaurants may be permitted to operate outdoor cafes in front of and on public sidewalks as long as at least seven feet between the seating area and the curb are maintained free for sidewalk passage.

(22) A retail business may be permitted to have a temporary sidewalk display of store merchandise of up to 25% of its sidewalk frontage.

(23) Streetlights and other lighting shall not exceed 15 feet in height. Lighting shall be metal halide or other full-spectrum fixture and should avoid illumination above the horizontal level into the night sky. All exterior lights shall be designed and located in such a manner as to prevent objectionable light and glare to spill across property lines.

(24) Where allowed, drive-in and drive-through windows, lanes and facilities shall be located to the rear of the principal building(s).

(25) The Planning Board may, at its sole discretion, approve the joint use of a parking facility and allow a reduction in the parking requirement of up to 50% for two or more principal buildings or uses, either on the same, adjacent, or nearby parcels, where it is clearly demonstrated that the reduction in spaces and shared use of the parking facility will substantially meet the intent of the parking requirements by reason of variation in time of use by patrons or employees among such establishments (offset peak parking demand). There shall be a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of the principal use.

(26) Loading and delivery areas may be shared between nearby uses, and shall be determined by the Planning Board on a case-by-case basis.

G. Main Street Drive-In Overlay District (MSDOD).[4]
[Added 5-20-2015 by L.L. No. 5-2015]

(1) Overlay District purpose. Within the Arlington Town Center (ATC) District, drive-in and drive-through uses, as defined in § **210-9**, are prohibited as out of keeping with the pedestrian, bicycle, low vehicle speed character of the ATC District. By their nature, uses that deliver services and goods to drivers via a drive-in/drive-through generate vehicular traffic that can compete with, and conflict with, the movement of pedestrians and bicyclists in high-density mixed-use areas such as the ATC District. The prohibition on the establishment of new drive-in/drive-through uses in the ATC District is intended to encourage businesses that are not largely automobile dependent and that would facilitate the movement of patrons between local business by foot or bicycle. It is recognized, however, that the Main Street section of the ATC District presently contains several long-established business that have drive-in/drive-through uses. The type of business uses and the relatively low number of residential uses along Main Street also make this part of the ATC District uniquely different from the ATC District south of Main Street to warrant, on a case-by-case basis, consideration for the establishment of new drive-in/drive-through uses on existing lots on Main Street and including those lots having frontage on Haight Avenue (i.e., the east-bound arterial). A Main Street Drive-In Overlay District (MSDOD) designation may be permitted, at the sole discretion of the Town Board, as a Zoning Map amendment, subject to such additional terms and conditions as the Town Board may require, at locations within the Arlington Town Center (ATC) District which meet the specific requirements as set forth herein.

(2) Specific requirements. An application for a Main Street Drive-In Overlay District designation shall be subject to the following specific requirements:

(a) Eligible lot. To be eligible for MSDOD designation, the lot shall meet the following criteria:

[1] The entirety of the lot shall be within the Arlington Town Center (ATC) District; and

[2] The lot shall have a minimum area of not less than 0.5 acre; and

[3] The lot shall have not less than 100 feet of frontage on Main Street and/or Haight Avenue. Such frontage requirement may be met by combining the lot frontage on Main Street and Haight Avenue where the lot has frontage on both streets; and

[4] The lot shall be located as follows:

[a] On Main Street, east of South Grand Avenue and North Grand Avenue and west of Taft Avenue/Fairmont Avenue.

[b] On the north side of Haight Avenue, east of Raymond Avenue and west of Fairmont Avenue.

(b) Design preference. In its review of an application for a Main Street Drive-In Overlay District designation, the Town Board shall give preference to the following:

[1] A site design for a corner lot wherein the site ingress is via Main Street and site egress is via an adjoining public street.

[2] A site design wherein the lanes providing ingress and egress to the site are joined as a single curb cut rather than split into two separate curb cuts (i.e., as in a horseshoe or "U" shape).

[3] A site design that incorporates a pedestrian sidewalk from the public sidewalk at the street to the front entrance of the building.

[4] A site design that provides screening (i.e., landscaping or fencing) of the drive-through facility.

[5] A site design that provides adequate vehicle stacking for the drive-in lane to ensure that vehicles are not queued so as to cause, or likely to cause, blockage of sidewalks or the travel lanes of Main Street or Haight Avenue.

(3) Procedure. The review and approval of an application for a Main Street Drive-In Overlay District designation shall be as follows:

(a) Town Board review. An application for a Main Street Drive-In Overlay District designation shall be submitted to the Town Board. Upon receipt of an application, the Town Board shall notify the applicant of the place, date, and time of the meeting at which the application is to be considered and shall refer the application to the Planning Board and to the County Planning Department for review and recommendation. The applicant or the applicant's representatives shall be present at meetings of the Town Board at which the application is to be considered.

(b) Planning Board review. Within 90 days of receipt of the application from the Town Board, the Planning Board shall make a recommendation to the Town Board as to whether, in the opinion of the Planning Board, the application supports a Main Street Drive-In Overlay District designation. The applicant or the applicant's representatives shall be present at the meetings of the Planning Board at which the application is to be considered. The time period for receipt of the recommendation shall be suspended where the Planning Board has been designated as the lead agency to coordinate the environmental review of the application pursuant to Article 8 of the Environmental Conservation Law until the Board has either issued a negative declaration or accepted a draft environmental impact statement as complete.

(c) SEQRA review. No application for a Main Street Drive-In Overlay District designation shall be complete until a lead agency is established and a negative declaration has been issued or a draft environmental impact statement has been issued by the lead agency as satisfactory with respect to scope, content and adequacy.

(d) Town Board action. Within 62 days of receipt of the Planning Board's recommendation, the Town Board shall hold a public hearing on the application for a Main Street Drive-In Overlay District designation. Notice of the public hearing shall be published in the official newspaper at least 10 days prior to the date set for the public hearing. A public hearing on the application shall also be coordinated with any public hearing on a draft environmental impact statement. The Town Board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of the application, including the prominent placement of one or more signs on the premises that is the subject of the application notifying interested persons that an application for a Main Street Drive-In Overlay District designation is under consideration by the Board. All notices shall include the name of the application, the location of the site requested for designation, and the date, place, time and subject of the public hearing at which the application will be reviewed. Such notice shall not be required for adjourned dates. Within 62 days of the close of the public hearing, the Town Board shall act to approve or disapprove the application for a Main Street Drive-In Overlay District designation. The time within which the Board must render its decision may be extended for such additional time as the Board may deem reasonable or necessary to render a decision. The failure of the Board to take action within 62 days of the close of the public hearing, or within such additional time period as may be agreed to or established by the Board, shall not result, and shall not be construed to result, in a default approval of the application. The Board may, if it feels necessary to fully protect the public health, safety and welfare of the community, attach to the designation any reasonable conditions or requirements for the applicant to meet. The decision of the Board shall be filed in the office of the Town Clerk within five business days of the date such decision is rendered, and a copy thereof shall be mailed to the applicant.

The zoning amendment shall become effective as of the date of filing with the New York State Department of State.

(e) Site plan approval. Site Plan review and approval by the Planning Board, as provided in Article **XIII** of this chapter, shall be required prior to commencement of any site work or the issuance of a building permit. Changes to a previously approved site plan shall also require site plan approval.

(f) Subdivision approval. If the development proposal involves the subdivision of land as defined in this chapter and Chapter **177**, the subdivision approval pursuant to Chapter **177** shall be required prior to commencement of any site work or the issuance of a building permit. Changes to a previously approved subdivision plat shall also require subdivision reapproval.

(g) Conformity with overlay district designation required. The Planning Board shall not approve any site plan and/or subdivision that is not in substantial conformance with the Main Street Drive-In Overlay District designation granted by the Town Board or with any conditions imposed upon such designation.

(h) Time limits. If construction work on the proposed development is not begun within two years of the date of the Town Board approval of the Main Street Drive-In Overlay District and completed within two years of the date of Planning Board site plan and/or subdivision approval, then such designation shall become null and void, and all rights therein shall cease, unless the Town Board, for good cause shown, authorizes an extension.

[4] *Editor's Note: Former Subsection G, Main Street Drive-In Overlay District (MSDOD), added 6-3-2009 by L.L. No. 24-2009, was repealed 11-16-2011 by L.L. No. 30-2011.*

ATTACHMENT K

Attachment K – Summary of Current Business Operations or Uses

Parcel Address	**Current Use**	**Approx. Dates of Current Operation / Cease of Operation**	**Impacts From Contamination**
50 Raymond Ave.	Commercial Dry Cleaner and restaurants	2008 – Current; Historical Dry Cleaning Operation	Source of PCE/TCE groundwater, soil, soil vapor contamination
Current Owner	KNC Management Inc.		
Contact Name	Sarah Chung		
Address	50 Raymond Avenue		
City - Poughkeepsie	State - NY	Zip Code - 12603	
Phone – 845.437.5500	Email	sarah.chung7@gmail.com	
48 Raymond Ave.	Vacant Lot	Building fire, operations ceased on Jan. 7, 2013. Building demolished Dec. 2015	Petroleum spill
Current Owner	College Properties, LLC (Vassar College)		
Contact Name	Bryan Swarthout, VP – Admin & Finance		
Address	124 Raymond Avenue		
City - Poughkeepsie	State - NY	Zip Code - 12604	
Phone – 845.437.5500	Email	brswarthout@vassar.edu	
46 Raymond Ave.	Vacant Lot	Building fire, operations ceased on Jan. 7, 2013. Building demolished Dec. 2015	Metals, Groundwater
Current Owner	College Properties, LLC (Vassar College)		
Contact Name	Bryan Swarthout, VP – Admin & Finance		
Address	124 Raymond Avenue		
City - Poughkeepsie	State - NY	Zip Code - 12604	
Phone – 845.437.5500	Email	brswarthout@vassar.edu	
10 Lagrange Ave.	Hair Salon & residential	January 2008 - Current	Metals, Groundwater
Current Owner	College Properties, LLC (Vassar College)		
Contact Name	Bryan Swarthout, VP – Admin & Finance		
Address	124 Raymond Avenue		
City - Poughkeepsie	State - NY	Zip Code - 12604	
Phone – 845.437.5500	Email	brswarthout@vassar.edu	

12 Lagrange Ave.	Vacant building	Building fire, operations ceased on Oct. 19, 2018. Building has been vacant since that date.	Metals, Groundwater
Current Owner	College Properties, LLC (Vassar College)		
Contact Name	Bryan Swarthout, VP – Admin & Finance		
Address	124 Raymond Avenue		
City - Poughkeepsie	State - NY	Zip Code - 12604	
Phone – 845.437.5500	Email	brswarthout@vassar.edu	
14 Lagrange Ave.	Apartments	July 2017 - Current	Metals, Groundwater
Current Owner	Arlington Capital Investors L.L.C.		
Contact Name	David S. Kaminski, Asset Manager		
Address	2515 South Road, 1st Floor		
City - Poughkeepsie	State - NY	Zip Code - 12601	
Phone – 845.463.1701	Email	dskaminski@optonline.net	
16 Lagrange Ave.	Apartment	January 2024 - Current	Metals, Groundwater
Current Owner	Arlington Capital Investors L.L.C.		
Contact Name	David S. Kaminski, Asset Manager		
Address	2515 South Road, 1st Floor		
City - Poughkeepsie	State - NY	Zip Code - 12601	
Phone – 845.463.1701	Email	dskaminski@optonline.net	
18 Lagrange Ave.	Vacant building	October 2023 - Current	Metals, Groundwater
Current Owner	Arlington Capital Investors L.L.C.		
Contact Name	David S. Kaminski, Asset Manager		
Address	2515 South Road, 1st Floor		
City - Poughkeepsie	State - NY	Zip Code - 12601	
Phone – 845.463.1701	Email	dskaminski@optonline.net	
3-7 Collegeview Ave.	Commercial retail, restaurants & apartments	October 2023 - Current	Metals, Groundwater
Current Owner	Arlington Capital Investors L.L.C.		
Contact Name	David S. Kaminski, Asset Manager		
Address	2515 South Road, 1st Floor		
City - Poughkeepsie	State - NY	Zip Code - 12601	

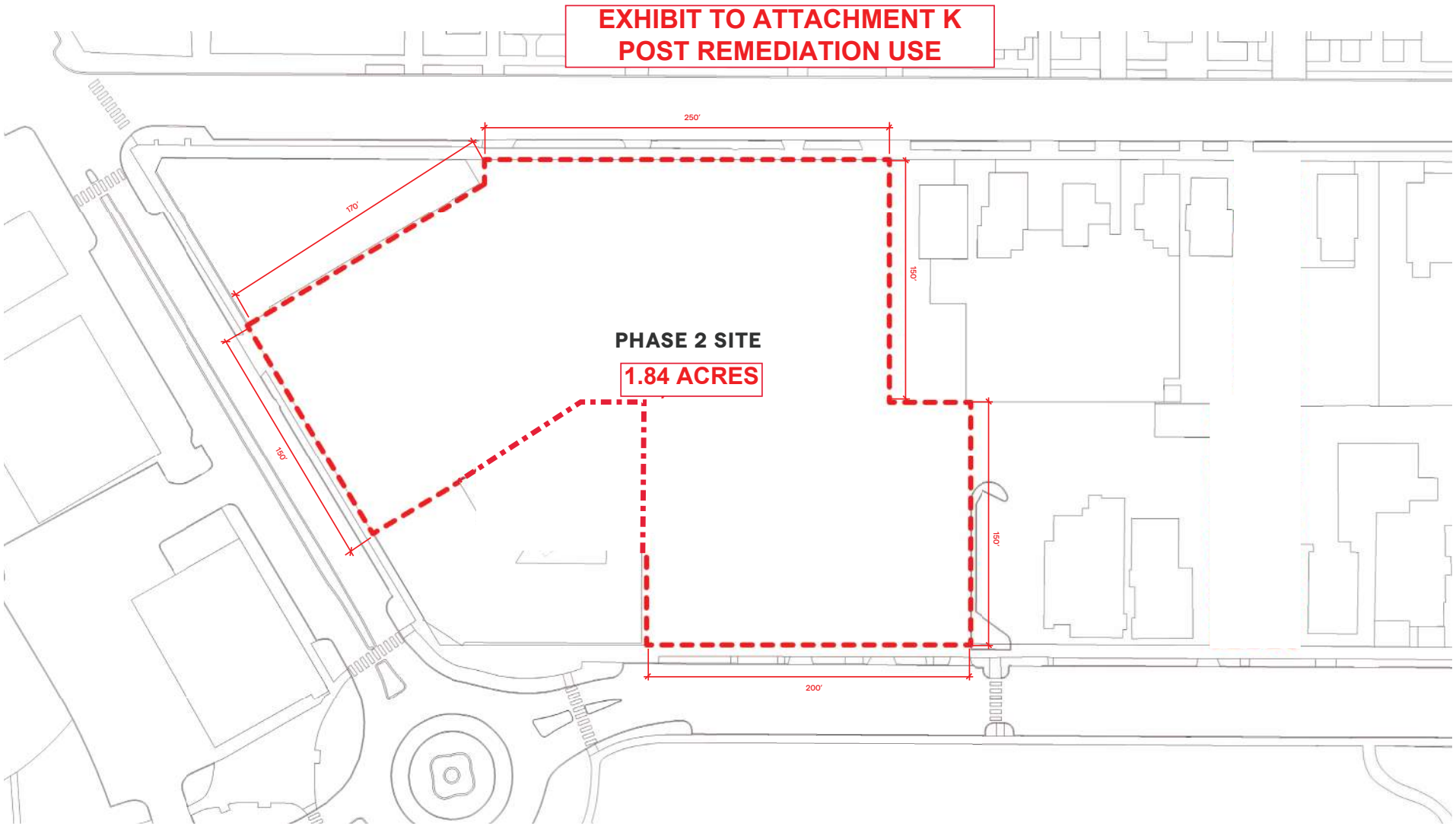
Phone – 845.463.1701	Email	dskaminski@optonline.net	
9 Collegeview Ave.	Barber Shop & residential	October 2023 - Current	Metals, Groundwater
Current Owner	Arlington Capital Investors L.L.C.		
Contact Name	David S. Kaminski, Asset Manager		
Address	2515 South Road, 1st Floor		
City - Poughkeepsie	State - NY	Zip Code - 12601	
Phone – 845.463.1701	Email	dskaminski@optonline.net	

ATTACHMENT L

Attachment L – Post Remediation Use

Section IV, Question #6:

Post remediation use will provide for a mixed-use commercial and residential project consisting of approximately 125 apartments and 10,000 sf of new retail and restaurant space, and surface garage. Preliminary plans prepared by the applicant's architect/master planner are attached hereto.



SITE OVERVIEW | PHASE 2



PHASE 2 | CONCEPT RENDERING



PHASE 2 | CONCEPT RENDERING



PHASE 2 | CONCEPT RENDERING



PHASE 2 | CONCEPT RENDERING



PHASE 2 | CONCEPT RENDERING

ATTACHMENT M

ATTACHMENT M – LAND USE FACTIORS

Zoning & Current Use

The proposed project for the Arlington Business District Redevelopment is consistent with applicable zoning regulations for the Arlington Town Center (ATC) zoning district in the Town of Poughkeepsie, however the Applicant will seek several modifications to the existing zoning code that are consistent with the recommendations of the Town's Master Plan that was recently updated (further details below). The Uses permitted within the ATC Zoning allow a commercial and residential mix as-of-right, as are set forth in the attached in Attachment J. The summary chart displaying current uses and identifying possible contaminant source areas is set forth in Attachment K.

Anticipated Use

The purpose of the ATC District is to maintain an appropriate mixture of residential and business land uses, promote pedestrian activity, minimize the visual impact of automobiles, and encourage the redevelopment and reuse of existing structures. The district recognizes the Arlington area as a unique blend of residential and business land uses in close proximity to Vassar College. Land uses include established single-family, two-family, and multifamily development in close proximity to neighborhood-scale service and retail businesses within the Arlington area. An appropriate mixture of land uses is permitted; non-residential uses that complement residential uses are encouraged.
The Applicant's vision is to create a vibrant, sustainable, and inclusive downtown that serves as the heart of our community. We aim to develop a walkable, mixed-use urban center that provides affordable housing, diverse retail and dining options, and inviting public spaces. This infill development will maximize the potential of the existing infrastructure while reducing urban sprawl. A significant portion of the new residential units will be dedicated to affordable and inclusive housing, ensuring that the downtown remains accessible to people of all income levels, including students, college staff and young professionals. The development will incorporate green building practices, energy-

efficient systems, and sustainable landscaping to minimize environmental impact and create a healthier urban environment.

This redevelopment currently proposes a mixture of residential and business spaces (125 apartments and 10,000 sf of commercial space) in a walkable area, underground parking to minimize the visual impact of automobiles, and the construction of new structures and common areas. §210-22-F.3 of the zoning specifically states, "the establishment of mixed-use multistory dwellings is the preferred form of use". All permits will be acquired prior to the proposed development.

Community Master Plan Compliance

Following adoption of the Town's 2007 Master Plan, portions of the Town were rezoned to include Town Center zoning districts where commercial and mixed use, pedestrian-oriented development in existing hamlets or emerging centers would be focused. The ATC District was formed at this time. In 2021, the Master Plan was updated and it refocused the need for in-fill development to occur in the ATC District. Numerous recommendations were made in the Master Plan to increase density, increase allowable building height (to seven stories) and revise parking requirements to lower requirements, which the Town has moved forward with. All applicable community master plans, local waterfront revitalization plans, and other land use plans will be adhered to during redevelopment.

Compliance with Zoning Laws

The Applicant will seek modifications to the existing zoning code which include (i) a reduction in parking requirements and (ii) an increase in residential density; both of which have been recommended in the recently revised Master Plan. The Project will require these zoning modifications in order to move forward. The Project's developer has held two charrettes which included Town Planning Board and Town Board members, Town Planning Department staff, Dutchess County Planning staff, County Legislators, Arlington Business District officials, Vassar College professors, staff and students. The current redevelopment plan was created working with this diverse group of interested stakeholders.

ATTACHMENT N

Attachment N – Current and Historical Property Owner and Operator Information

This Attachment provides three (3) comprehensive lists:

- Chart #1 - List of Current Owners and the Applicants relationship
- Chart #2 - List of Current Operators
- Chart #3 - List of Historical Owners & Operators

Chart #1 - Current Owners & Relationship:

50 Raymond Avenue		
Current Owner	KNC Management Inc.	
Contact Name	Sarah Chung	
Address	50 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12603
Phone – 845.437.5500	Email	sarah.chung7@gmail.com
Ownership Start Date	November 2008	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel is under contract for purchase and will become a part of the project and transferred to the new LLC to be formed to redevelop the project	

48 Raymond Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Ownership Start Date	November 1999	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

46 Raymond Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Ownership Start Date	January 2000	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

10 Lagrange Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Ownership Start Date	January 2008	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

12 Lagrange Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Ownership Start Date	January 2009	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

14 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net
Ownership Start Date	August 2025	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will become a part of the project and transferred to the new LLC to be formed to redevelop the project	

16 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Ownership Start Date	January 2024	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

18 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Ownership Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

3-7 Collegeview Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Ownership Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

9 Collegeview Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Ownership Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

Chart #2 - Current Operators:

50 Raymond Avenue		
Current Operator	KNC Management Inc.	
Contact Name	Sarah Chung	
Address	50 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	sarah.chung7@gmail.com
Operation Start Date	November 2008	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel is under contract for purchase and will become a part of the project and transferred to the new LLC to be formed to redevelop the project	

48 Raymond Avenue		
Current Operator	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Operation Start Date	November 1999	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

46 Raymond Avenue		
Current Operator	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Operation Start Date	January 2000	

Relationship	Property under contract with Arlington Capital Investors L.L.C.
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project

10 Lagrange Avenue		
Current Operator	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Operation Start Date	January 2008	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

12 Lagrange Avenue		
Current Operator	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
Operation Start Date	January 2009	
Relationship	Property under contract with Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

14 Lagrange Avenue		
Current Operator	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net

Operation Start Date	July 2017
Relationship	Parcel owned by Arlington Capital Investors L.L.C.
Special Note	This parcel will become a part of the project and transferred to the new LLC to be formed to redevelop the project

16 Lagrange Avenue		
Current Operator	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Operation Start Date	January 2024	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

18 Lagrange Avenue		
Current Operator	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Operation Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

3-7 Collegeview Avenue		
Current Operator	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601

Phone – 914.456.0332	Email	dskaminski@optonline.net
Operation Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

9 Collegeview Avenue		
Current Operator	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 914.456.0332	Email	dskaminski@optonline.net
Operation Start Date	October 2023	
Relationship	Parcel owned by Arlington Capital Investors L.L.C.	
Special Note	This parcel will be transferred to the new LLC to be formed to redevelop the project	

Chart #3 - Historical Owners & Operators:

50 Raymond Avenue		
Previous Owner	Best Family Trust	
Contact Name	Hilda B. Best, Trustee	
Last Known Address	Unknown	
City -	State -	City -
Phone –	Email	Zip Code -
Dates of Ownership	11/1979-11/2008	
Previous Operator	Best Family Trust	
Contact Name	Hilda B. Best, Trustee	
Last Known Address	Unknown	
City -	State -	Zip Code -
Phone –	Email	Phone –
Dates of Operation	11/1979-11/2008	
Relationship	None	

48 Raymond Avenue		
Previous Owner	David Leo Martin	
Contact Name	David Leo Martin	
Last Known Address	375 Church St.	
City – Poughkeepsie	State – NY	Zip Code - 12603
Phone –	Email	Phone –
Dates of Ownership	Purchased in 1999 (Unknown)	
Previous Operator	Unknown	
Contact Name	Unknown	
Last Known Address	Unknown	
City -	State -	Zip Code -
Phone –	Email	Phone –
Dates of Operation	Unknown	
Relationship	None	

46 Raymond Avenue		
Previous Owner	David Leo Martin	
Contact Name	David Leo Martin	
Last Known Address	375 Church St.	
City – Poughkeepsie	State - NY	Zip Code - 12601
Phone –	Email	Phone –
Dates of Ownership	Purchased in 1999 (Unknown)	
Previous Operator	Unknown	
Contact Name	Unknown	

Last Known Address	Unknown	
City -	State -	Zip Code -
Phone –	Email	Phone –
Dates of Operation	Unknown	
Relationship	None	

10 Lagrange Avenue		
Previous Owner	Le My Huong Thi	
Contact Name	Le My Huong Thi	
Last Known Address	25 Lagrange Ave.	
City - Poughkeepsie	State - NY	Zip Code - 12603
Phone –	Email	Phone –
Dates of Ownership	Purchased in 2008	
Previous Operator	Unknown	
Contact Name	Unknown	
Last Known Address	Unknown	
City -	State -	Zip Code -
Phone –	Email	Phone –
Dates of Operation	Unknown	
Relationship	None	

12 Lagrange Avenue		
Previous Owner	Lagrange Ave Realty Inc.	
Contact Name	Unknown	
Last Known Address	11 Market St, Suite 210	
City – Poughkeepsie	State - NY	Zip Code - 12601
Phone –	Email	Phone –
Dates of Ownership	Purchased in 2009 (Unknown)	
Previous Operator	Unknown	
Contact Name	Unknown	
Last Known Address	Unknown	
City -	State -	Zip Code -
Phone –	Email	Phone –
Dates of Operation	Unknown	
Relationship	None	

14 Lagrange Avenue	
Previous Owner	John Place & Christina Piracci
Contact Name	John Place
Last Known Address	P.O. Box 855

City - Williamsville	State - NY	Zip Code - 14231
Phone – 845.235.9341	Email	johnbplace@gmail.com
Dates of Ownership	April 2017 - August 2025	
Previous Operator	John Place	
Contact Name	John Place	
Last Known Address	P.O. Box 855	
City - Williamsville	State - NY	Zip Code - 14231
Phone – 845.235.9341	Email	johnbplace@gmail.com
Dates of Operation	April 2017 - August 2025	
Relationship	None	

16 Lagrange Avenue		
Previous Owner	Alan Frederic Benner	
Contact Name	Alan Frederic Benner	
Last Known Address	19 Ridgeview Road	
City - Poughkeepsie	State - NY	Zip Code - 12603
Phone – 845.797.2931	Email	bennera@us.ibm.com
Dates of Ownership	August 2016 - January 2024	
Previous Operator	Alan Frederic Benner	
Contact Name	Alan Frederic Benner	
Last Known Address	19 Ridgeview Road	
City – Poughkeepsie	State - NY	Zip Code - 12603
Phone – 845.797.2931	Email	bennera@us.ibm.com
Dates of Operation	August 2016 - January 2024	
Relationship	None	

18 Lagrange Avenue		
Previous Owner	Vassar East, Stephen G. Guernsey IV and Rochelle A. Perry, as Partners and Individually	
Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	Zip Code - 12603
Phone – 914.474.1231	Email	Unknown
Dates of Ownership	January 2000 - October 2023	
Previous Operator	Stephen G. Guernsey IV	
Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	Zip Code - 12603

Phone – 914.474.1231	Email	Unknown
Dates of Operation	January 2000 - October 2023	
Relationship	None	

3-7 Collegeview Avenue		
Previous Owner	Vassar East, Stephen G. Guernsey IV and Rochelle A. Perry, as Partners and Individually	
Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	City - Poughkeepsie
Phone – 914.474.1231	Email	Phone – 914.474.1231
Dates of Ownership	January 2000 - October 2023	
Previous Operator	Stephen G. Guernsey IV	
Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	City - Poughkeepsie
Phone – 914.474.1231	Email	Phone – 914.474.1231
Dates of Operation	January 2000 - October 2023	
Relationship	None	

9 Collegeview Avenue		
Previous Owner	Vassar East, Stephen G. Guernsey IV and Rochelle A. Perry, as Partners and Individually	
Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	City - Poughkeepsie
Phone – 914.474.1231	Email	Phone – 914.474.1231
Dates of Ownership	January 2000 - October 2023	
Previous Operator	Stephen G. Guernsey IV	

Contact Name	Stephen G. Guernsey IV	
Last Known Address	20 Lagrange Ave.	
City - Poughkeepsie	State - NY	City - Poughkeepsie
Phone – 914.474.1231	Email	Phone – 914.474.1231
Dates of Operation	January 2000 - October 2023	
Relationship	None	

ATTACHMENT O

Attachment O – Environmental History Narrative

The Site is historically associated with local commercial businesses and residential use, with a dry-cleaning facility in operation at the 50 Raymond Avenue parcel since at least the 1950's, and potentially as early as 1937.

Current contaminants of concern at the Site include chlorinated solvents in soil vapor and groundwater, Semi-Volatile Organic Compounds (SVOCs) in groundwater, and metals including arsenic, lead, mercury, copper, silver, and zinc in soil. Petroleum contamination has been observed in site soils, groundwater, and soil vapor, likely associated with NYSDEC Spill No's 0209962, 9511747, 9908423, 0208303, 0209962, and 2406901.

Between 1997 and 2025, a series of investigations were conducted by various consultants across the site, as discussed below.

A Phase I ESA, dated January 15, 1997, was conducted by The Chazen Companies (TCC) for the Juliet Café and Billiards property (60 Raymond Avenue, off-site and adjoining parcel to the southwest). The Phase I ESA identified the dry-cleaning facility, Gladmore Cleaners located at 50 Raymond Avenue as a recognized environmental condition (REC) due to unknown waste handling practices of dry-cleaning chemicals, and its proximity to the Juliet Café and Billards property. The Chazen Phase I ESA also identified three (3) abandoned above ground storage tanks (ASTs) in the basement of the Juliet Café and Billiards, The Three Arts and The Beech Tree Grill. Suspect fill and vent piping located behind the Cobbablu Bakery that is indicative of a UST was also identified in the Phase I ESA.

A combined Phase I and Phase II ESA, dated September 15, 2023, was prepared by Gallagher Bassett Technical Services (GBTS) for the 18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue parcels. Historical records of the property were reviewed, and three (3) soil vapor samples were collected. Based on the findings of elevated chlorinated solvents in soil vapor at the SV-02 sampling location, GBTS recommended that an active sub-slab depressurization system be installed at the 5-7 Collegeview Avenue property for minimizing the risk of soil vapor intrusion into the building.

A combined Phase I and Phase II ESA dated October 31, 2024, was prepared by GBTS for the 50 Raymond Avenue parcel. Historical records of the property were reviewed, and four (4) soil vapor samples were collected in June 2024. Based on the findings of elevated chlorinated solvents in the sub-slab soil vapor, GBTS recommended that an active sub-slab depressurization system be installed at the 50 Raymond Avenue property for minimizing the risk of soil vapor intrusion into the building, and that further work is required to delineate the extent of the chlorinated solvent impacts in the subsurface.

An Indoor Air Sampling Summary Report, dated July 19, 2024, was prepared by LaBella Associates, D.P.C. (LaBella), for the 50 Raymond Avenue parcel. LaBella was retained following the work conducted by GBTS in June 2024 and reviewed previous environmental

reports, performed an indoor air quality assessment of the building, and collected indoor air samples. Based on the data collected by GBTS, LaBella notified NYSDEC of the findings of the site and Spill No. 2402735 was assigned to the Site. Photoionizing Detector (PID) readings were collected during a site walkthrough to detect volatile organic compounds (VOCs) in the indoor air. VOCs were detected at levels ranging from 400-500 ppb in the vicinity of a 55-gallon drum of drycleaning solvent, and 10-20 ppb in the vicinity of containers of dry-cleaning products. LaBella collected indoor air samples over a period of 24 hours. Results of the indoor air sampling were compared against their respective NYSDOH Air Guideline Values (AGVs) and were found to be less than the established AGVs. LaBella additionally reviewed the 2023 data from GBTS and recommended a sub-slab depressurization system be installed to mitigate potential for soil vapor intrusion, and to submit the reports to the NYSDEC to further discuss the next steps for Spill No. 2402735.

A Phase I ESA dated January 8, 2025 for the 14 Lagrange Avenue parcel was prepared by C.T. Male Associates (C.T. Male). The following two (2) RECs were identified in the 14 Lagrange Ave Phase I ESA: (1) the presence of the Gladmore Cleaners dry-cleaning facility proximate to a documented open spill associated with elevated levels of PCE and TCE in sub-slab soil vapor data, and (2) the presence of elevated levels of PCE in groundwater monitoring wells at adjoining properties to 14 Lagrange Avenue.

A Phase II ESA dated January 10, 2025 encompassing 46, 48, and 50 Raymond Avenue parcels, 3-7 and 9 Collegeview Avenue parcels, and 10, 12, 16, and 18 Lagrange Avenue parcels was prepared by C.T. Male. The Phase II ESA activities included a utility/underground structure clearance utilizing a Ground Penetrating Radar (GPR); a subsurface investigation which included the advancement of nineteen (19) soil borings, eight (8) of which were converted to groundwater monitoring wells; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of groundwater samples for laboratory analysis. Elevated PID readings, staining and odors were identified in site soils, and the NYSDEC spill hotline was called and notified of the findings. Spill No. 2406901 was subsequently assigned to the 50 Raymond Avenue parcel. Petroleum-type odors, sheen, and elevated PID readings were additionally documented in the groundwater at monitoring wells MW-05 and MW-07. Analytical results indicated that an exceedance of copper in soils above the Residential Restricted Use Soil Cleanup Objective (RRU SCO) of 270 mg/kg was detected at SB-12 (986 mg/kg). Several exceedances of arsenic, lead, mercury, silver and zinc above Unrestricted Use SCOs but below RRU SCOs were detected at SB-06, SB-07, SB-10, SB-12 and SB-13. Exceedances of PCE above Ambient Water Quality Standards (AWQS) of 5 µg/l were detected in six (6) of the eight (8) groundwater monitoring wells. Exceedances of six (6) PAHs above AWQS were detected in three (3) of the eight (8) groundwater monitoring wells at MW-05, MW-06 and MW-08. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. Elevated concentrations of PCE are present throughout several parcels, and cross- and downgradient from the presumed source. The potential exists for PCE contamination in groundwater to extend off-

site. It was recommended that further work be conducted to define the nature and extent of contamination and additional information to define potential remedial approaches and response actions is warranted.

A Phase II ESA dated March 24, 2025, was prepared by CTM for the 14 LaGrange Avenue parcel. The Phase II ESA included utility/underground structure clearance utilizing a GPR, and a subsurface investigation which included the advancement of three (3) soil borings of which one (1) was converted to a monitoring well; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of a groundwater sample for laboratory analysis. Lead was detected at levels exceeding Unrestricted Use Soil Cleanup Objectives at 96.8 mg/kg at SB-12. PCE was detected in groundwater above the Ambient Water Quality Standards at 11 µg/L. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. The elevated concentrations of PCE detected at MW-09 are downgradient from the presumed source. The presence of PCE in groundwater is of concern because it raises the potential of a Vapor Encroachment Condition. This exposure pathway must be evaluated further. During utility clearance prior to drilling, one (1) potential underground storage tank and one (1) potential septic system were identified. Additional information to define nature and extent of contamination, potential remedial approaches and additional response actions is warranted. Additional investigation should include a vapor intrusion assessment of the on-site buildings, and groundwater sampling.

Parcel Address	Rationale for Inclusion in BCP	Impacted Media	Contaminant(s)	Peak Detection	Standard or Guidance Value
46/48 Raymond Avenue	Groundwater contamination of PCE likely associated with Dry Cleaning facility at 50 Raymond	Water	Tetrachloroethane (PCE)	11 µg/L	5 µg/L (AWQS)
48 Raymond Avenue	Adjoining property to dry cleaning facility, USTs present, and open Spill Nos. 2402735, and 2406901	Water	Tetrachloroethane (PCE)	9.8 µg/L	5 µg/L (AWQS)
			Benzo(a)anthracene	0.07 µg/L	0.002 µg/L (AWQS)
			Benzo(a)pyrene	0.05 µg/L	0 µg/L (AWQS)
			Benzo(b)fluoranthene	0.05 µg/L	0.002 µg/L (AWQS)
			Benzo(k)fluoranthene	0.05 µg/L	0.002 µg/L (AWQS)
			Chrysene	0.05 µg/L	0.002 µg/L (AWQS)
			Indeno(1,2,3-cd)pyrene	0.05 µg/L	0.002 µg/L (AWQS)
			Tetrachloroethane (PCE)	7 µg/L	5 µg/L (AWQS)
50 Raymond Avenue	Dry Cleaning facility and is the likely source of contamination, field evidence of contamination found in soil, soil vapor, and groundwater during investigations.	Soil Vapor	Trichloroethene (TCE)	11,000 µg/m^3	60 µg/m^3 Matrix A - Mitigate
			cis-1,2-dichloroethene	1800 µg/m^3	60 µg/m^3 Matrix A - Mitigate
			cis-1,2-dichloroethene	5200 µg/m^3	1000 µg/m^3 Matrix B - Mitigate

Parcel Address	Rationale for Inclusion in BCP	Impacted Media	Contaminant(s)	Peak Detection	Standard or Guidance Value
50 Raymond Avenue	Dry Cleaning facility and is the likely source of contamination, field evidence of contamination found in soil, soil vapor, and groundwater during investigations.	Soil Vapor	Benzene	950 µg/m^3	600 µg/m^3 Matrix D - Mitigate
		Water	Benzo(a)anthracene	0.03 µg/L	0.002 µg/L (AWQS)
10 Lagrange Avenue	Soil contamination above Unrestricted Use SCOs., and widespread site contamination associated with historic urban fill overlaying the site.	Soil	Lead	193 mg/kg	63 mg/kg (UU SCO)
			Mercury	0.4 mg/kg	0.18 mg/kg (UU SCO)
			Zinc	148 mg/kg	109 mg/kg (UU SCO)
12 Lagrange Avenue	Soil and water contamination, with the PCE contamination in groundwater likely associated with the dry cleaning facility located at 50 Raymond Avenue, based on groundwater flow direction.	Soil	Lead	79.7 mg/kg	63 mg/kg (UU SCO)
		Water	Tetrachloroethane (PCE)	13 µg/L	5 µg/L (AWQS)
14 Lagrange Avenue	Soil and water contamination, with the PCE contamination in groundwater likely associated with the dry cleaning facility located at 50 Raymond Avenue,	Soil	Lead	96.8 mg/kg	63 mg/kg (UU SCOs)
		Water	Tetrachloroethane (PCE)	11 µg/L	5 µg/L (AWQS)

Parcel Address	Rationale for Inclusion in BCP	Impacted Media	Contaminant(s)	Peak Detection	Standard or Guidance Value
	based on groundwater flow direction				
16 Lagrange Avenue	Soil contamination above Unrestricted Use SCOs., and widespread site contamination associated with historic urban fill overlaying the site.	Soil	Lead	78.8 mg/kg	63 mg/kg (UU SCOs)
18 Lagrange Avenue	Soil and water contamination, with the PCE contamination in groundwater likely associated with the dry cleaning facility located at 50 Raymond Avenue, based on groundwater flow direction.	Soil	Lead	376 mg/kg	63 mg/kg (UU SCOs)
			Mercury	0.282 mg/kg	0.18 mg/kg (UU SCOs)
			Copper	986 mg/kg	270 mg/kg (UU SCO and RR SCO)
			Silver	2.12 mg/kg	2 mg/kg (UU SCO)
			Zinc	349 mg/kg	109 mg/kg (UU SCO)
18 Lagrange Avenue	Soil and water contamination, with the PCE contamination in groundwater likely associated with the dry cleaning facility located at 50 Raymond Avenue, based on groundwater flow direction.	Water	Tetrachloroethane (PCE)	15 µg/L	5 µg/L (AWQS)

Parcel Address	Rationale for Inclusion in BCP	Impacted Media	Contaminant(s)	Peak Detection	Standard or Guidance Value
3-7 Collegeview Avenue	Soil, soil vapor, and water contamination, with the PCE contamination in groundwater likely associated with the dry cleaning facility located at 50 Raymond Avenue, based on groundwater flow direction.	Soil Vapor	Tetrachloroethane (PCE)	292 µg/m^3	1000 µg/m^3 Matrix B - Monitor / Mitigate
			Trichloroethene (TCE)	39.6 µg/m^3	60 µg/m^3 Matrix A - Monitor /Mitigate
		Water	Tetrachloroethane (PCE)	11 µg/L	5 µg/L (AWQS)
		Soil	Arsenic	14.9 mg/kg	13 mg/kg (UU SCO)
		Soil	Lead	135 mg/kg	63 mg/kg (UU SCOs)
9 Collegeview Avenue	Soil contamination above Unrestricted Use SCOs., and widespread site contamination associated with historic urban fill overlaying the site.	Soil	Lead	107 mg/kg	63 mg/kg (UU SCOs)

Table 1: Soil Results Summary Table
Detections Above NYSDEC 6 NYCRR Part 375-6.8(a) Unrestricted Use SCOs

Analytes > UU SCOs	Detections > UU SCOs	Maximum Detection (ppm)	UU SCO (ppm)	Depth (ft bgs)
Acetone	1	1.1	0.05	0-5
Arsenic	1	14.9	13	0-2.5
Copper	1	986	50	0-5
Lead	7	376	63	0-5
Mercury	2	0.4	0.18	0-5
Silver	1	2.12	2	0-5
Zinc	2	349	109	0-5

Legend
UU SCOs = NYSDEC NYCRR Part 375 6.8(a) Unrestricted Use Soil Cleanup Objectives
ppm = parts per million

Data Source:
C.T. Male Associates
2024 - 2025

Table 2: Groundwater Results Summary Table
Detections Above NYSDEC TOGS 1.1.1 Ambient Water Quality Standards

Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS Guidance Value (ppb)
Tetrachloroethene (PCE)	7	15	5
Benzo(a)anthracene	2	0.07	0.02
Benzo(a)pyrene	1	0.05	0
Benzo(b)fluoranthene	2	0.05	0.02
Benzo(k)fluoranthene	1	0.05	0.02
Chrysene	1	0.05	0.02
Indeno(1,2,3-cd)pyrene	2	0.05	0.02

Legend
AWQS = NYSDEC TOGS 1.1.1 Ambient Water Quality Standards
ppb = parts per billion

Data Source:
C.T. Male Associates
2024 - 2025

Table 3: Soil Vapor Detections Summary Results Table

Analytes	Total Detections	Maximum Detection ($\mu g/m^3$)	Type of Sample [1]	NYSDOH Matrix [2]	Action	Notes
Trichloroethene (TCE)	11	11,000	SSV	A	MITIGATE	IA maximum detection 0.97 µg/m3
cis-1,2-Dichloroethlyene	4	1,800	SSV	A	MITIGATE	Not detected in IA
1,1-Dichloroethylene	1	16	SSV	A	NFA	Not detected in IA
Carbon Tetrachloride	10	23	SSV	A	MONITOR	IA maximum detection 0.46 µg/m3
Tetrachloroethane (PCE)	12	5,200	SSV	B	MITIGATE	IA maximum detection 4.0 µg/m3
1,1,1-trichloroethane	2	33	SSV	B	NFA	IA maximum detection 0.43 µg/m3
Methylene chloride	7	3.47	SSV	B	NFA	IA maximum detection 0.97 µg/m3
Vinyl Chloride	1	8.6	SSV	C	MONITOR	Not detected in IA
Benzene	11	950	SSV	D	MITIGATE	IA maximum detection 0.97 µg/m3
Ethylbenzene	11	290	SSV	D	NFA	IA maximum detection 1.9 µg/m3
Napthalene	2	1.8	IA, OA	D	NFA	Not detected in SSV
Cyclohexane	6	42	SSV	D	NFA	IA maximum concentration 0.3 µg/m3
Isooctane (2,2,4-trimethylpentane)	12	33.2	SSV	D	NFA	IA maximum concentration 0.57 µg/m3
1,2,4-trimethylbenzene	13	150	SSV	D	MONITOR	IA maximum concentration 2.9 µg/m3
1,3,5-trimethylbenzene	7	53	SSV	D	NFA	IA maximum concentration 1.0 µg/m3
o-xylene	13	180	SSV	D	MONITOR	IA maximum concentration 3.2 µg/m3
m,p-xylene	13	590	SSV	E	MONITOR	IA maximum concentration 8.4 µg/m3
Heptane	6	80	SSV	E	NFA	IA maximum concentration 0.87 µg/m3
Hexane	4	110	SSV	E	NFA	IA maximum concentration 0.84 µg/m3
Toluene	12	290	SSV	F	NFA	IA maximum concentration 13.0 µg/m3

Legend

[1] Type refers to the type of sample collected.

[2] NYSDOH Matrix refers to the NYSDOH Decision Matrix for evaluating Soil Vapor Intrusion for the State of New York.

($\mu g/m^3$) = Micrograms per cubic meter

SSV = Sub-Slab Vapor

IA = Indoor Air

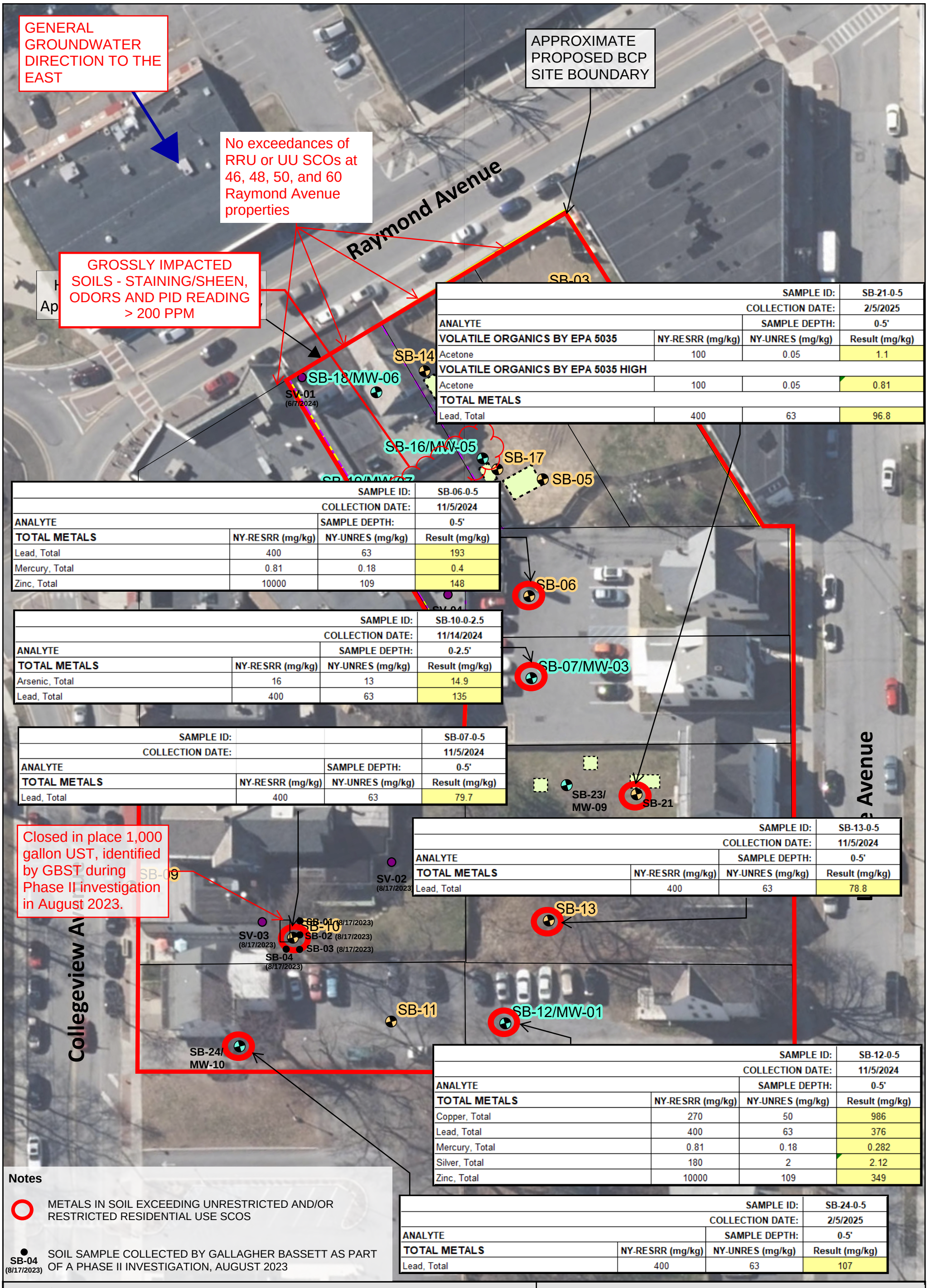
OA - Outdoor Air

NFA = No Further Action

MONITOR = NYSDOH recommends sampling on a recurring basis to determine if concentrations of SSV, IA, or OA have changed over time.

MITIGATE = NYSDOH recommends minimizing current or potential exposures associated with soil vapor intrusion.

Data Source:
GBTS September 2023, GBTS June 2024, and Labella July 2024



		SAMPLE ID:	SB-21-0-5
		COLLECTION DATE:	2/5/2025
ANALYTE		SAMPLE DEPTH:	0-5'
VOLATILE ORGANICS BY EPA 5035	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Acetone	100	0.05	1.1
VOLATILE ORGANICS BY EPA 5035 HIGH			
Acetone	100	0.05	0.81
TOTAL METALS			
Lead, Total	400	63	96.8

		SAMPLE ID:	SB-06-0-5
		COLLECTION DATE:	11/5/2024
ANALYTE		SAMPLE DEPTH:	0-5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Lead, Total	400	63	193
Mercury, Total	0.81	0.18	0.4
Zinc, Total	10000	109	148

		SAMPLE ID:	SB-10-0-2.5
		COLLECTION DATE:	11/14/2024
ANALYTE		SAMPLE DEPTH:	0-2.5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Arsenic, Total	16	13	14.9
Lead, Total	400	63	135

		SAMPLE ID:	SB-07-0-5
		COLLECTION DATE:	11/5/2024
ANALYTE		SAMPLE DEPTH:	0-5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Lead, Total	400	63	79.7

		SAMPLE ID:	SB-13-0-5
		COLLECTION DATE:	11/5/2024
ANALYTE		SAMPLE DEPTH:	0-5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Lead, Total	400	63	78.8

		SAMPLE ID:	SB-12-0-5
		COLLECTION DATE:	11/5/2024
ANALYTE		SAMPLE DEPTH:	0-5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Copper, Total	270	50	986
Lead, Total	400	63	376
Mercury, Total	0.81	0.18	0.282
Silver, Total	180	2	2.12
Zinc, Total	10000	109	349

		SAMPLE ID:	SB-24-0-5
		COLLECTION DATE:	2/5/2025
ANALYTE		SAMPLE DEPTH:	0-5'
TOTAL METALS	NY-RESRR (mg/kg)	NY-UNRES (mg/kg)	Result (mg/kg)
Lead, Total	400	63	107

Notes

METALS IN SOIL EXCEEDING UNRESTRICTED AND/OR RESTRICTED RESIDENTIAL USE SCOS

SB-04 (8/17/2023) SOIL SAMPLE COLLECTED BY GALLAGHER BASSETT AS PART OF A PHASE II INVESTIGATION, AUGUST 2023

Legend

- Soil Boring Locations
- Monitoring Well Locations
- Underground Structures
- Approximate Site Boundary
- Dry Cleaner Property

Project Number: 24.5088
Data Source: NYSGIS Clearinghouse
Projection: NAD 1983 StatePlane New York East FIPS 3101 (US Feet)
Date: December 4, 2024
File: 245088_50_Raymond_Ave.aprx
GIS: C. Bondi

0 20 40 80 120 FT

1 in =40 ft

FIGURE 1: Soil Exceedances above UU and RRU SCOs

50 Raymond Ave Site

Town of Poughkeepsie **Dutchess County, NY**

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

GENERAL GROUNDWATER DIRECTION TO THE EAST

Raymond Avenue

	SAMPLE ID:	MW-06_20241120
ANALYTE	COLLECTION DATE:	11/20/2024
SEMIVOLATILE ORGANICS BY GC/MS-SIM	NY-AWQS (ug/l)	Result
Benzo(a)anthracene	0.002	0.03

	SAMPLE ID:	MW-05_20241119
ANALYTE	COLLECTION DATE:	11/19/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	9.8
SEMIVOLATILE ORGANICS BY GC/MS-SIM		
Benzo(a)anthracene	0.002	0.07
Benzo(a)pyrene	0	0.05
Benzo(b)fluoranthene	0.002	0.05
Benzo(k)fluoranthene	0.002	0.05
Chrysene	0.002	0.05
Indeno(1,2,3-cd)pyrene	0.002	0.05

	SAMPLE ID:	MW-04_20241119
ANALYTE	COLLECTION DATE:	11/19/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	11

Historic/Current Dry Cleaner Approximate Property Boundary

APPROXIMATE PROPOSED BCP SITE BOUNDARY

GROSSLY IMPACTED SOILS - STAINING/SHEEN, ODORS AND PID READING > 200 PPM

50 Raymond Avenue Lot 818683

48 Raymond Avenue Lot 817688

46 Raymond Avenue Lot 817693

60 Raymond Avenue Lot 823675

12 Lagrange Avenue

14 Lagrange Avenue Lot 835687

16 Lagrange Avenue Lot 840686

3-7 Collegeview Avenue Lot 834673

9 Collegeview Avenue Lot 841671

18 Lagrange Avenue Lot 845685

SB-14 SB-02 SB-15 SB-16/MW-05 SB-17 SB-05 SB-18/MW-06 SB-19/MW-07 SB-20/MW-08 SB-04/MW-04 SB-07/MW-03 SB-23/MW-09 SB-21 SB-22 SB-08/MW-02 SB-09 SB-10 SB-11 SB-12/MW-01 SB-24/MW-10 SB-13

SV-01 (6/7/2024) SV-02 (6/7/2024) SV-03 (6/7/2024) SV-04 (6/7/2024)

SV-01 (8/17/2023) SV-02 (8/17/2023) SV-03 (8/17/2023) SB-01 (8/17/2023) SB-02 (8/17/2023) SB-03 (8/17/2023) SB-04 (8/17/2023)

No GW data

No GW data

No exceedances above AWQS

	SAMPLE ID:	MW-03_20241118
ANALYTE	COLLECTION DATE:	11/18/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	13

	SAMPLE ID:	MW-08_20241126
ANALYTE	COLLECTION DATE:	11/25/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	7
SEMIVOLATILE ORGANICS BY GC/MS-SIM		
Benzo(b)fluoranthene	0.002	0.03
Indeno(1,2,3-cd)pyrene	0.002	0.04

	SAMPLE ID:	MW-09_20250210
ANALYTE	COLLECTION DATE:	2/10/2025
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	11

Closed in place 1,000 gallon UST, identified by GBST during Phase II investigation in August 2023.

Collegeview Avenue

Lagrange Aven

	SAMPLE ID:	MW-02_20241118
ANALYTE	COLLECTION DATE:	11/18/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	11

	SAMPLE ID:	MW-01_20241118
ANALYTE	COLLECTION DATE:	11/18/2024
VOLATILE ORGANICS BY GC/MS	NY-AWQS (ug/l)	Result
Tetrachloroethene (PCE)	5	15

Notes

CHLORINATED SOLVENT (PCE) IN GROUNDWATER EXCEEDING TOGS GROUNDWATER EFFLUENT LIMITATIONS (CLASS GA)

SOIL VAPOR SAMPLES COLLECTED BY GALLAGHER BASSETT TECHNICAL SERVICES

SB-04 (8/17/2023) SOIL SAMPLE COLLECTED BY GALLAGHER BASSETT AS PART OF A PHASE II INVESTIGATION, AUGUST 2023

Legend

Soil Boring Locations
Monitoring Well Locations
Underground Structures
Approximate Site Boundary
Dry Cleaner Property

0 20 40 80 120 FT

1 in =40 ft

Project Number: 24.5088
Data Source: NYSGIS Clearinghouse
Projection: NAD 1983 StatePlane New York East FIPS 3101 (US Feet)
Date: December 4, 2024
File: 245088_50_Raymond_Ave.aprx
GIS: C. Bondi

FIGURE 2: Groundwater Exceedances above AWQS

50 Raymond Ave Site

Town of Poughkeepsie **Dutchess County, NY**

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

GENERAL GROUNDWATER DIRECTION TO THE EAST

APPROXIMATE PROPOSED BCP SITE BOUNDARY

Raymond Avenue

	SAMPLE ID:	50RAY-C
	COLLECTION DATE:	7/2/2024
ANALYTE	Consultant	LaBella
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Trichloroethene (TCE)	Matrix A	1.2
Tetrachloroethane (PCE)	Matrix B	1.4

	SAMPLE ID:	50RAY-B
	COLLECTION DATE:	7/2/2024
ANALYTE	Consultant	LaBella
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Trichloroethene (TCE)	Matrix A	0.97
Tetrachloroethane (PCE)	Matrix B	4.0

	SAMPLE ID:	SV-01
	COLLECTION DATE:	6/7/2024
ANALYTE	Consultant	GBTS
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Carbon Tetrachloride	Matrix A	23
1,1-Dichloroethene	Matrix A	16
cis-1,2-dichloroethene (cis-DCE)	Matrix A	25
Trichloroethene (TCE)	Matrix A	160
Tetrachloroethane (PCE)	Matrix B	5,200
Vinyl Chloride	Matrix C	8.6
Benzene	Matrix D	950
Ethylbenzene	Matrix D	290
1,2,4-Trimethylbenzene	Matrix D	150
o-xylene	Matrix D	180
m,p-xylenes	Matrix E	590

	SAMPLE ID:	50RAY-D
	COLLECTION DATE:	7/2/2024
ANALYTE	Consultant	LaBella
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Trichloroethene (TCE)	Matrix A	0.44
Tetrachloroethane (PCE)	Matrix B	2.3
1,2,4-Trimethylbenzene	Matrix D	2.9
m,p-xylenes	Matrix E	8.4

	SAMPLE ID:	50RAY-A
	COLLECTION DATE:	7/2/2024
ANALYTE	Consultant	LaBella
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Trichloroethene (TCE)	Matrix A	0.17
Tetrachloroethane (PCE)	Matrix B	3.50

	SAMPLE ID:		SV-02
	COLLECTION DATE:		6/7/2024
ANALYTE		Consultant	GBTS
VOCs (TO-15)		NYDOH Matrix (ug/m3)	Result (ug/m3)
cis-1,2-dichloroethene (cis-DCE)		Matrix A	1,800
Trichloroethene (TCE)		Matrix A	11,000
Tetrachloroethane (PCE)		Matrix B	550
m,p-xylenes		Matrix E	210

GROSSLY IMPACTED SOILS - STAINING/SHEEN, ODORS AND PID READING > 200 PPM

	SAMPLE ID:	SV-03
	COLLECTION DATE:	6/7/2024
ANALYTE	Consultant	GBTS
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
Trichloroethene (TCE)	Matrix A	35
Tetrachloroethane (PCE)	Matrix B	260
Ethylbenzene	Matrix D	83
o-xylene	Matrix D	78
m,p-xylenes	Matrix E	320

	SAMPLE ID:	SV-04
	COLLECTION DATE:	6/7/2024
ANALYTE	Consultant	GBTS
VOCs (TO-15)	NYDOH Matrix (ug/m3)	Result (ug/m3)
cis-1,2-dichloroethene (cis-DCE)	Matrix A	14
Trichloroethene (TCE)	Matrix A	6.8
Tetrachloroethane (PCE)	Matrix B	10

Closed in place 1,000 gallon UST, identified by GBST during Phase II investigation in August 2023.

	SAMPLE ID:		SV-02
	COLLECTION DATE:		8/17/2023
ANALYTE		Consultant	GBTS
VOCs (TO-15)		NYDOH Matrix (ug/m3)	Result (ug/m3)
Tetrachloroethane (PCE)		Matrix B	292
Trichloroethene (TCE)		Matrix A	39.6

Lagrange Avenue

Collegeview Avenue

Notes

SOIL VAPOR SAMPLES COLLECTED BY GALLAGHER BASSETT TECHNICAL SERVICES AND LABELLA EXCEEDING NYSDOH DECISION MATRICES FOR EVALUATING SOIL VAPOR INTRUSION

SB-04 (8/17/2023) SOIL SAMPLE COLLECTED BY GALLAGHER BASSETT AS PART OF A PHASE II INVESTIGATION, AUGUST 2023

Legend

Soil Boring Locations
Monitoring Well Locations
Underground Structures
Approximate Site Boundary
Dry Cleaner Property

0 20 40 80 120 FT

1 in =40 ft

Project Number: 24.5088
Data Source: NYSGIS Clearinghouse
Projection: NAD 1983 StatePlane New York East FIPS 3101 (US Feet)
Date: December 4, 2024
File: 245088_50_Raymond_Ave.aprx
GIS: C. Bondi

FIGURE 3: Soil Vapor Exceedances

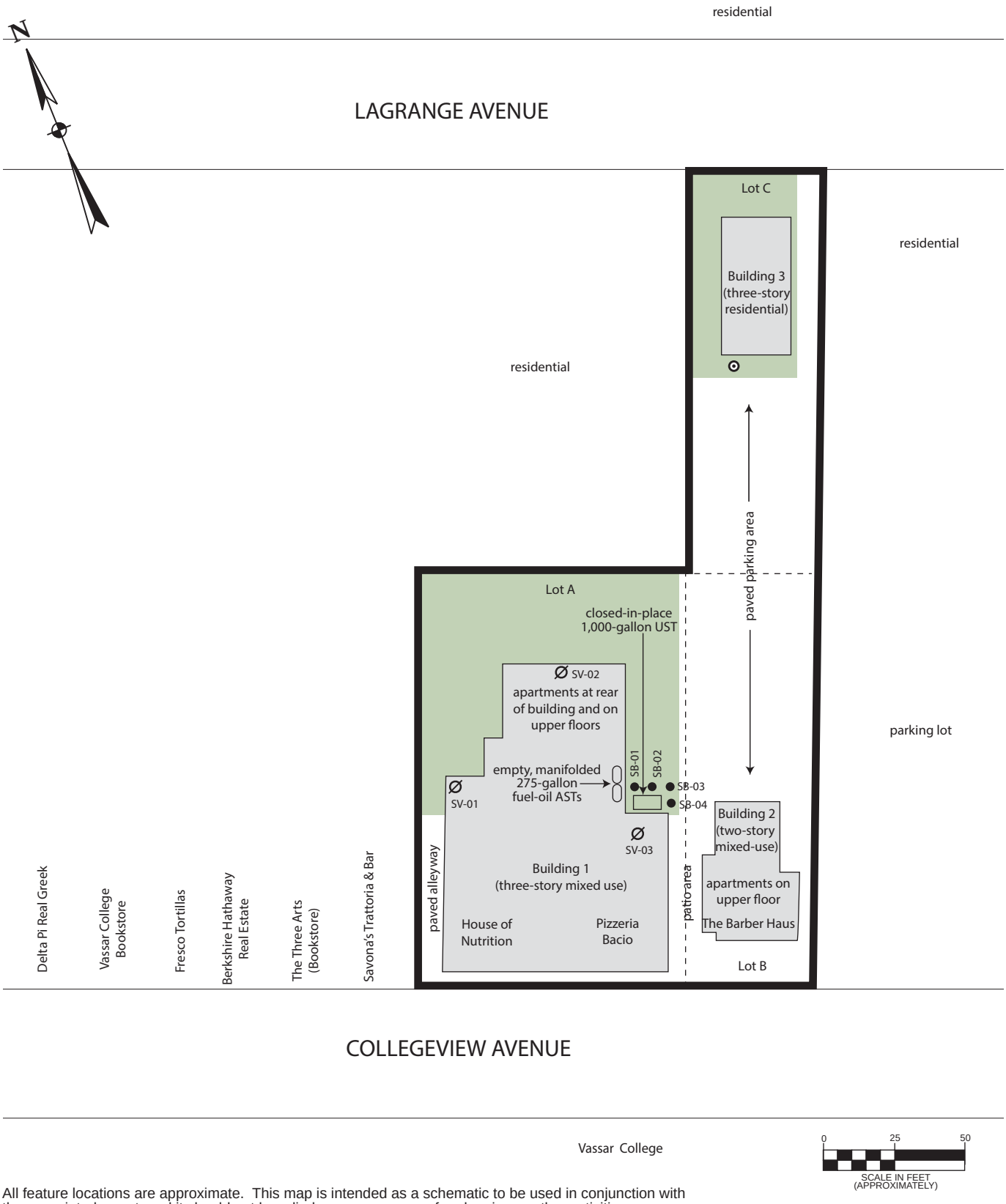
50 Raymond Ave Site

Town of Poughkeepsie **Dutchess County, NY**

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Environmental Reports	Full Reports
Combined Phase I and Phase II ESA by Gallagher Bassett Technical Services (GBTS), dated September 15, 2023 for the 18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue parcels.	Exhibit 1
Indoor Air Sampling Summary Report by LaBella Associates, D.P.C. (LaBella), dated July 19, 2024 for the 50 Raymond Avenue parcel.	Exhibit 2
Combined Phase I and Phase II ESA by GBTS dated October 31, 2024 for the 50 Raymond Avenue parcel.	Exhibit 3
Phase II ESA by C.T. Male dated January 10, 2025 for the 50 Raymond Avenue Site (several parcels).	Exhibit 4
Phase II ESA by C.T. Male dated March 24, 2025 for the 14 Lagrange Avenue Site.	Exhibit 5

Sampling Location Figure and Summary Tables
Combined Phase I and Phase II ESA by Gallagher Bassett Technical Services (GBTS)
September 15, 2023
18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue



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

Selected Site Features Map

18 Lagrange Avenue, 5-7 and 9 Collegeview Avenue
Town of Poughkeepsie
Dutchess County, New York

Legend:
- subject property border
- lot line
- debris filled cistern
- landscaped area
- soil vapor sampling location
- soil boring sampling location

File: 22003-0109

September 2023

Scale as shown

Table 1: Petroleum Compounds in Soils

GBTS Project: 22003-0109

GALLAGHER BASSETT | TECHNICAL SERVICES

		Sample	SB-01 7-8		SB-02 7-9		SB-03 7-9		SB-04 7-9	
U= Not Detected ≥ value		Date	2023-08-17		2023-08-17		2023-08-17		2023-08-17	
All data in mg/Kg (ppm)		Dilution	1		1		1		1	
VOCs, 8260	**UU SCO**	**RRU SCO**	*Result*	*Qualifier*	*Result*	*Qualifier*	*Result*	*Qualifier*	*Result*	*Qualifier*
1,2,4-trimethylbenzene	3.6	52	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
1,3,5-trimethylbenzene	8.4	52	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
benzene	0.06	4.8	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
ethyl benzene	1	41	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
isopropylbenzene	2.3	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
methyl tert-butyl ether (MTBE)	0.93	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
naphthalene	12	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
n-butylbenzene	12	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
n-propylbenzene	3.9	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
o-xylene	0.26	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
p- & m- xylenes	0.26	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
p-isopropyltoluene	10	NA	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
sec-butylbenzene	11	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
tert-butylbenzene	5.9	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
toluene	0.7	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*
xylenes, total	0.26	100	0.0032	*U*	0.0025	*U*	0.0025	*U*	0.0027	*U*

		Sample	SB-01 5-10		SB-02 5-10		SB-03 5-10		SB-04 5-10	
		Date	2023-08-17		2023-08-17		2023-08-17		2023-08-17	
		Dilution	2		2		2		2	
SVOCs, 8270	**UU SCO**	**RRU SCO**	*Result*	*Qualifier*	*Result*	*Qualifier*	*Result*	*Qualifier*	*Result*	*Qualifier*
acenaphthene	20	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
acenaphthylene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
anthracene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
benzo(a)anthracene	1	1	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
benzo(a)pyrene	1	1	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
benzo(b)fluoranthene	1	1	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
benzo(g,h,i)perylene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
benzo(k)fluoranthene	0.8	3.9	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
chrysene	1	3.9	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
dibenzo(a,h)anthracene	0.33	0.33	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
fluoranthene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
fluorene	30	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
indeno(1,2,3-cd)pyrene	0.5	0.5	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
naphthalene	12	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
phenanthrene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*
pyrene	100	100	0.046	*U*	0.046	*U*	0.048	*U*	0.048	*U*

Notes: SCOs based on NYSDEC Part 375-6.8 and CP-51 NA = not available
Result Qualifiers: J = approximate E = estimated B = detected in blank D = diluted

Table 2: VOCs in Soil Vapor

GBTS Project: 22003-0109

GALLAGHER BASSETT | TECHNICAL SERVICES

Sample ID	SV-01		SV-02		SV-03	
All data in µg/m³ Sample Date	2023-08-17		2023-08-17		2023-08-17	
U= Not Detected ≥ value Dilution Factor	1		1		1	
VOCs, TO-15	*Result*	*Qualifier*	*Result*	*Qualifier*	*Result*	*Qualifier*
1,1,1-trichloroethane	1.09	*U*	1.09	*U*	1.09	*U*
1,1,2,2-tetrachloroethane	1.37	*U*	1.37	*U*	1.37	*U*
1,1,2-trichloroethane	1.09	*U*	1.09	*U*	1.09	*U*
1,1-dichloroethane	0.809	*U*	0.809	*U*	0.809	*U*
1,1-dichloroethene	0.793	*U*	0.793	*U*	0.793	*U*
1,2,4-trichlorobenzene	1.48	*U*	1.48	*U*	1.48	*U*
1,2,4-trimethylbenzene	10.3		15.3		16.9	
1,2-dibromoethane	1.54	*U*	1.54	*U*	1.54	*U*
1,2-dichlorobenzene	1.2	*U*	1.2	*U*	1.2	*U*
1,2-dichloroethane	0.809	*U*	0.809	*U*	0.809	*U*
1,2-dichloropropane	0.924	*U*	0.924	*U*	0.924	*U*
1,3,5-trimethylbenzene	2.14		3.38		3.82	
1,3-butadiene	0.442	*U*	0.442	*U*	0.442	*U*
1,3-dichlorobenzene	1.2	*U*	1.2	*U*	1.2	*U*
1,4-dichlorobenzene	1.2	*U*	1.2	*U*	1.2	*U*
1,4-dioxane	0.721	*U*	0.721	*U*	0.721	*U*
2,2,4-trimethylpentane	0.934	*U*	1.46		1.54	
2-butanone	2.1		5.13		5.72	
2-hexanone	0.82	*U*	0.82	*U*	1.5	
3-chloropropene	0.626	*U*	0.626	*U*	0.626	*U*
4-ethyltoluene	2.43		3.59		4.12	
4-methyl-2-pentanone	2.05	*U*	2.05	*U*	2.05	*U*
acetone	21.5		29.5		51.3	
benzene	0.821		1.03		0.942	
benzyl chloride	1.04	*U*	1.04	*U*	1.04	*U*
bromodichloromethane	1.34	*U*	1.34	*U*	1.47	
bromoform	2.07	*U*	2.07	*U*	2.07	*U*
bromomethane	0.777	*U*	0.777	*U*	0.777	*U*
carbon disulfide	0.623	*U*	1.59		0.623	*U*
carbon tetrachloride	1.26	*U*	1.26	*U*	1.26	*U*
chlorobenzene	0.921	*U*	0.921	*U*	0.921	*U*
chloroethane	0.528	*U*	0.528	*U*	0.528	*U*
chloroform	97.2		41.2		79.1	
chloromethane	0.413		0.413	*U*	0.997	
cis-1,2-dichloroethene	0.793	*U*	0.793	*U*	0.793	*U*
cis-1,3-dichloropropene	0.908	*U*	0.908	*U*	0.908	*U*
cyclohexane	21.2		28.2		36.1	
dibromochloromethane	1.7	*U*	1.7	*U*	1.7	*U*
dichlorodifluoromethane	2.57		2.45		2.28	
ethanol	32.4		28.6		171	
ethyl acetate	1.8	*U*	1.8	*U*	1.92	
ethylbenzene	48.6		73		96.4	
freon-113	1.53	*U*	1.53	*U*	1.53	*U*
freon-114	1.4	*U*	1.4	*U*	1.4	*U*
heptane	0.82	*U*	1.04		1.17	
hexachlorobutadiene	2.13	*U*	2.13	*U*	2.13	*U*
isopropanol	2.46		3.32		659	*E*
methyl tert butyl ether	0.721	*U*	0.721	*U*	0.721	*U*
methylene chloride	3.47		1.74	*U*	1.74	*U*
n-hexane	0.705	*U*	0.959		1.17	
o-xylene	42.7		65.2		79.5	
p/m-xylene	285		414		486	
styrene	0.852	*U*	0.852	*U*	1.15	
tertiary butyl alcohol	2.36		2.22		1.52	*U*
tetrachloroethene	48.2		292		51.6	
tetrahydrofuran	1.47	*U*	2.18		1.66	
toluene	12.8		20.8		28.5	
trans-1,2-dichloroethene	0.793	*U*	0.793	*U*	0.793	*U*
trans-1,3-dichloropropene	0.908	*U*	0.908	*U*	0.908	*U*
trichloroethene	3.37		39.6		1.23	
trichlorofluoromethane	2.16		1.4		1.33	
vinyl bromide	0.874	*U*	0.874	*U*	0.874	*U*
vinyl chloride	0.511	*U*	0.511	*U*	0.511	*U*

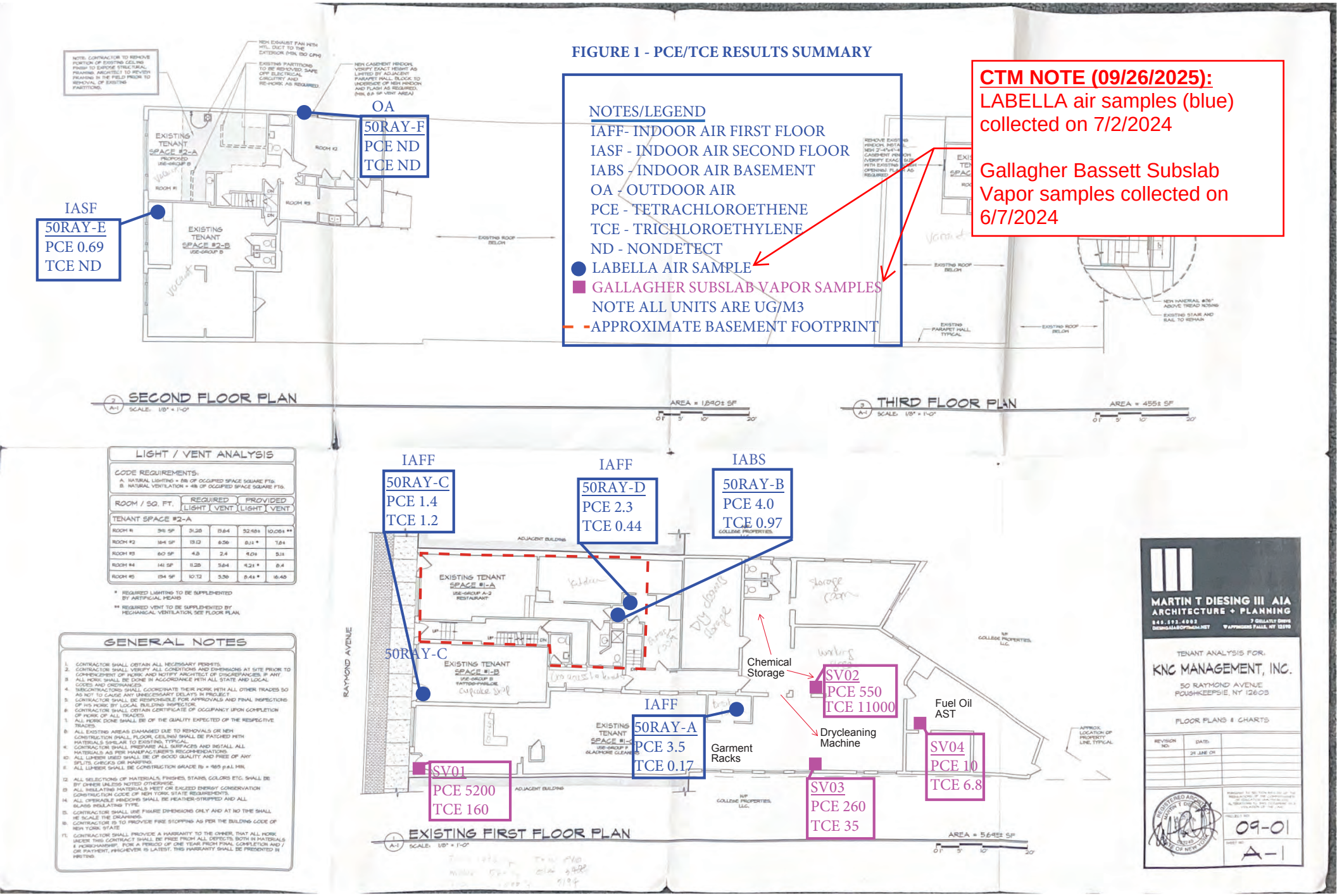
Detected concentrations
Relatively elevated concentrations

Notes: NA = not available
Result Qualifiers: J = approximate E = estimated B = detected in blank

Sampling Location Figure and Summary Tables
Indoor Air Sampling Summary Report by LaBella Associates, D.P.C. (LaBella)
July 19, 2024
50 Raymond Avenue

Figure 1
PCE/TCE Results Summary

FIGURE 1 - PCE/TCE RESULTS SUMMARY



Analytical Summary Tables

Table 1: Summary of Matrix VOC Results in Indoor Air and Sub-slab Vapor
50 Raymond Ave
Poughkeepsie, NY

Sample Date	NYSDOH Matrix (1)	NYSDOH Sub-slab Vapor Matrix Values (3)	NYSDOH Indoor Air Matrix Values (2,3)	6/7/2024	6/7/2024	6/7/2024	6/7/2024	7/2/2024	7/2/2024	7/2/2024	7/2/2024	7/2/2024	7/2/2024
Tenant Location				Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Basement Area	Desserts	Restaurant	Second Floor Area	Outdoor
Consultant				Gallagher Bassett	Gallagher Bassett	Gallagher Bassett	Gallagher Bassett	LaBella	LaBella	LaBella	LaBella	LaBella	LaBella
Sample Media				Sub-slab Vapor	Sub-slab Vapor	Sub-slab Vapor	Sub-slab Vapor	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Outdoor Air
Sample ID				**SV-01**	**SV-02**	**SV-03**	**SV-04**	**50Ray-A**	**50Ray-B**	**50Ray-C**	**50Ray-D**	**50Ray-E**	**50Ray-F**
Analyte	Units	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3
Carbon tetrachloride	Matrix A	< 6 6 to 60 ≥ 60	< 0.2 0.2 to 1.0 ≥ 1.0	23	4	0.46	0.47	0.35	0.4	0.37	0.46	0.37	0.35
Trichloroethylene				160	11000	35	6.8	0.17	0.97	1.2	0.44	ND at 0.11	ND at 0.12
1,1-Dichloroethylene				16	ND at 6.3	ND at 0.72	ND at 0.74	ND at 0.079	ND at 0.089	ND at 0.073	ND at 0.081	ND at 0.084	ND at 0.091
cis-1,2-Dichloroethylene				25	1800	2.7	14	ND at 0.079	ND at 0.089	ND at 0.073	ND at 0.081	ND at 0.084	ND at 0.091
1,1,1-Trichloroethane	Matrix B	< 100 100 to 1000 ≥ 1000	< 3 3 to 10 ≥ 10	33	ND at 8.7	ND at 0.99	ND at 1	0.43	ND at 0.49	ND at 0.40	ND at 0.45	ND at 0.58	ND at 0.50
Methylene Chloride				19	ND at 11	ND at 1.3	ND at 1.3	0.69	0.87	0.97	2.5	0.85	ND at 0.64
Tetrachloroethylene				5200	550	260	10	3.5	4	1.4	2.3	0.69	ND at 0.62
Vinyl Chloride	Matrix C	< 6 6 to 60 ≥ 60	< 0.2 ≥ 0.2	8.6	ND at 4.1	ND at 0.47	ND at 0.48	ND at 0.10	ND at 0.11	ND at 0.094	ND at 0.10	ND at 0.11	ND at 0.12
Benzene	Matrix D	< 60 60 to 600 ≥ 600	< 2 ≥ 2	950	ND at 5.1	0.64	0.66	0.28	0.32	0.31	0.97	ND at 0.27	0.79
Ethylbenzene				290	58	83	2.4	ND at 0.35	ND at 0.39	1.9	1.8	0.59	1.4
Naphthalene				ND at 93	ND at 84	ND at 9.5	ND at 9.8	ND at 0.83	ND at 0.94	ND at 0.77	1.8	ND at 0.89	1.2
Cyclohexane				42	ND at 5.5	2.1	ND at 0.64	ND at 0.27	ND at 0.31	0.3	ND at 0.28	ND at 0.29	ND at 0.32
Isooctane (2,2,4-Trimethylpentane)				33.2	3.73	3.15	0.524	0.3	0.25	0.41	0.57	0.32	2.1
1,2,4-Trimethylbenzene				150	17	23	1.5	0.39	0.44	0.47	2.9	1.8	0.72
1,3,5-Trimethylbenzene				53	ND at 7.9	7.7	ND at 0.92	ND at 0.39	ND at 0.44	ND at 0.36	1	0.66	ND at 0.45
o-Xylene				180	56	78	1.3	0.35	0.43	1.5	3.2	1.3	1.8
m,p-Xylenes	Matrix E	< 200 200 to 2000 ≥ 2000	< 6 > 20	590	210	320	3.4	0.79	1.2	5.2	8.4	2.7	6
Heptane				80	ND at 6.5	ND at 0.75	1	ND at 0.33	0.66	ND at 0.30	0.87	ND at 0.35	ND at 0.38
Hexane				110	ND at 5.6	ND at 0.64	1.2	ND at 0.28	ND at 0.32	ND at 0.26	0.58	ND at 0.30	0.74
Toluene	Matrix F	< 300 300 to 3000 ≥ 3000	< 10 > 50	290	ND at 6	3.8	3	0.87	13	1.4	2.8	0.92	6.1

Notes:

Concentrations in micrograms per cubic meter (ug/m^3)

"ND" indicates the concentration was not detected above the reporting limit

(1) *New York State Department of Health (NYSDOH), Guidance for Evaluating Soil Vapor Intrusion in the State of New York* , October 2006 and subsequent updates. [Note: This Guidance uses a combination of indoor air and sub-slab soil vapor when comparing to the matrices. In addition, for compounds not listed in the matrices an overall site approach is employed which utilizes the USEPA BASE Database (see 2. below) as typical background for commercial buildings and also uses the outdoor air sample, refer to Guidance document for details.]

(2) USEPA Building Assessment and Survey Evaluation (BASE) Database (90th Percentile). As recommended in Section 3.2.4 of the NYSDOH Guidance (Refer to Footnote "1") this database is referenced for the indoor air sampling results. This database is also referenced to provide initial benchmarks for comparison to the air sampling data and does not represent regulatory standards or compliance values.

(3) Values obtained from NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York, updated February 2024. Recommended action depends on comparision of both sub-slab and indoor air results to matrices.

***NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York* , May 2017/February 2024 Decision Matrices Notes:**

MONITOR:

NYSDOH recommends monitoring (sampling on a recurring basis), including but not necessarily limited to sub-slab vapor, basement air and outdoor air sampling, to determine whether concentrations in the indoor air or sub-slab vapor have changed and/or to evaluate temporal influences. Monitoring might also be recommend to determine whether existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are maintaining the desired mitigation endpoint and to determine whether changes are needed. The type and frequency of monitoring is determined based on site-, building-, and analyte-specific information, taking into account applicable environmental data and building operating conditions. Monitoring is an interim measure required to evaluate exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MITIGATE:

NYSDOH recommends mitigation to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions. Mitigation is considered a temporary measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

--Note that results in unshaded cells are designated "No Further Action" recommended to address human exposure for that compound in that location; however, results from other locations in the same building may yield other recommendations.

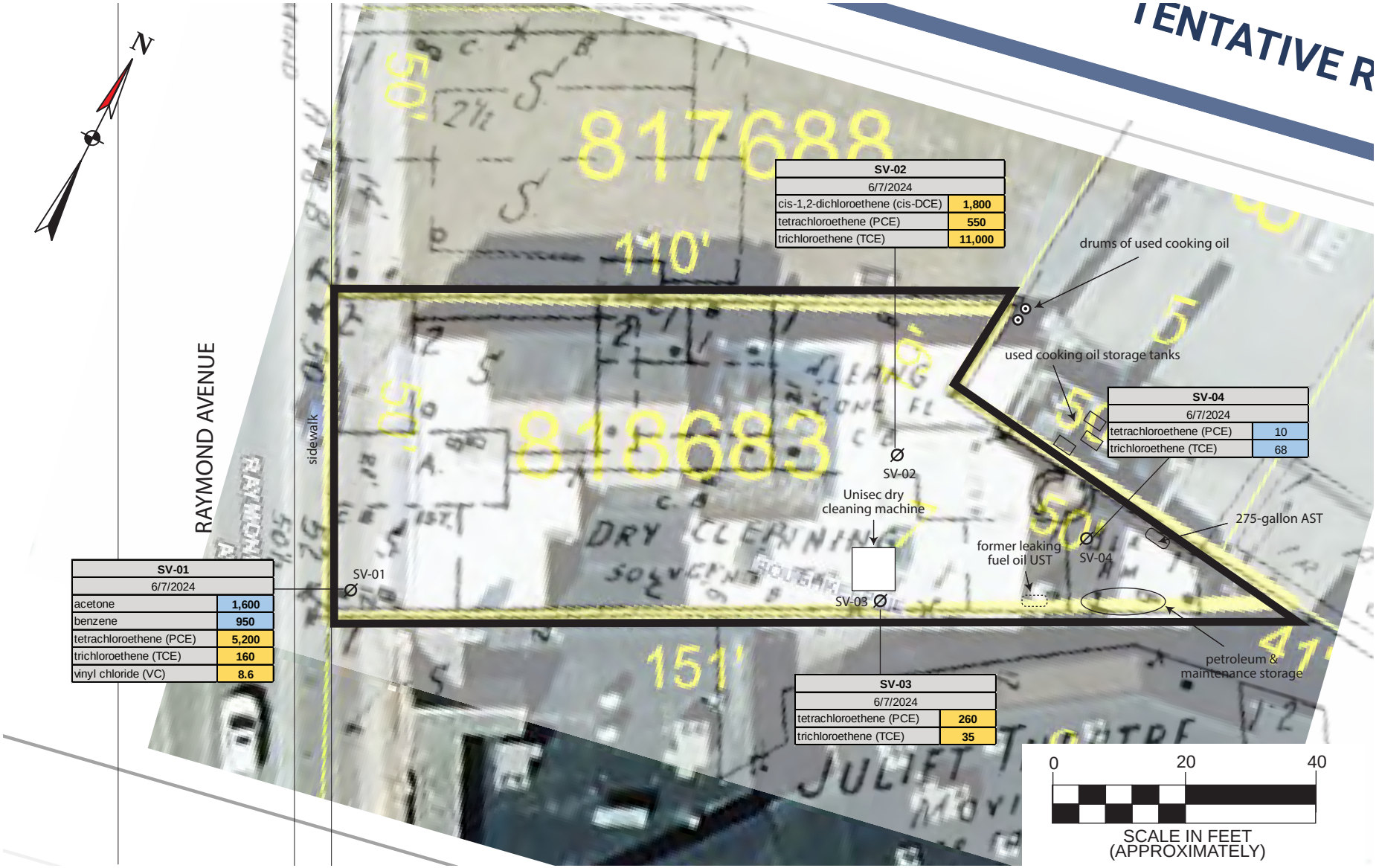
Table 2: Summary of Non-Matrix VOC Results
50 Raymond Ave
Poughkeepsie, NY

Sample Date	June 2024	June 2024	June 2024	June 2024	July 2024	July 2024	July 2024	July 2024	July 2024	July 2024
Tenant Location	Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Gladmore Cleaners	Basement Area	Twisted Soul	New Nelly's	Second Floor	Outdoors
Consultant	Gallagher Bassett	Gallagher Bassett	Gallagher Bassett	Gallagher Bassett	LaBella	LaBella	LaBella	LaBella	LaBella	LaBella
Sample Media	Sub-slab Vapor	Sub-slab Vapor	Sub-slab Vapor	Sub-slab Vapor	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Indoor Air	Outdoor Air
Sample ID	**SV-01**	**SV-02**	**SV-03**	**SV-4**	**50Ray-A**	**50Ray-B**	**50Ray-C**	**50Ray-D**	**50Ray-E**	**50Ray-F**
Analyte	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3
Dichlorodifluoromethane (CFC 12)	9.7	ND at 7.9	2.3	3.1	2.4	2.6	2.4	2.6	2.6	2.3
Chloromethane	8.1	ND at 3.3	0.86	2.5	1.1	1.3	1.1	2.6	1.2	4.8
1,2-Dichloro-1,1,2,2-tetrafluoroethane (CFC 114)	ND at 12	ND at 11	ND at 1.3	ND at 1.3	ND at 0.56	ND at 0.63	ND at 0.52	ND at 0.57	ND at 0.59	ND at 0.64
1,3-Butadiene	14	ND at 11	ND at 1.2	ND at 1.2	ND at 0.53	ND at 0.60	ND at 0.49	ND at 0.54	ND at 0.56	ND at 0.61
Bromomethane	20	ND at 6.2	ND 0.71	ND at 0.73	ND at 0.31	ND at 0.35	ND at 0.29	ND at 0.32	0.39	ND at 0.36
Chloroethane	8.9	ND at 4.2	ND at 0.48	ND at 0.49	ND at 0.21	ND at 0.24	ND at 0.19	ND at 0.22	ND at 0.22	ND at 0.24
Acetone	1600	140	17	35	14	14	210	260	190	9300
Trichlorofluoromethane (CFC 11)	37	ND at 9	1.4	1.9	1.3	2.4	1.2	1.9	1.4	1.2
2-Propanol (Isopropanol)	21	ND at 7.9	1.8	3.6	2.3	1.4	4.8	6.7	10	22
Trichlorotrifluoroethane (CFC 113)	27	ND at 12	ND at 1.4	ND at 1.4	ND at 0.61	ND at 0.69	ND at 0.57	ND at 0.63	ND at 0.65	ND at 0.70
Carbon Disulfide	24	17	ND at 0.57	ND at 0.58	ND at 0.25	ND at 0.28	ND at 0.23	ND at 0.26	ND at 0.26	0.66
trans-1,2-dichloroethylene	20	12	ND at 0.72	ND at 0.74	ND at 0.32	ND at 0.36	ND at 0.29	ND at 0.32	ND at 0.34	ND at 0.36
1,1-Dichloroethane	19	ND at 6.5	ND at 0.74	ND at 0.76	ND at 0.32	ND at 0.36	ND at 0.30	ND at 0.33	ND at 0.24	ND at 0.37
Methyl tert-butyl ether	13	ND at 5.8	ND at 0.66	ND at 0.67	ND at 0.29	ND at 0.32	ND at 0.27	ND at 0.30	ND at 0.3	ND at 0.33
Vinyl Acetate	8.1	ND at 5.6	ND at 0.64	ND at 0.66	ND at 0.28	ND at 0.32	ND at 0.26	ND at 0.29	ND at 0.3	ND at 0.32
2-Butanone (Methyl Ethyl Ketone)	73	6.1	7.7	1.7	1.8	6.7	3.1	6.3	2.0	20
Ethyl Acetate	18	ND at 12	ND at 1.3	ND at 1.3	ND at 0.57	1.1	3.9	9.6	ND at 0.61	1.3
Chloroform	220	50	12	ND at 0.91	ND at 0.39	ND at 0.44	0.65	0.6	0.41	ND at 0.45
Tetrahydrofuran (THF)	26	ND at 9.4	ND at 1.1	ND at 1.1	ND at 0.47	ND at 0.53	ND at 0.44	ND at 0.48	ND at 0.50	3.7
1,2-Dichloroethane	17	ND at 6.5	ND at 0.74	ND at 0.76	ND at 0.32	0.47	5.4	0.36	ND at 0.34	ND at 0.37
1,2-Dichloropropane	20	ND at 7.4	ND at 0.84	ND at 0.86	ND at 0.37	ND at 0.41	ND at 0.34	ND at 0.38	ND at 0.39	ND at 0.42
Bromodichloromethane	56	ND at 11	ND at 1.2	ND at 1.3	ND at 0.53	ND at 0.60	ND at 0.49	ND at 0.55	ND at 0.57	ND at 0.61
1,4-Dioxane	13	ND at 12	ND at 1.3	ND at 1.3	ND at 0.57	ND at 0.65	ND at 0.53	ND at 0.59	ND at 0.61	ND at 0.66
cis-1,3-Dichloropropene	16	ND at 7.2	ND at 0.83	ND at 0.85	ND at 0.41	ND at 0.41	ND at 0.33	ND at 0.37	ND at 0.38	ND at 0.42
4-Methyl-2-Pentanone	29	ND at 6.5	0.97	ND at 0.77	0.55	0.44	0.51	0.60	0.35	ND at 0.38
trans-1,3-Dichloropropene	15	ND at 7.2	ND at 0.83	ND at 0.85	ND at 0.36	ND at 0.41	ND at 0.33	ND at 0.37	ND at 0.38	ND at 0.42
1,1,2-Trichloroethane	21	9.6	ND at 0.99	ND at 1	ND at 0.43	ND at 0.49	ND at 0.40	ND at 0.45	ND at 0.46	ND at 0.50
2-Hexanone	31	ND at 13	1.8	ND at 1.5	ND at 0.65	ND at 0.74	ND at 0.60	1.3	ND at 0.69	1.9
Dibromochloromethane	38	ND at 14	ND at 1.6	ND at 1.6	ND at 0.68	ND at 0.76	ND at 0.63	ND at 0.70	ND at 0.72	ND at 0.78
1,2-Dibromoethane	30	ND at 12	ND at 1.4	ND at 1.4	ND at 0.61	ND at 0.69	ND at 0.57	ND at 0.63	ND at 0.65	ND at 0.70
Chlorobenzene	20	ND at 7.4	ND at 0.84	ND at 0.86	ND at 0.37	ND at 0.41	ND at 0.34	ND at 0.38	ND at 0.39	0.35
Bromoform	33	ND at 17	ND at 1.9	ND at 1.9	ND at 0.82	ND at 0.93	ND at 0.76	ND at 0.32	ND at 0.87	ND at 0.95
Styrene	27	ND at 6.8	3.3	ND at 0.8	ND at 0.34	ND at 0.38	0.97	0.49	ND at 0.36	2.0
1,1,2,2-Tetrachloroethane	32	ND at 11	ND at 1.2	ND at 1.3	ND at 0.55	ND at 0.62	ND at 0.51	ND at 0.56	ND at .058	ND at 0.63
4-Ethyltoluene	140	15	17	1.4	ND at 0.39	ND at 0.44	ND at 0.36	1.0	1.5	0.59
Benzyl Chloride	35	ND at 8.3	ND at 0.94	ND at 0.97	ND at 0.41	ND at 0.46	ND at 0.38	ND at 0.49	ND at 0.44	5.5
1,3-Dichlorobenzene	25	ND at 9.6	ND at 1.1	ND at 1.1	ND at 0.53	ND at 0.54	ND at 0.44	ND at 0.49	ND at 0.51	ND at 0.55
1,4-Dichlorobenzene	25	ND at 9.6	ND at 1.1	ND at 1.1	ND at 0.48	0.97	ND at 0.44	0.94	ND at 0.51	ND at 0.55
1,2-Dichlorobenzene	25	ND at 9.6	ND at 1.1	ND at 1.1	ND at 0.48	ND at 0.54	ND at 0.44	ND at 0.49	ND at 0.51	ND at 0.55
1,2,4-Trichlorobenzene	21	ND at 12	ND at 1.4	ND at 1.4	ND at 0.59	ND at 0.67	ND at 0.55	ND at 0.61	ND at 0.63	ND at 0.68
Hexachlorobutadiene	38	ND at 17	ND at 1.9	ND at 2	ND at 0.85	ND at 0.96	ND at 0.79	ND at 0.87	1.6	ND at 0.98

Notes:
"ND" indicates the concentration was not detected above the reporting limit

C.T. MALE ASSOCIATES

Sampling Location Figure and Summary Tables
Combined Phase I and Phase II ESA by GBTS
October 31, 2024
50 Raymond Avenue



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

Selected Site Features/Fieldwork Map

50 Raymond Avenue
Town of Poughkeepsie
Dutchess County, New York

Legend:

- subject property border
- Ø soil vapor sample location

All data in ug/m³
Detected concentrations
Notable non-chlorinated VOC
Elevated PCE and breakdown products

File: 24003-0026

October 2024

Scale as shown

Table: VOCs in Soil Vapor
GBTS Project: 24003-0026

50 Raymond Avenue
Town of Poughkeepsie, New York

GALLAGHER BASSETT | TECHNICAL SERVICES

Sample ID	SV-01		SV-02		SV-03		SV-04	
All data in µg/m³ Sample Date	2024-06-07		2024-06-07		2024-06-07		2024-06-07	
U= Not Detected ≥ value Dilution Factor	17.77		15.97		1.82		1.868	
VOCs, TO-15	*Result*	*Flag*	*Result*	*Flag*	*Result*	*Flag*	*Result*	*Flag*
1,1,1,2-tetrachloroethane	27	*D*	11	*U*	1.2	*U*	1.3	*U*
1,1,1-trichloroethane (TCA)	33	*D*	8.7	*U*	0.99	*U*	1	*U*
1,1,2,2-tetrachloroethane	32	*D*	11	*U*	1.2	*U*	1.3	*U*
1,1,2-trichloro-1,2,2-trifluoroethane	27	*D*	12	*U*	1.4	*U*	1.4	*U*
1,1,2-trichloroethane	21	*D*	9.6	*D*	0.99	*U*	1	*U*
1,1-dichloroethane	19	*D*	6.5	*U*	0.74	*U*	0.76	*U*
1,1-dichloroethene (1,1-DCE)	16	*D*	6.3	*U*	0.72	*U*	0.74	*U*
1,2,4-trichlorobenzene	21	*D*	12	*U*	1.4	*U*	1.4	*U*
1,2,4-trimethylbenzene	150	*D*	17	*D*	23	*D*	1.5	*D*
1,2-dibromoethane	30	*D*	12	*U*	1.4	*U*	1.4	*U*
1,2-dichlorobenzene	25	*D*	9.6	*U*	1.1	*U*	1.1	*U*
1,2-dichloroethane	17	*D*	6.5	*U*	0.74	*U*	0.76	*U*
1,2-dichloropropane	20	*D*	7.4	*U*	0.84	*U*	0.86	*U*
1,2-dichlorotetrafluoroethane	12	*U*	11	*U*	1.3	*U*	1.3	*U*
1,3,5-trimethylbenzene	53	*D*	7.9	*U*	7.7	*D*	0.92	*U*
1,3-butadiene	14	*D*	11	*U*	1.2	*U*	1.2	*U*
1,3-dichlorobenzene	25	*D*	9.6	*U*	1.1	*U*	1.1	*U*
1,3-dichloropropane	19	*D*	7.4	*U*	0.84	*U*	0.86	*U*
1,4-dichlorobenzene	25	*D*	9.6	*U*	1.1	*U*	1.1	*U*
2,2,4-trimethylpentane	33.2	*D*	3.73	*D*	3.15	*D*	0.524	*D*
1,4-dioxane	13	*D*	12	*U*	1.3	*U*	1.3	*U*
2-butanone	73	*D*	6.1	*D*	7.7	*D*	1.7	*D*
2-hexanone	31	*D*	13	*U*	1.8	*D*	1.5	*U*
3-chloropropene	28	*U*	25	*U*	2.8	*U*	2.9	*U*
4-methyl-2-pentanone	29	*D*	6.5	*U*	0.97	*D*	0.77	*U*
acetone	**1,600**	*BD*	140	*BD*	17	*D*	35	*D*
acrylonitrile	22	*D*	3.5	*U*	0.39	*U*	0.41	*U*
benzene	**950**	*D*	5.1	*U*	0.64	*D*	0.66	*D*
benzyl chloride	35	*D*	8.3	*U*	0.94	*U*	0.97	*U*
bromodichloromethane	56	*D*	11	*U*	1.2	*U*	1.3	*U*
bromoform	33	*D*	17	*U*	1.9	*U*	1.9	*U*
bromomethane	20	*D*	6.2	*U*	0.71	*U*	0.73	*U*
carbon disulfide	24	*D*	17	*D*	0.57	*U*	0.58	*U*
carbon tetrachloride	23	*D*	4	*D*	0.46	*D*	0.47	*D*
chlorobenzene	20	*D*	7.4	*U*	0.84	*U*	0.86	*U*
chloroethane	8.9	*D*	4.2	*U*	0.48	*U*	0.49	*U*
chloroform	220	*D*	50	*D*	12	*D*	0.91	*U*
chloromethane	8.1	*D*	3.3	*U*	0.86	*D*	2.5	*D*
cis-1,2-dichloroethene (cis-DCE)	25	*D*	**1,800**	*D*	2.7	*D*	1.4	*D*
cis-1,3-dichloropropene	16	*D*	7.2	*U*	0.83	*U*	0.85	*U*
cyclohexane	42	*D*	5.5	*U*	2.1	*D*	0.64	*U*
dibromochloromethane	38	*D*	14	*U*	1.6	*U*	1.6	*U*
dichlorodifluoromethane	9.7	*D*	7.9	*U*	2.3	*D*	3.1	*D*
ethyl acetate	18	*D*	12	*U*	1.3	*U*	1.3	*U*
ethylbenzene	290	*D*	58	*D*	83	*D*	2.4	*D*
hexachlorobutadiene	38	*D*	17	*U*	1.9	*U*	2	*U*
isopropanol	21	*D*	7.9	*U*	1.8	*D*	3.6	*D*
methyl methacrylate	7.3	*U*	6.5	*U*	0.75	*U*	0.76	*U*
methyl tert butyl ether	13	*D*	5.8	*U*	0.66	*U*	0.67	*U*
methylene chloride	19	*D*	11	*U*	1.3	*U*	1.3	*U*
naphthalene	93	*U*	84	*U*	9.5	*U*	9.8	*U*
n-heptane	80	*D*	6.5	*U*	0.75	*U*	1	*D*
n-hexane	110	*D*	5.6	*U*	0.64	*U*	1.2	*D*
o-xylene	180	*D*	56	*D*	78	*D*	1.3	*D*
p/m-xylene	590	*D*	210	*D*	320	*D*	3.4	*D*
p-ethyltoluene	140	*D*	15	*D*	17	*D*	1.4	*D*
propylene	9.5	*D*	4.1	*D*	0.31	*U*	0.32	*U*
styrene	27	*D*	6.8	*U*	3.3	*D*	0.8	*U*
tetrachloroethene (PCE)	**5,200**	*D*	**550**	*D*	**260**	*D*	10	*D*
tetrahydrofuran	26	*D*	9.4	*U*	1.1	*U*	1.1	*U*
toluene	290	*D*	6	*U*	3.8	*D*	3	*D*
trans-1,2-dichloroethene (trans-DCE)	20	*D*	12	*D*	0.72	*U*	0.74	*U*
trans-1,3-dichloropropene	15	*D*	7.2	*U*	0.83	*U*	0.85	*U*
trichloroethene (TCE)	**160**	*D*	**11,000**	*D*	**35**	*D*	6.8	*D*
trichlorofluoromethane	37	*D*	9	*U*	1.4	*D*	1.9	*D*
vinyl acetate	8.1	*D*	5.6	*U*	0.64	*U*	0.66	*U*
vinyl bromide	13	*D*	7	*U*	0.8	*U*	0.82	*U*
vinyl chloride (VC)	**8.6**	*D*	4.1	*U*	0.47	*U*	0.48	*U*

Detected concentrations
Notable non-chlorinated VOC
Elevated PCE and breakdown products

Notes: NA = not available
Result Flags: J = approximate E = estimated B = detected in blank

Sampling Location Figure and Summary Tables
Phase II ESA by C.T. Male Associates
January 10, 2025
50 Raymond Avenue Site (several parcels)



Legend

- Soil Boring Locations
- Monitoring Well Locations
- Underground Structures
- Approximate Site Boundary
- Dry Cleaner Property

0 20 40 80 120 FT

1 in =40 ft

Project Number: 24.5088
Data Source: NYSGIS Clearinghouse
Projection: NAD 1983 StatePlane New York East FIPS 3101 (US Feet)
Date: December 4, 2024
File: 245088_50_Raymond_Ave.aprx
GIS: C. Bondi

FIGURE 2: Sampling Location Map
50 Raymond Ave Site

Town of Poughkeepsie **Dutchess County, NY**

C.T. MALE ASSOCIATES
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50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

C.T. MALE ASSOCIATES

TABLE 1
SOIL SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
NOVEMBER 2024

			SAMPLE ID:	SB-02-10-15		SB-03-0-5		SB-03-5-10		SB-04-0-5		SB-04-10-15		SB-05-10-15		SB-06-0-5		SB-06-10-15		SB-07-0-5		SB-07-10-15		SB-08-10-15	
			LAB ID:	L2464355-08		L2464355-03		L2464355-04		L2464355-05		L2464355-06		L2464699-02		L2464699-03		L2464699-04		L2464699-05		L2464699-06		L2467124-02	
			COLLECTION DATE:	11/4/2024		11/4/2024		11/4/2024		11/4/2024		11/4/2024		11/5/2024		11/5/2024		11/5/2024		11/5/2024		11/5/2024		11/14/2024	
			SAMPLE DEPTH (feet bgs):	10-15		0-5		5-10		0-5		10-15		10-15		0-5		10-15		0-5		10-15		10-15	
			SAMPLE MATRIX:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
PARAMETER	**NY-RESRR**	**NY-UNRES**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Volatile Organic Compounds																									
Chloroform	49	0.37	mg/kg	0.0019	U	-	-	0.00098	U	-	-	0.0015	U	0.0018	U	-	-	0.0019	U	-	-	0.0019	U	0.002	U
Tetrachloroethene	19	1.3	mg/kg	0.0016		-	-	0.00037		-	-	0.0034		0.0029		-	-	0.003		-	-	0.0036		0.0012	
Benzene	4.8	0.06	mg/kg	0.00062	U	-	-	0.00032	U	-	-	0.00051	U	0.00062	U	-	-	0.00064	U	-	-	0.00063	U	0.00066	U
Ethylbenzene	41	1	mg/kg	0.0012	U	-	-	0.00065	U	-	-	0.001	U	0.0012	U	-	-	0.0013	U	-	-	0.0013	U	0.0013	U
Trichloroethene	21	0.47	mg/kg	0.00062	U	-	-	0.00032	U	-	-	0.00051	U	0.00062	U	-	-	0.00063	J	-	-	0.0029		0.00066	U
1,4-Dichlorobenzene	13	1.8	mg/kg	0.0025	U	-	-	0.0013	U	-	-	0.002	U	0.0025	U	-	-	0.0025	U	-	-	0.0025	U	0.0026	U
cis-1,2-Dichloroethene	100	0.25	mg/kg	0.0012	U	-	-	0.00065	U	-	-	0.001	U	0.0012	U	-	-	0.0013	U	-	-	0.0013	U	0.0013	U
Acetone	100	0.05	mg/kg	0.012	U	-	-	0.0065	U	-	-	0.01	U	0.012	U	-	-	0.013	U	-	-	0.013	U	0.013	U
Isopropylbenzene	NS	NS	mg/kg	0.0012	U	-	-	0.00065	U	-	-	0.001	U	0.0012	U	-	-	0.0013	U	-	-	0.0013	U	0.0013	U
Methyl cyclohexane	NS	NS	mg/kg	0.005	U	-	-	0.0026	U	-	-	0.0041	U	0.0049	U	-	-	0.0051	U	-	-	0.0051	U	0.0052	U
Semivolatile Organic Compounds																									
Acenaphthene	100	20	mg/kg	0.14	U	-	-	0.14	U	-	-	0.15	U	0.14	U	-	-	0.14	U	-	-	0.14	U	0.15	U
Fluoranthene	100	100	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Benzo(a)anthracene	1	1	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Benzo(b)fluoranthene	1	1	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Chrysene	3.9	1	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Acenaphthylene	100	100	mg/kg	0.14	U	-	-	0.14	U	-	-	0.15	U	0.14	U	-	-	0.14	U	-	-	0.14	U	0.15	U
Anthracene	100	100	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Fluorene	100	30	mg/kg	0.18	U	-	-	0.18	U	-	-	0.18	U	0.18	U	-	-	0.18	U	-	-	0.18	U	0.19	U
Phenanthrene	100	100	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Pyrene	100	100	mg/kg	0.11	U	-	-	0.1	U	-	-	0.11	U	0.11	U	-	-	0.11	U	-	-	0.11	U	0.12	U
Total Metals																									
Aluminum, Total	NS	NS	mg/kg	-	-	11200		-	-	6810		-	-	-	-	15400		-	-	9130		-	-	-	-
Antimony, Total	NS	NS	mg/kg	-	-	4.16	U	-	-	8.64	U	-	-	-	-	1.24	J	-	-	0.597	J	-	-	-	-
Arsenic, Total	16	13	mg/kg	-	-	8.48		-	-	8.68		-	-	-	-	10.4		-	-	7.38		-	-	-	-
Barium, Total	400	350	mg/kg	-	-	36		-	-	47.5		-	-	-	-	115		-	-	32.1		-	-	-	-
Beryllium, Total	72	7.2	mg/kg	-	-	0.484		-	-	0.349	J	-	-	-	-	0.64		-	-	0.402	J	-	-	-	-
Cadmium, Total	4.3	2.5	mg/kg	-	-	0.831	U	-	-	1.73	U	-	-	-	-	0.32	J	-	-	0.82	U	-	-	-	-
Calcium, Total	NS	NS	mg/kg	-	-	26000		-	-	92200		-	-	-	-	7240		-	-	79800		-	-	-	-
Chromium, Total	NS	NS	mg/kg	-	-	14.3		-	-	10.4		-	-	-	-	17.9		-	-	12		-	-	-	-
Cobalt, Total	NS	NS	mg/kg	-	-	8.9		-	-	5.31		-	-	-	-	10		-	-	6.43		-	-	-	-
Copper, Total	270	50	mg/kg	-	-	26.9		-	-	19.7		-	-	-	-	37.2		-	-	26		-	-	-	-
Iron, Total	NS	NS	mg/kg	-	-	23300		-	-	15100		-	-	-	-	25100		-	-	18000		-	-	-	-
Lead, Total	400	63	mg/kg	-	-	50.2		-	-	39		-	-	-	-	**193**		-	-	**79.7**		-	-	-	-
Magnesium, Total	NS	NS	mg/kg	-	-	16700		-	-	47600		-	-	-	-	8400		-	-	47900		-	-	-	-
Manganese, Total	2000	1600	mg/kg	-	-	540		-	-	402		-	-	-	-	885		-	-	431		-	-	-	-
Mercury, Total	0.81	0.18	mg/kg	-	-	0.09		-	-	0.076	J	-	-	-	-	**0.4**		-	-	0.087		-	-	-	-
Nickel, Total	310	30	mg/kg	-	-	19.1		-	-	11.9		-	-	-	-	22.4		-	-	15.6		-	-	-	-
Potassium, Total	NS	NS	mg/kg	-	-	454		-	-	710		-	-	-	-	608		-	-	451		-	-	-	-
Selenium, Total	180	3.9	mg/kg	-	-	1.66	U	-	-	3.46	U	-	-	-	-	0.264	J	-	-	1.64	U	-	-	-	-
Silver, Total	180	2	mg/kg	-	-	0.254	J	-	-	0.864	U	-	-	-	-	0.424	J	-	-	0.41	U	-	-	-	-
Sodium, Total	NS	NS	mg/kg	-	-	46.8	J	-	-	121	J	-	-	-	-	576		-	-	549		-	-	-	-
Thallium, Total	NS	NS	mg/kg	-	-	1.66	U	-	-	3.46	U	-	-	-	-	1.85	U	-	-	1.64	U	-	-	-	-
Vanadium, Total	NS	NS	mg/kg	-	-	14.2		-	-	16.8		-	-	-	-	23		-	-	16.1		-	-	-	-
Zinc, Total	10000	109	mg/kg	-	-	75.8		-	-	57.4		-	-	-	-	**148**		-	-	73.6		-	-	-	-

J: Analyte Detected Below the Reporting Limit
U: Analyte Not Detected
- : Analysis Was Not Performed
Bold: Exceeds NY-Unrestricted Use Criteria
Bold and Highlighted: Exceeds NY-Restricted Residential Criteria
NS: No Standard
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

TABLE 1
SOIL SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
NOVEMBER 2024

			SAMPLE ID:	SB-09-5-10		SB-10-0-2.5		SB-10-12.5-14.5		SB-11-0-5		SB-11-13-15		SB-12-0-5		SB-12-10-15		SB-13-0-5		SB-13-10-15		SB-14-10-15		SB-15-10-15	
			LAB ID:	L2464355-01		L2467124-03		L2467124-04		L2464699-07		L2464699-08		L2464699-09		L2464699-10		L2464699-11		L2464699-12		L2464355-10		L2464355-15	
			COLLECTION DATE:	11/4/2024		11/14/2024		11/14/2024		11/5/2024		11/5/2024		11/5/2024		11/5/2024		11/5/2024		11/5/2024		11/4/2024		11/4/2024	
			SAMPLE DEPTH (feet bgs):	5-10		0-2.5		12.5-14.5		0-5		13-15		0-5		10-15		0-5		10-15		10-15		10-15	
			SAMPLE MATRIX:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
PARAMETER	**NY-RESRR**	**NY-UNRES**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Volatile Organic Compounds																									
Chloroform	49	0.37	mg/kg	0.0015	U	-	-	0.0021	U	-	-	0.0018	U	-	-	0.00025	J	-	-	0.0024	U	0.0016	U	0.002	U
Tetrachloroethene	19	1.3	mg/kg	0.0005	U	-	-	0.00045	J	-	-	0.0021		-	-	0.0079		-	-	0.0026		0.0017		0.0015	
Benzene	4.8	0.06	mg/kg	0.00026	J	-	-	0.0007	U	-	-	0.0006	U	-	-	0.0007	U	-	-	0.0008	U	0.00054	U	0.00068	U
Ethylbenzene	41	1	mg/kg	0.001	U	-	-	0.0014	U	-	-	0.0012	U	-	-	0.0014	U	-	-	0.0016	U	0.0011	U	0.0014	U
Trichloroethene	21	0.47	mg/kg	0.0003	J	-	-	0.0013		-	-	0.0011		-	-	0.002		-	-	0.00074	J	0.00054	U	0.00068	U
1,4-Dichlorobenzene	13	1.8	mg/kg	0.002	U	-	-	0.0028	U	-	-	0.0024	U	-	-	0.0028	U	-	-	0.0032	U	0.0022	U	0.0027	U
cis-1,2-Dichloroethene	100	0.25	mg/kg	0.001	U	-	-	0.0014	U	-	-	0.0012	U	-	-	0.0014	U	-	-	0.0016	U	0.0011	U	0.0014	U
Acetone	100	0.05	mg/kg	0.01	U	-	-	0.014	U	-	-	0.012	U	-	-	0.014	U	-	-	0.016	U	0.011	U	0.014	U
Isopropylbenzene	NS	NS	mg/kg	0.001	U	-	-	0.0014	U	-	-	0.0012	U	-	-	0.0014	U	-	-	0.0016	U	0.0011	U	0.0014	U
Methyl cyclohexane	NS	NS	mg/kg	0.004	U	-	-	0.0056	U	-	-	0.0048	U	-	-	0.0056	U	-	-	0.0064	U	0.0043	U	0.0054	U
Semivolatile Organic Compounds																									
Acenaphthene	100	20	mg/kg	0.15	U	-	-	0.16	U	-	-	0.15	U	-	-	0.15	U	-	-	0.15	U	0.14	U	0.15	U
Fluoranthene	100	100	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.052	J	0.11	U	0.11	U
Benzo(a)anthracene	1	1	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.027	J	0.11	U	0.11	U
Benzo(b)fluoranthene	1	1	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.034	J	0.11	U	0.11	U
Chrysene	3.9	1	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.026	J	0.11	U	0.11	U
Acenaphthylene	100	100	mg/kg	0.15	U	-	-	0.16	U	-	-	0.15	U	-	-	0.15	U	-	-	0.15	U	0.14	U	0.15	U
Anthracene	100	100	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.11	U	0.11	U	0.11	U
Fluorene	100	30	mg/kg	0.19	U	-	-	0.21	U	-	-	0.19	U	-	-	0.19	U	-	-	0.18	U	0.18	U	0.18	U
Phenanthrene	100	100	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.029	J	0.11	U	0.11	U
Pyrene	100	100	mg/kg	0.11	U	-	-	0.12	U	-	-	0.12	U	-	-	0.11	U	-	-	0.045	J	0.11	U	0.11	U
Total Metals																									
Aluminum, Total	NS	NS	mg/kg	-	-	7170		-	-	12100		-	-	15500		-	-	15900		-	-	-	-	-	-
Antimony, Total	NS	NS	mg/kg	-	-	0.88	J	-	-	0.602	J	-	-	2.36	J	-	-	1.04	J	-	-	-	-	-	-
Arsenic, Total	16	13	mg/kg	-	-	**14.9**		-	-	5.52		-	-	11.9		-	-	8.18		-	-	-	-	-	-
Barium, Total	400	350	mg/kg	-	-	63.2		-	-	30.6		-	-	184		-	-	44.8		-	-	-	-	-	-
Beryllium, Total	72	7.2	mg/kg	-	-	0.413	J	-	-	0.394	J	-	-	0.604		-	-	0.571		-	-	-	-	-	-
Cadmium, Total	4.3	2.5	mg/kg	-	-	0.201	J	-	-	0.152	J	-	-	0.541	J	-	-	0.251	J	-	-	-	-	-	-
Calcium, Total	NS	NS	mg/kg	-	-	3420		-	-	10500		-	-	2880		-	-	1970		-	-	-	-	-	-
Chromium, Total	NS	NS	mg/kg	-	-	11.7		-	-	12.8		-	-	20.8		-	-	16.6		-	-	-	-	-	-
Cobalt, Total	NS	NS	mg/kg	-	-	6.05		-	-	8.99		-	-	12		-	-	10.3		-	-	-	-	-	-
Copper, Total	270	50	mg/kg	-	-	27.8		-	-	25.7		-	-	**986**		-	-	34.3		-	-	-	-	-	-
Iron, Total	NS	NS	mg/kg	-	-	15100		-	-	23200		-	-	30300		-	-	28100		-	-	-	-	-	-
Lead, Total	400	63	mg/kg	-	-	**135**		-	-	17.6		-	-	**376**		-	-	**78.8**		-	-	-	-	-	-
Magnesium, Total	NS	NS	mg/kg	-	-	2840		-	-	9480		-	-	7060		-	-	6780		-	-	-	-	-	-
Manganese, Total	2000	1600	mg/kg	-	-	410		-	-	786		-	-	1040		-	-	772		-	-	-	-	-	-
Mercury, Total	0.81	0.18	mg/kg	-	-	0.081		-	-	0.053	J	-	-	**0.282**		-	-	0.083		-	-	-	-	-	-
Nickel, Total	310	30	mg/kg	-	-	14.8		-	-	20.4		-	-	25		-	-	23.7		-	-	-	-	-	-
Potassium, Total	NS	NS	mg/kg	-	-	472		-	-	421		-	-	589		-	-	397		-	-	-	-	-	-
Selenium, Total	180	3.9	mg/kg	-	-	1.76	U	-	-	1.64	U	-	-	1.7	U	-	-	1.99	U	-	-	-	-	-	-
Silver, Total	180	2	mg/kg	-	-	0.441	U	-	-	0.411	U	-	-	**2.12**		-	-	0.499	U	-	-	-	-	-	-
Sodium, Total	NS	NS	mg/kg	-	-	96.5	J	-	-	197		-	-	131	J	-	-	33.3	J	-	-	-	-	-	-
Thallium, Total	NS	NS	mg/kg	-	-	0.862	J	-	-	1.64	U	-	-	1.7	U	-	-	1.99	U	-	-	-	-	-	-
Vanadium, Total	NS	NS	mg/kg	-	-	16.6		-	-	12.9		-	-	17.5		-	-	17.5		-	-	-	-	-	-
Zinc, Total	10000	109	mg/kg	-	-	65.6		-	-	59.8		-	-	**349**		-	-	91.8		-	-	-	-	-	-

J: Analyte Detected Below the Reporting Limit
U: Analyte Not Detected
- : Analysis Was Not Performed
Bold: Exceeds NY-Unrestricted Use Criteria
Bold and Highlighted: Exceeds NY-Restricted Residential Criteria
NS: No Standard
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

TABLE 1
SOIL SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
NOVEMBER 2024

				SAMPLE ID:		SB-16-10-15		SB-17-10-15		SB-18-3-6		SB-19-12-15		SB-20-12-15	
				LAB ID:		L2464355-14		L2464355-12		L2467991-07		L2467991-09		L2469861-02	
				COLLECTION DATE:		11/4/2024		11/4/2024		11/18/2024		11/18/2024		11/25/2024	
				SAMPLE DEPTH (feet bgs):		10-15		10-15		3-6		12-15		12-15	
				SAMPLE MATRIX:		SOIL		SOIL		SOIL		SOIL		SOIL	
PARAMETER	**NY-RESRR**	**NY-UNRES**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Volatile Organic Compounds															
Chloroform	49	0.37	mg/kg	0.0014	U	0.00069	U	0.0026	U	0.11	U	0.002	U		
Tetrachloroethene	19	1.3	mg/kg	0.0012		0.00075		0.0004	J	0.037	U	0.00067	U		
Benzene	4.8	0.06	mg/kg	0.00046	U	0.00023	U	0.00088	U	0.037	U	0.00067	U		
Ethylbenzene	41	1	mg/kg	0.00092	U	0.00046	U	0.0018	U	0.029	J	0.0013	U		
Trichloroethene	21	0.47	mg/kg	0.00025	J	0.00023	U	0.00088	U	0.037	U	0.00041	J		
1,4-Dichlorobenzene	13	1.8	mg/kg	0.0018	U	0.00091	U	0.0035	U	0.15	U	0.00054	J		
cis-1,2-Dichloroethene	100	0.25	mg/kg	0.00092	U	0.00046	U	0.0018	U	0.074	U	0.00068	J		
Acetone	100	0.05	mg/kg	0.0092	U	0.0046	U	0.018	U	**0.74**	U	0.011	J		
Isopropylbenzene	NS	NS	mg/kg	0.00092	U	0.00046	U	0.0018	U	0.65		0.0013	U		
Methyl cyclohexane	NS	NS	mg/kg	0.0037	U	0.0018	U	0.0071	U	0.27	J	0.0053	U		
Semivolatile Organic Compounds															
Acenaphthene	100	20	mg/kg	0.15	U	0.14	U	0.14	U	1		0.16	U		
Fluoranthene	100	100	mg/kg	0.11	U	0.11	U	0.1	U	0.12		0.12	U		
Benzo(a)anthracene	1	1	mg/kg	0.11	U	0.11	U	0.1	U	0.11	U	0.12	U		
Benzo(b)fluoranthene	1	1	mg/kg	0.11	U	0.11	U	0.1	U	0.11	U	0.12	U		
Chrysene	3.9	1	mg/kg	0.11	U	0.11	U	0.1	U	0.044	J	0.12	U		
Acenaphthylene	100	100	mg/kg	0.15	U	0.14	U	0.14	U	0.42		0.16	U		
Anthracene	100	100	mg/kg	0.11	U	0.11	U	0.1	U	0.38		0.12	U		
Fluorene	100	30	mg/kg	0.19	U	0.18	U	0.17	U	1.7		0.19	U		
Phenanthrene	100	100	mg/kg	0.11	U	0.11	U	0.1	U	3.1		0.12	U		
Pyrene	100	100	mg/kg	0.11	U	0.11	U	0.1	U	0.47		0.12	U		
Total Metals															
Aluminum, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Antimony, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Arsenic, Total	16	13	mg/kg	-	-	-	-	-	-	-	-	-	-		
Barium, Total	400	350	mg/kg	-	-	-	-	-	-	-	-	-	-		
Beryllium, Total	72	7.2	mg/kg	-	-	-	-	-	-	-	-	-	-		
Cadmium, Total	4.3	2.5	mg/kg	-	-	-	-	-	-	-	-	-	-		
Calcium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Chromium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Cobalt, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Copper, Total	270	50	mg/kg	-	-	-	-	-	-	-	-	-	-		
Iron, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Lead, Total	400	63	mg/kg	-	-	-	-	-	-	-	-	-	-		
Magnesium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Manganese, Total	2000	1600	mg/kg	-	-	-	-	-	-	-	-	-	-		
Mercury, Total	0.81	0.18	mg/kg	-	-	-	-	-	-	-	-	-	-		
Nickel, Total	310	30	mg/kg	-	-	-	-	-	-	-	-	-	-		
Potassium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Selenium, Total	180	3.9	mg/kg	-	-	-	-	-	-	-	-	-	-		
Silver, Total	180	2	mg/kg	-	-	-	-	-	-	-	-	-	-		
Sodium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Thallium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Vanadium, Total	NS	NS	mg/kg	-	-	-	-	-	-	-	-	-	-		
Zinc, Total	10000	109	mg/kg	-	-	-	-	-	-	-	-	-	-		

J: Analyte Detected Below the Reporting Limit
U: Analyte Not Detected
- : Analysis Was Not Performed
Bold: Exceeds NY-Unrestricted Use Criteria
Bold and Highlighted: Exceeds NY-Restricted Residential Criteria
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NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

C.T. MALE ASSOCIATES

TABLE 2
GROUNDWATER SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
NOVEMBER 2024

	SAMPLE ID:		MW-01_20241118		MW-02_20241118		MW-03_20241118		MW-04_20241119		MW-05_20241119		MW-06_20241120		MW-07_20241120		MW-08_20241126	
	LAB ID:		L2467991-01		L2467991-02		L2467991-03		L2467991-04		L2467991-05		L2468741-01		L2468741-02		L2469861-03	
	COLLECTION DATE:		11/18/2024		11/18/2024		11/18/2024		11/19/2024		11/19/2024		11/20/2024		11/20/2024		11/25/2024	
	SAMPLE MATRIX:		GROUNDWATER		GROUNDWATER		GROUNDWATER		GROUNDWATER		GROUNDWATER		GROUNDWATER		GROUNDWATER		GROUNDWATER	
PARAMETER	**NY-AWQS**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Volatile Organics																		
Chloroform	7	ug/l	1.2	J	1.4	J	1.1	J	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Tetrachloroethene	5	ug/l	**15**		**11**		**13**		**11**		**9.8**		0.55		3.5		**7**	
Trichloroethene	5	ug/l	2.8		1.1		0.5	U	0.5	U	0.18	J	0.5	U	0.49	J	0.88	
Isopropylbenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	1.4	J	2.5	U
Semivolatile Organics																		
Acenaphthene	20	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.08	J	0.1	U	3.9		0.1	U
Fluoranthene	50	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.07	J	0.1	U	0.1	U	0.1	U
Benzo(a)anthracene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.07**	J	**0.03**	J	0.1	U	0.1	U
Benzo(a)pyrene	0	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.05**	J	0.1	U	0.1	U	0.1	U
Benzo(b)fluoranthene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.05**	J	0.1	U	0.1	U	**0.03**	J
Benzo(k)fluoranthene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.05**	J	0.1	U	0.1	U	0.1	U
Chrysene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.05**	J	0.1	U	0.1	U	0.1	U
Acenaphthylene	NS	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.06	J	0.1	U	0.7		0.1	U
Anthracene	50	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.06	J	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	NS	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.04	J	0.1	U	0.1	U	0.04	J
Fluorene	50	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.09	J	0.1	U	5.6		0.1	U
Phenanthrene	50	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.07	J	0.1	U	1.9		0.1	U
Dibenzo(a,h)anthracene	NS	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.04	J	0.1	U	0.1	U	0.04	J
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	**0.05**	J	0.1	U	0.1	U	**0.04**	J
Pyrene	50	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.08	J	0.1	U	0.15		0.1	U

J: Analyte Detected Below the Reporting Limit
U: Analyte Not Detected
Bold: Exceeds NY-AWQS Criteria
NS: No Standard
NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.

Sampling Location Figure and Summary Tables
Phase II ESA by C.T. Male Associates
March 24, 2025
14 Lagrange Avenue

Raymond Avenue

Historic/Current Dry Cleaner
Approximate Property Boundary

Subject Property at
14 Lagrange Avenue

SB-03
SB-14
SB-02
SB-04/MW-04
SB-18/MW-06
SV-01
(6/7/2024)
SB-15
SB-16/MW-05
SB-17
SB-05
SB-19/MW-07
SV-03
(6/7/2024)
SV-02
(6/7/2024)
SB-20/MW-08
SV-04
(6/7/2024)
SB-06
SB-07/MW-03
SV-01
(8/17/2023)
SB-23/
MW-09
SB-21
SB-22
SB-09
SV-02
(8/17/2023)
SB-13
SV-03
(8/17/2023)
SB-01 (8/17/2023)
SB-10
SB-02 (8/17/2023)
SB-03 (8/17/2023)
SB-04
(8/17/2023)
SB-11
SB-12/MW-01
SB-24/
MW-10

Collegeview Avenue

Lagrange Avenue

Notes

- CHLORINATED SOLVENT (PCE) IN GROUNDWATER EXCEEDING TOGS GROUNDWATER EFFLUENT LIMITATIONS (CLASS GA)
- METALS IN SOIL EXCEEDING UNRESTRICTED AND/OR RESTRICTED RESIDENTIAL USE SCOS
- SOIL VAPOR SAMPLES COLLECTED BY GALLAGHER BASSETT TECHNICAL SERVICES EXCEEDING NYSDOH DECISION MATRICES FOR EVALUATING SOIL VAPOR INTRUSION
- SB-04 (8/17/2023) SOIL SAMPLE COLLECTED BY GALLAGHER BASSETT AS PART OF A PHASE II INVESTIGATION, AUGUST 2023

GENERAL GROUNDWATER DIRECTION TO THE EAST

Legend

- Soil Boring Locations
- Monitoring Well Locations
- Underground Structures
- Approximate Site Boundary
- Dry Cleaner Property

0 20 40 80 120 FT

1 in =40 ft

Project Number: 24.5088
Data Source: NYSGIS Clearinghouse
Projection: NAD 1983 StatePlane New York East FIPS 3101 (US Feet)
Date: December 4, 2024
File: 245088_50_Raymond_Ave.aprx
GIS: C. Bondi

FIGURE 2: Site Features
50 Raymond Ave Site

Town of Poughkeepsie **Dutchess County, NY**

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299

C.T. MALE ASSOCIATES

TABLE 2
SOIL SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
March 2025

			SAMPLE ID:	**SB-21**		**SB-21**		**SB-22**		**SB-22**		**SB-23**	
			LAB ID:	**L2507106-01**		**L2507106-02**		**L2507106-03**		**L2507106-04**		**L2507106-05**	
			COLLECTION DATE:	**2/5/2025**		**2/5/2025**		**2/5/2025**		**2/5/2025**		**2/5/2025**	
			SAMPLE DEPTH (FEET BGS):	**0.0-5.0**		**30.0-35.0**		**0.0-5.0**		**15.0-20.0**		**15.0-20.0**	
			SAMPLE MATRIX:	**SOIL**		**SOIL**		**SOIL**		**SOIL**		**SOIL**	
Parameter	**NY-UNRES**	**NY-RESRR**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Volatile Organic Compounds													
Ethylbenzene	1	41	mg/kg	0.00036	J	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Styrene	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
cis-1,3-Dichloropropene	NS	NS	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
trans-1,3-Dichloropropene	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
1,4-Dichlorobenzene	1.8	13	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
1,2-Dibromoethane	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
1,2-Dichloroethane	0.02	3.1	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
4-Methyl-2-pentanone	NS	NS	mg/kg	< 0.012	U	< 0.012	U	-	-	< 0.013	U	< 0.012	U
Methyl cyclohexane	NS	NS	mg/kg	0.0014	J	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
Toluene	0.7	100	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Chlorobenzene	1.1	100	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
Cyclohexane	NS	NS	mg/kg	< 0.012	U	< 0.012	U	-	-	< 0.013	U	< 0.012	U
1,2,4-Trichlorobenzene	NS	NS	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
1,4-Dioxane	0.1	13	mg/kg	< 0.098	U	< 0.093	U	-	-	**< 0.11**	U	**< 0.1**	U
Dibromochloromethane	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Tetrachloroethene	1.3	19	mg/kg	< 0.00061	U	< 0.00058	U	-	-	0.0048		0.0038	
cis-1,2-Dichloroethene	0.25	100	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
trans-1,2-Dichloroethene	0.19	100	mg/kg	< 0.0018	U	< 0.0017	U	-	-	< 0.0020	U	< 0.0019	U
Methyl tert butyl ether	0.93	100	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
p/m-Xylene	NS	NS	mg/kg	0.0017	J	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
1,3-Dichlorobenzene	2.4	49	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
Carbon tetrachloride	0.76	2.4	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
2-Hexanone	NS	NS	mg/kg	< 0.012	U	< 0.012	U	-	-	< 0.013	U	< 0.012	U
Acetone	0.05	100	mg/kg	**0.81**	J	0.0058	J	-	-	0.01	J	< 0.012	U
Chloroform	0.37	49	mg/kg	< 0.0018	U	0.00022	J	-	-	< 0.0020	U	< 0.0019	U
Benzene	0.06	4.8	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
1,1,1-Trichloroethane	0.68	100	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
Bromomethane	NS	NS	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
Chloromethane	NS	NS	mg/kg	< 0.0049	U	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
Bromochloromethane	NS	NS	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
Chloroethane	NS	NS	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
Vinyl chloride	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Methylene chloride	NS	NS	mg/kg	< 0.0061	U	< 0.0058	U	-	-	< 0.0066	U	< 0.0063	U
Carbon disulfide	NS	NS	mg/kg	< 0.012	U	< 0.012	U	-	-	< 0.013	U	< 0.012	U
Bromoform	NS	NS	mg/kg	< 0.0049	U	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
Bromodichloromethane	NS	NS	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
1,1-Dichloroethane	0.27	26	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
1,1-Dichloroethene	0.33	100	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Trichlorofluoromethane	NS	NS	mg/kg	< 0.0049	U	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
Dichlorodifluoromethane	NS	NS	mg/kg	< 0.012	U	< 0.012	U	-	-	< 0.013	U	< 0.012	U
Freon-113	NS	NS	mg/kg	< 0.0049	U	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
1,2-Dichloropropane	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
2-Butanone	0.12	100	mg/kg	0.018		< 0.012	U	-	-	< 0.013	U	< 0.012	U
1,1,2-Trichloroethane	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Trichloroethene	NS	NS	mg/kg	< 0.00061	U	< 0.00058	U	-	-	0.00062	J	0.00060	J
Methyl Acetate	NS	NS	mg/kg	< 0.0049	U	< 0.0046	U	-	-	< 0.0053	U	< 0.0050	U
1,1,2,2-Tetrachloroethane	NS	NS	mg/kg	< 0.00061	U	< 0.00058	U	-	-	< 0.00066	U	< 0.00063	U
1,2,3-Trichlorobenzene	NS	NS	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
o-Xylene	NS	NS	mg/kg	0.00099	J	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
1,2-Dichlorobenzene	1.1	100	mg/kg	< 0.0024	U	< 0.0023	U	-	-	< 0.0026	U	< 0.0025	U
1,2-Dibromo-3-chloropropane	NS	NS	mg/kg	< 0.0037	U	< 0.0035	U	-	-	< 0.0040	U	< 0.0038	U
Isopropylbenzene	NS	NS	mg/kg	< 0.0012	U	< 0.0012	U	-	-	< 0.0013	U	< 0.0012	U
Semi-Volatile Organic Compounds													
Anthracene	100	100	mg/kg	< 0.11	U	-	-	< 0.11	U	-	-	-	-
1,4-Dioxane	0.1	13	mg/kg	< 0.098	U	< 0.093	U	-		**< 0.11**	U	**< 0.1**	U
Pyrene	100	100	mg/kg	0.055	J	-	-	0.05	J	-	-	-	-
Benzo(ghi)perylene	100	100	mg/kg	0.028	J	-	-	0.026	J	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.5	0.5	mg/kg	< 0.14	U	-	-	< 0.14	U	-	-	-	-
Benzo(b)fluoranthene	1	1	mg/kg	0.044	J	-	-	0.042	J	-	-	-	-
Fluoranthene	100	100	mg/kg	0.063	J	-	-	0.057	J	-	-	-	-
Benzo(k)fluoranthene	0.8	3.9	mg/kg	< 0.11	U	-	-	< 0.11	U	-	-	-	-
Acenaphthylene	100	100	mg/kg	< 0.14	U	-	-	< 0.14	U	-	-	-	-
Chrysene	1	3.9	mg/kg	0.033	J	-	-	0.031	J	-	-	-	-
Benzo(a)pyrene	1	1	mg/kg	< 0.14	U	-	-	< 0.14	U	-	-	-	-
Dibenzo(a,h)anthracene	0.33	0.33	mg/kg	< 0.11	U	-	-	< 0.11	U	-	-	-	-
Benzo(a)anthracene	1	1	mg/kg	0.032	J	-	-	0.029	J	-	-	-	-
Acenaphthene	20	100	mg/kg	< 0.14	U	-	-	< 0.14	U	-	-	-	-
Phenanthrene	NS	NS	mg/kg	< 0.11	U	-	-	< 0.11	U	-	-	-	-
Fluorene	30	100	mg/kg	< 0.18	U	-	-	< 0.18	U	-	-	-	-

Qualifiers and Notes:
J: Analyte Dectected Below the Reporting Limit
U: Analyte Not Detected
- : Analysis Was Not Performed
Bold: Exceeds NY-Unrestricted Use Criteria
NS: No Standard
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

TABLE 2
SOIL SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
March 2025

				SAMPLE ID:		SB-21		SB-22		SB-22		SB-23	
				LAB ID:		L2507106-01		L2507106-02		L2507106-03		L2507106-04	
				COLLECTION DATE:		2/5/2025		2/5/2025		2/5/2025		2/5/2025	
				SAMPLE DEPTH (FEET BGS):		0.0-5.0		30.0-35.0		0.0-5.0		15.0-20.0	
				SAMPLE MATRIX:		SOIL		SOIL		SOIL		SOIL	
Parameter	**NY-UNRES**	**NY-RESRR**	**Units**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**	**Result**	**Qualifier**
Metals													
Aluminum, Total	NS	NS	mg/kg	13700		-	-	11400		-	-	-	-
Iron, Total	NS	NS	mg/kg	24500		-	-	21100		-	-	-	-
Lead, Total	63	400	mg/kg	**96.8**		-	-	16.7		-	-	-	-
Magnesium, Total	NS	NS	mg/kg	5780		-	-	5510		-	-	-	-
Manganese, Total	1600	2000	mg/kg	932		-	-	802		-	-	-	-
Mercury, Total	0.18	0.81	mg/kg	0.132		-	-	0.075	J	-	-	-	-
Nickel, Total	30	310	mg/kg	21.8		-	-	20.1		-	-	-	-
Potassium, Total	NS	NS	mg/kg	346		-	-	314		-	-	-	-
Silver, Total	2	180	mg/kg	< 0.423	U	-	-	< 0.438	U	-	-	-	-
Sodium, Total	NS	NS	mg/kg	< 169	U	-	-	< 175	U	-	-	-	-
Thallium, Total	NS	NS	mg/kg	< 1.69	U	-	-	< 1.75	U	-	-	-	-
Antimony, Total	NS	NS	mg/kg	< 4.23	U	-	-	< 4.38	U	-	-	-	-
Arsenic, Total	13	16	mg/kg	5.56		-	-	3.73		-	-	-	-
Barium, Total	350	400	mg/kg	54.8		-	-	22.1		-	-	-	-
Beryllium, Total	7.2	72	mg/kg	0.490		-	-	0.396	J	-	-	-	-
Cadmium, Total	2.5	4.3	mg/kg	0.347	J	-	-	0.226	J	-	-	-	-
Chromium, Total	NS	NS	mg/kg	14.3		-	-	11.7		-	-	-	-
Cobalt, Total	NS	NS	mg/kg	11.9		-	-	9.98		-	-	-	-
Copper, Total	50	270	mg/kg	32.3		-	-	29.1		-	-	-	-
Vanadium, Total	NS	NS	mg/kg	14.3		-	-	11.5		-	-	-	-
Zinc, Total	109	10000	mg/kg	75.0		-	-	45.8		-	-	-	-
Calcium, Total	NS	NS	mg/kg	482		-	-	219		-	-	-	-
Selenium, Total	3.9	180	mg/kg	< 1.69	U	-	-	< 1.75	U	-	-	-	-

Qualifiers and Notes:
J: Analyte Dectected Below the Reporting Limit
U: Analyte Not Detected
- : Analysis Was Not Performed
Bold: Exceeds NY-Unrestricted Use Criteria
NS: No Standard
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

Table 5
GROUNDWATER SAMPLE RESULTS SUMMARY (NOT VALIDATED DATA)
50 RAYMOND AVENUE SITE
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
March 2025

		SAMPLE ID:	**MW-09**	
		LAB ID:	**L2507292-01**	
		COLLECTION DATE:	**2/10/2025**	
		SAMPLE MATRIX:	**GROUNDWATER**	
Parameter	**NY-AWQS**	**Units**	**Result**	**Qualifier**
Volatile Organic Compounds				
Ethylbenzene	5	ug/l	< 2.5	U
Styrene	5	ug/l	< 2.5	U
cis-1,3-Dichloropropene	0.4	ug/l	**< 0.50**	U
trans-1,3-Dichloropropene	0.4	ug/l	**< 0.50**	U
1,4-Dichlorobenzene	3	ug/l	< 2.5	U
1,2-Dibromoethane	0.0006	ug/l	**< 2.0**	U
1,2-Dichloroethane	0.6	ug/l	< 0.50	U
4-Methyl-2-pentanone	NS	ug/l	< 5.0	U
Methyl cyclohexane	NS	ug/l	< 10	U
Toluene	5	ug/l	< 2.5	U
Chlorobenzene	5	ug/l	< 2.5	U
Cyclohexane	NS	ug/l	< 10	U
1,2,4-Trichlorobenzene	5	ug/l	< 2.5	U
Dibromochloromethane	50	ug/l	< 0.50	U
Tetrachloroethene	5	ug/l	**11**	
cis-1,2-Dichloroethene	5	ug/l	< 2.5	U
trans-1,2-Dichloroethene	5	ug/l	< 2.5	U
Methyl tert butyl ether	10	ug/l	< 2.5	U
p/m-Xylene	5	ug/l	< 2.5	U
1,3-Dichlorobenzene	3	ug/l	< 2.5	U
Carbon tetrachloride	5	ug/l	< 0.50	U
2-Hexanone	50	ug/l	< 5.0	U
Acetone	50	ug/l	< 5.0	U
Chloroform	7	ug/l	< 2.5	U
Benzene	1	ug/l	< 0.50	U
1,1,1-Trichloroethane	5	ug/l	< 2.5	U
Bromomethane	5	ug/l	< 2.5	U
Chloromethane	NS	ug/l	1.1	J
Bromochloromethane	5	ug/l	< 2.5	U
Chloroethane	5	ug/l	< 2.5	U
Vinyl chloride	2	ug/l	< 1.0	U
Methylene chloride	5	ug/l	< 2.5	U
Carbon disulfide	60	ug/l	< 5.0	U
Bromoform	50	ug/l	< 2.0	U
Bromodichloromethane	50	ug/l	< 0.50	U
1,1-Dichloroethane	5	ug/l	< 2.5	U
1,1-Dichloroethene	5	ug/l	< 0.50	U
Trichlorofluoromethane	5	ug/l	< 2.5	U
Dichlorodifluoromethane	5	ug/l	**< 5.0**	U
Freon-113	5	ug/l	< 2.5	U
1,2-Dichloropropane	1	ug/l	**< 1.0**	U
2-Butanone	50	ug/l	< 5.0	U
1,1,2-Trichloroethane	1	ug/l	**< 1.5**	U
Trichloroethene	5	ug/l	1.9	
Methyl Acetate	NS	ug/l	< 2.0	U
1,1,2,2-Tetrachloroethane	5	ug/l	< 0.50	U
1,2,3-Trichlorobenzene	5	ug/l	< 2.5	U
o-Xylene	5	ug/l	< 2.5	U
1,2-Dichlorobenzene	3	ug/l	< 2.5	U
1,2-Dibromo-3-chloropropane	0.04	ug/l	**< 2.5**	U
Isopropylbenzene	5	ug/l	< 2.5	U
Semi-Volatile Organic Compounds				
Anthracene	50	ug/l	< 0.10	U
1,4-Dioxane	0.35	ug/l	**< 250**	U
Pyrene	50	ug/l	< 0.10	U
Benzo(ghi)perylene	NS	ug/l	< 0.10	U
Indeno(1,2,3-cd)pyrene	0.002	ug/l	**< 0.10**	U
Benzo(b)fluoranthene	0.002	ug/l	**< 0.10**	U
Fluoranthene	50	ug/l	< 0.10	U
Benzo(k)fluoranthene	0.002	ug/l	**< 0.10**	U
Acenaphthylene	NS	ug/l	< 0.10	U
Chrysene	0.002	ug/l	**< 0.10**	U
Benzo(a)pyrene	0	ug/l	**< 0.10**	U
Dibenzo(a,h)anthracene	NS	ug/l	< 0.10	U
Benzo(a)anthracene	0.002	ug/l	**< 0.10**	U
Acenaphthene	20	ug/l	< 0.10	U
Phenanthrene	50	ug/l	< 0.10	U
Fluorene	50	ug/l	< 0.10	U

Qualifiers and Notes:
J: Analyte Detected Below the Reporting Limit
U: Analyte Not Detected
Bold: Exceeds NY-AWQS Criteria
NS: No Standard
NY-AWQS: New York TOGS 1.1.1 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values Including all addenda through February 2023.

ATTACHMENT P

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: ARLINGTON CAPITAL INVESTORS L.L.C.
DOS ID: 6037942
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 06/16/2021
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 06/16/2021
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: DUTCHESS
NEXT STATEMENT DUE DATE: 06/30/2025
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C/O TEAHAN & CONSTANTINO LLP

Address: 2780 SOUTH ROAD, P.O. BOX 1969, POUGHKEEPSIE, NY, UNITED STATES, 12601

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT Q

Attachment Q – List of LLC Members

Name	Address	City	State	Zip Code
The David S. Kaminski 2018 Revocable Trust	P.O. Box 1580	Poughkeepsie	NY	12601
Robert R. Dyson	2515 South Road, 5th Floor	Poughkeepsie	NY	12601
College Properties, LLC c/o Vassar College	124 Raymond Avenue	Poughkeepsie	NY	12604

ATTACHMENT R

Attachment R – Volunteer Statement

The Requestor does not and has never owned or operated the dry-cleaning establishment that appears to be the primary source of contaminant observed in soil, groundwater, and soil vapor within the subject parcels. The Requestor does not and has never owned or operated any other parcel within the Site that is a potential source of on-Site releases. Any potential liability for the Requestor arises solely as a result of Requestor's ownership or operation of or involvement with the Site subsequent to the disposal or discharge of contaminants.

A new NYS limited liability company will be formed and all of the parcels (or portions thereof) will be under such ownership at the execution of the BCP Agreement with the NYSDEC. The Requestor does have a business interest in several of the parcels that are part of this application and the parcels that it owns will be transferred to the new LLC entity. The Requestor also has an agreement with College Properties, LLC (Vassar College) to transfer its parcels (or portions of its parcels) to the new LLC entity. In addition, the Requestor's managing member's real estate development entity has executed a purchase and sales agreement for the 50 Raymond Avenue parcel that will be assigned to the new LLC at the closing of the purchase of those parcel.

As a Volunteer, the Requestor intends to exercise appropriate care with respect to contamination found at the facility by taking reasonable steps to:

(i) stop any continuing release;
(ii) prevent any threatened future release; and
(iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.

ATTACHMENT S

ATTACHMENT S – PROOF OF SITE ACCESS

Signed and notarized agreements are attached from KNC Management LLC and College Properties LLC.

As noted previously in this Application, the Requestor has the parcel under contract and is the "potential/future purchaser" and the acquisition of the parcel is subject to the Requestor being accepted into the NYSBCP.

The remaining properties are owned by the Requestor.

OWNERSHIP AFFIDAVIT

I, Insoon Chung, hereby certify that I am the Secretary of KNC Management, Inc., the owner of the property located at 50 Raymond Avenue in the Town of Poughkeepsie, Dutchess County, New York (the "Property"), and described in the NYS Brownfield Cleanup Program application ("BCP Application") submitted by Arlington Capital Investors, LLC, ("Requestor"). Requestor is under contract to purchase the Property, which purchase is conditioned on Requestor being admitted into the BCP. I understand that a condition of the BCP Application requires Requestor to provide proof of site access sufficient to complete remediation of the Property. I also understand that such proof must show that Requestor will have access to the Property before signing the Brownfield Cleanup Agreement ("BCA") and throughout the BCP project, including the ability to place an environmental easement on the Property if necessary. Accordingly, by this affidavit, KNC Management, Inc. hereby authorizes Requestor to make any submissions that may be required pursuant to the BCP Application process and to access the Property as necessary prior to the ownership transfer of the Property. In addition, should the Property transfer to Requestor not occur before the need to place an environmental easement on the Property as part of the BCP project, then, if necessary, KNC Management, Inc. authorizes Requestor to record such easement.

STATE OF NEW YORK
COUNTY OF Dutchess

On this 29th day of August, 2025, before me, the undersigned, personally appeared Insoon Chung, personally known to me or proved on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual executed the instrument.

Sworn to before me this
29th day of August 2025

Notary Public

MEGHAN BETH MOSSEY
Notary Public, State of New York
No. 02MO6237281
Qualified in Dutchess County
Commission Expires March 21, 2027

OWNERSHIP AFFIDAVIT

I, Bryan Swarthout, hereby certify that I am the Operating Manager of College Properties, LLC, the Owner of the properties located at 46, 48 and 60 Raymond Avenue and 10 and 12 Lagrange Avenue in the Town of Poughkeepsie (the "Properties") and described in the NYS Brownfield Cleanup Program (the "Program") application submitted by Arlington Capital Partners L.L.C. (the "Applicant"). Owner intends to contribute the Properties to a new limited liability company entity to be formed upon acceptance into the Program and by this affidavit we hereby authorize the Applicant to make any submissions required pursuant to the Program application process and to access the properties as necessary for that purpose. Owner will agree to place an environmental easement, if necessary to fulfil the Program requirements, should the property transfer to the new entity not occur before the need to place the easement.

Bryan Swarthout

STATE OF NEW YORK
COUNTY OF DUTCHESS

On this 28th day of July, 2025, before me, the undersigned, personally appeared Bryan Swarthout, personally known to me or proved on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her capacity as the Operating Manager of College Properties, LLC, and that by his signature on the instrument, the individual executed the instrument.

Sworn to before me this
28th day of July 2025

Notary Public

SHAY A. HUMPHREY
Notary Public, State of New York
Qualified in Ulster County
No. 02HU6352638
Commission Expires January 3, 2029

ATTACHMENT T

An official website of the United States government.

You are here: Search by Site
=> Site Listing for NEW YORK
=> Current Site Details for NYD981131972

Current Site Details for NYD981131972

This screen contains the most recent site information (name, addresses, etc.) for this Site ID (i.e., physical location). This screen also shows the RCRA activities that this site is engaged in.

Site Information

Site ID	Site Name	Active
NYD981131972	GLADMORE CLEANERS INC	Yes

Site Information Dates

Date	Description
01/25/2011	The most recent site information obtained either from the site or a regulatory source.
01/25/2011	The most recent site information obtained from the site using the EPA 8700-12 site identification form or state equivalent.

Site Addresses

Address Type	Street	City	Location	Zip	Country
Location	50 RAYMOND AVE	POUGHKEEPSIE	NY	12603	US
Mailing	50 RAYMOND AVE	POUGHKEEPSIE	NY	12603	US

Primary North American Industry Classification System (NAICS) Code

Code - Description
81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

RCRA Activities

Description

Description
Very Small Quantity Generator

Contact Information

Name	Street	City	Location	Zip	Country	Phone
INSOON CHUNG	22 CASPERKILL DR	POUGHKEEPIE	NY	12603	US	845-462-3440

Owner(s)

Name	Street	City	Location	Zip	Country
JONGWON CHUNG	22 CASPERKILL DR	POUGHKEEPSIE	NY	12603	US

Operator(s)

Name	Street	City	Location	Zip	Country
JONGWON CHUNG					US

Waste Generated or Managed

Code - Description
D007 - CHROMIUM
D029 - 1,1-DICHLOROETHYLENE
D039 - TETRACHLOROETHYLENE
D040 - TRICHLOROETHYLENE
F002 - THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

LAST UPDATED JANUARY, 2021

ATTACHMENT U

NEW YORK STATE OF OPPORTUNITY. Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Arlington Business District Redevelopment Project

April 16, 2025 (revised September 4, 2025, August 3, 2026, and September 1, 2026)

46-50 Raymond Avenue, 10-18 Lagrange Avenue, 3-7 & 9 Collegeview Avenue Town of Poughkeepsie
Dutchess County, New York

DRAFT

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Arlington Capital Investors L.L.C. ("Applicant")**
Site Name: **Arlington Business District Redevelopment Project ("Site")**
Site Address: **46-50 Raymond Avenue, 10-18 Lagrange Avenue, 3-7 & 9 Collegeview Avenue, Town of Poughkeepsie**
Site County: **Dutchess County**
Site Number: **CXXXXXX**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers and municipalities to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be used or developed safely. These uses could include municipal operations, recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
http://www.dec.ny.gov/chemical/8450.html .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in their respective BCP Application Attachments. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this

occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email list service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See http://www.dec.ny.gov/chemical/61092.html .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
http://www.dec.ny.gov/regulations/2590.html

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
• Prepare site contact list • Establish document repository(ies)	At time of preparation of application to participate in the BCP.
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
• Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation **Note:** Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	At the time the cleanup action has been completed. **Note:** The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

Based on the information collected to date, a major issue of public concern has been identified at this Site. Current contaminants of concern at the Site include chlorinated solvents and their associated breakdown products in soil vapor and groundwater, Semi-Volatile Organic Compounds (SVOCs) in groundwater, and metals including arsenic, lead, mercury, copper, silver, and zinc in soil (Spill No. 2402735). Petroleum contamination has been observed in site soils, groundwater, and soil vapor, likely associated with NYSDEC Spill No's: 0209962, 9511747, 9908423, 0208303, and 2406901.

Initial site investigations have been performed in 2023, 2024 and 2025 by Gallagher Bassett Technical Services, LaBella Associates, and C.T. Male Associates. The following results of the investigations are summarized below.

Gallagher Bassett Technical Services performed a combined Phase I and Phase II Environmental Site Assessment in August 2023 for the properties located at 18 Lagrange Avenue, and 5-7 & 9 Collegeview Avenue. The property located at 50 Raymond Avenue nearby was identified as a Recognized Environmental Condition (REC) due to its current and historical use as a dry-cleaning facility. Soil vapor at the 5 Collegeview Avenue parcel was found to have peak values of tetrachloroethene (292 $\mu g/m^3$) and trichloroethene (39.6 $\mu g/m^3$) at the soil vapor sampling location identified as SV-02. Gallagher Bassett Technical Services performed a subsequent combined Phase I and Phase II site investigation in June 2024 for the 50 Raymond Avenue parcel. Four (4) soil vapor samples were collected to evaluate soil vapor from historical dry cleaner use. TCE was detected at concentrations ranging from 160 – 11,000 $\mu g/m^3$ at SV-01 and SV-02, PCE was found at a concentration of 5,200 $\mu g/m^3$ at SV-01, cis-1,2-dichloroethene (1,2-DCE) was documented at a concentration of 1,800 $\mu g/m^3$ at SV-02, and Benzene was detected at a concentration of 950 $\mu g/m^3$ at SV-01. Based on the analytical data from the June 2024 soil vapor sampling, Spill No. 2402735 was reported by LaBella Associates and remains open.

C.T. Male Associates performed Phase II investigations across the Site in November 2024 and February 2025. Select soil borings were converted to monitoring wells to facilitate the collection of groundwater samples. Soil samples collected across the Site were found to contain metals including arsenic (14.9 mg/kg), lead (78.8 – 376 mg/kg), mercury (0.282 – 0.4 mg/kg), copper (986 mg/kg), silver (2.12 mg/kg), and zinc (148 – 349 mg/kg). Groundwater was found to contain several chlorinated solvents and SVOCs

including PCE at concentrations ranging from 7 µg/L to 15 µg/L, Benzo(a)anthracene (0.03 – 0.07 µg/L), Benzo(a)pyrene (0.05 µg/L), Benzo(b)fluoranthene (0.03 – 0.05 µg/L), Benzo(k)fluoranthene (0.05 µg/L), Chrysene (0.05 µg/L), and Indeno(1,2,3-cd)pyrene (0.04 – 0.05 µg/L). Petroleum contamination was observed in site soils to the north of 50 Raymond Avenue. Contamination observed is likely residual contamination associated with the failure of a #2 fuel-oil UST, which prompted the now-closed NYSDEC Spill No. 0209962 in January 2003, as well as NYSDEC Spill No's 9511747, 9908423, 0208303, and 2406901.

NYSDEC will keep the community informed throughout this process according to Section 2.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The Arlington Business District Redevelopment Project, herein referred to as the Site, contains ten (10) contiguous tax parcels addressed as 46-50 Raymond Avenue, 10-18 Lagrange Avenue, 3-7 & 9 Collegeview Avenue in the Town of Poughkeepsie, Dutchess County, New York. The Site is located within an urban/suburban area located in the Town of Poughkeepsie, New York, which consists of approximately 2.24 acres of land. The parcels are all situated within Tax Map Section 6161, Block 12 and the Site includes Lots 818683, 817688, 817693, 825690, 830689, 835687, 840686, 845685, 834673, and 841671. The Site is accessible by Raymond Avenue to the east, Collegeview Avenue to the north, and by Lagrange Avenue to the south. The BCP Application for the Site includes all eleven (11) tax parcels.

The Site consists of eight (8) total buildings, one (1) parking lot, one (1) driveway as an egress between Collegeview Avenue and Lagrange Avenue, and a vacant grassy lot that extends across two (2) of the ten tax parcels, Lots 817693 and 817688. Five (5) buildings are identified to be commercial businesses, and three (3) buildings are residential homes. Current business operations include The Barber Haus NY at 9 Collegeview Avenue, Pizzeria Bacio at 7 Collegeview Avenue, House of Nutrition at 5 Collegeview Avenue, Gladmore Cleaners, Twisted Soul Desserts, and New Nelly's Restaurant at 50 Raymond Avenue, and NY Hair & Colour Salon at 10 Lagrange Avenue. 12 Lagrange Avenue is currently a vacant commercial building.

Previous operations as identified by Phase I and Phase II environmental site assessments included a dry-cleaning facility operating at the 50 Raymond Avenue parcel since at least the 1950's, and as early as 1937. Other various local businesses

have been operational on the Site since at least the 1950's. The parcels zoned for residential use have been used as residences since as early as 1913. Vacant lots 817693 and 817688, addressed as 46 and 48 Raymond Avenue, are zoned for commercial use. The parcel located at 46 Raymond Avenue (Lot 817693) formerly contained one (1) structure that was demolished between approximately 1995 and 2000. The parcel located at 48 Raymond Avenue (Lot 817688) contained two (2) structures and was demolished between approximately 2015 and 2016. Both lots are currently a vacant grassy area and contain several picnic benches.

The surrounding parcels are primarily a mix of commercial businesses and residential homes, with Vassar College being situated to the south of the Site, to the south of Collegeview Avenue. Surrounding land adjacent to the Site is zoned as Arlington Town Center (ATC) on the Town of Poughkeepsie Tax Maps. Land to the south of the Site is zoned as Institutional (IN) and consists of Vassar College. Land to the southwest of the Site is zoned as Residence, Multifamily (R-M).

History of Site Use, Investigation, and Cleanup

The Site is historically associated with local commercial businesses and residential use, with a dry-cleaning facility in operation at the 50 Raymond Avenue parcel since at least the 1950's, and potentially as early as 1937.

Current contaminants of concern at the Site include chlorinated solvents in soil vapor and groundwater, Semi-Volatile Organic Compounds (SVOCs) in groundwater, and metals including arsenic, lead, mercury, copper, silver, and zinc in soil. Petroleum contamination has been observed in site soils, groundwater, and soil vapor, likely associated with NYSDEC Spill No's 0209962, 9511747, 9908423, 0208303, 0209962, and 2406901.

Between 1997 and 2025, a series of investigations were conducted by various consultants across the site, as discussed below.

A Phase I ESA, dated January 15, 1997, was conducted by The Chazen Companies (TCC) for the Juliet Café and Billiards property (60 Raymond Avenue, off-site and adjoining parcel to the southwest). The Phase I ESA identified the dry-cleaning facility, Gladmore Cleaners located at 50 Raymond Avenue as a recognized environmental condition (REC) due to unknown waste handling practices of dry-cleaning chemicals, and its proximity to the Juliet Café and Billards property. The Chazen Phase I ESA also identified three (3) abandoned above ground storage tanks (ASTs) in the basement of the Juliet Café and Billiards, The Three Arts and The Beech Tree Grill. Suspect fill and vent piping located behind the Cobbablu Bakery that is indicative of a UST was also identified in the Phase I ESA.

A combined Phase I and Phase II ESA, dated September 15, 2023, was prepared by Gallagher Bassett Technical Services (GBTS) for the 18 Lagrange Avenue; 5-7 and 9 Collegeview Avenue parcels. Historical records of the property were reviewed, and three (3) soil vapor samples were collected. Based on the findings of elevated chlorinated solvents in soil vapor at the SV-02 sampling location, GBTS recommended that an active sub-slab depressurization system be installed at the 5-7 Collegeview Avenue property for minimizing the risk of soil vapor intrusion into the building.

A combined Phase I and Phase II ESA dated October 31, 2024, was prepared by GBTS for the 50 Raymond Avenue parcel. Historical records of the property were reviewed, and four (4) soil vapor samples were collected in June 2024. Based on the findings of elevated chlorinated solvents in the sub-slab soil vapor, GBTS recommended that an active sub-slab depressurization system be installed at the 50 Raymond Avenue property for minimizing the risk of soil vapor intrusion into the building, and that further work is required to delineate the extent of the chlorinated solvent impacts in the subsurface.

An Indoor Air Sampling Summary Report, dated July 19, 2024, was prepared by LaBella Associates, D.P.C. (LaBella), for the 50 Raymond Avenue parcel. LaBella was retained following the work conducted by GBTS in June 2024 and reviewed previous environmental reports, performed an indoor air quality assessment of the building, and collected indoor air samples. Based on the data collected by GBTS, LaBella notified NYSDEC of the findings of the site and Spill No. 2402735 was assigned to the Site. Photoionizing Detector (PID) readings were collected during a site walkthrough to detect volatile organic compounds (VOCs) in the indoor air. VOCs were detected at levels ranging from 400-500 ppb in the vicinity of a 55-gallon drum of drycleaning solvent, and 10-20 ppb in the vicinity of containers of dry-cleaning products. LaBella collected indoor air samples over a period of 24 hours. Results of the indoor air sampling were compared against their respective NYSDOH Air Guideline Values (AGVs) and were found to be less than the established AGVs. LaBella additionally reviewed the 2023 data from GBTS and recommended a sub-slab depressurization system be installed to mitigate potential for soil vapor intrusion, and to submit the reports to the NYSDEC to further discuss the next steps for Spill No. 2402735.

A Phase I ESA dated January 8, 2025 for the 14 Lagrange Avenue parcel was prepared by C.T. Male Associates (C.T. Male). The following two (2) RECs were identified in the 14 Lagrange Ave Phase I ESA: (1) the presence of the Gladmore Cleaners dry-cleaning facility proximate to a documented open spill associated with elevated levels of PCE and TCE in sub-slab soil vapor data, and (2) the presence of elevated levels of PCE in groundwater monitoring wells at adjoining properties to 14 Lagrange Avenue.

A Phase II ESA dated January 10, 2025 encompassing 46, 48, and 50 Raymond Avenue parcels, 3-7 and 9 Collegeview Avenue parcels, and 10, 12, 16, and 18 Lagrange Avenue parcels was prepared by C.T. Male. The Phase II ESA activities included a utility/underground structure clearance utilizing a Ground Penetrating Radar (GPR); a subsurface investigation which included the advancement of nineteen (19) soil borings, eight (8) of which were converted to groundwater monitoring wells; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of groundwater samples for laboratory analysis. Elevated PID readings, staining and odors were identified in site soils, and the NYSDEC spill hotline was called and notified of the findings. Spill No. 2406901 was subsequently assigned to the 50 Raymond Avenue parcel. Petroleum-type odors, sheen, and elevated PID readings were additionally documented in the groundwater at monitoring wells MW-05 and MW-07. Analytical results indicated that an exceedance of copper in soils above the Residential Restricted Use Soil Cleanup Objective (RRU SCO) of 270 mg/kg was detected at SB-12 (986 mg/kg). Several exceedances of arsenic, lead, mercury, silver and zinc above Unrestricted Use SCOs but below RRU SCOs were detected at SB-06, SB-07, SB-10, SB-12 and SB-13. Exceedances of PCE above Ambient Water Quality Standards (AWQS) of 5 µg/l were detected in six (6) of the eight (8) groundwater monitoring wells. Exceedances of six (6) PAHs above AWQS were detected in three (3) of the eight (8) groundwater monitoring wells at MW-05, MW-06 and MW-08. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. Elevated concentrations of PCE are present throughout several parcels, and cross- and downgradient from the presumed source. The potential exists for PCE contamination in groundwater to extend off-site. It was recommended that further work be conducted to define the nature and extent of contamination and additional information to define potential remedial approaches and response actions is warranted.

A Phase II ESA dated March 24, 2025, was prepared by CTM for the 14 LaGrange Avenue parcel. The Phase II ESA included utility/underground structure clearance utilizing a GPR, and a subsurface investigation which included the advancement of three (3) soil borings of which one (1) was converted to a monitoring well; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of a groundwater sample for laboratory analysis. Lead was detected at levels exceeding Unrestricted Use Soil Cleanup Objectives at 96.8 mg/kg at SB-12. PCE was detected in groundwater above the Ambient Water Quality Standards at 11 µg/L. The source of PCE contamination in groundwater is likely the result of long-term dry-cleaning operations at the 50 Raymond Avenue parcel. The elevated concentrations of PCE detected at MW-09 are downgradient from the presumed source. The presence of PCE in groundwater is of concern because it raises the potential of a Vapor Encroachment Condition. This exposure pathway must be evaluated further. During utility clearance prior to drilling, one (1) potential underground storage tank and one (1) potential septic

system were identified. Additional information to define nature and extent of contamination, potential remedial approaches and additional response actions is warranted. Additional investigation should include a vapor intrusion assessment of the on-site buildings, and groundwater sampling.

5. Investigation and Cleanup Process

Application

The Applicant has applied to enter into New York's Brownfield Cleanup Program as a Volunteer. The Applicant must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant proposes that the site will continue to be used for commercial and residential purposes.

To achieve this goal, the Applicant will conduct and pay for the investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct further investigation of the site, officially called a "Remedial Investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a Remedial Investigation workplan, subject to public comment.

The site investigation has several goals:

1) define the nature and extent of contamination;
2) identify the source(s) of the contamination;
3) assess the impact of the contamination on public health and the environment; and,
4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

Upon acceptance into the BCP, the Applicant will submit a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC will make the draft plan available for public review as part of a public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site

poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site is determined to be complete, the project likely will proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments and may require the Applicant to revise the draft cleanup plan, if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After

approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved and releases the Applicant from future liability to the State for site-related contamination, subject to certain conditions.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant ongoing maintenance and care activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A -
Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Steven McCague P.E.
Regional Hazardous Waste Remediation Engineer
NYSDEC Region 3
21 S Putt Corners Road
New Paltz, NY 12561

Tel: 845-256-3146
Email: Steven.McCague@dec.ny.gov

Greta Kowalski, P.G.,
Project Manager, Remedial Bureau C
NYSDEC
625 Broadway
Albany, NY 12233

Tel: 518-402-2020
Greta.Kowalski@dec.ny.gov

New York State Department of Health (NYSDOH):
NYSDOH Contacts will be determined post Brownfield Cleanup Agreement finalization.

Locations of Reports and Information

The facility identified below is being used to provide the public with convenient access to important project documents, pending approval[1]:

Adriance Memorial Library,
Poughkeepsie Public Library District
93 Market Street
Poughkeepsie, NY 12601
Phone: (845) 485-3445
Hours:

Mon - Thurs 9 AM – 8:30PM
Fri – Sat 9 AM – 5 PM
Sunday: 2 PM – 5 PM (except for July & August)

NYSDEC Info Locator

1 Approval Requested and granted on Tuesday August 19, 2025.

Appendix B - Site Contact List

Local Government Officials		
Town of Poughkeepsie Officials/Elected Representatives		
Rebecca Edwards Town Supervisor 1 Overocker Road Poughkeepsie, NY 12603 (845) 485-3607	Greg Freeman First Ward 1 Overocker Road Poughkeepsie, NY 12603 (845) 625-4364	Barbara Laird Second Ward 1 Overocker Road Poughkeepsie, NY 12603 (845) 260-0559
Shantha Thangiah Third Ward 1 Overocker Road Poughkeepsie, NY 12603 (845) 262-0375	Emily Watson Fourth Ward 1 Overocker Road Poughkeepsie, NY 12603 (845) 600-4359	Ryan Sharpe Fifth Ward 1 Overocker Road Poughkeepsie, NY 12603 (917) 951-4341
Ann Shershin Sixth Ward 1 Overocker Road Poughkeepsie, NY 12603 (845) 483-0899	Felicia Salvatore Town Clerk 1 Overocker Road Poughkeepsie, NY 12603 (845) 485-3620	Carl Whitehead Planning Board Chairman 1 Overocker Road Poughkeepsie, NY 12603
Federal Elected Representatives		
Hon. Charles Schumer US Senate Washington, DC 20510	Hon. Kirsten Gillibrand US Senate Washington, DC 20510	Hon. Patrick Ryan US House of Representatives Washington, DC 20515
City of Poughkeepsie Officials/Elected Representatives		
Yvonne Flowers, Mayor City of Poughkeepsie 62 Civic Center Plaza, 3rd Floor Poughkeepsie, NY 12601	Da'Ron Wilson Councilmember at Large, Common Council 62 Civic Center Plaza, 3rd Floor Poughkeepsie, NY 12601	Anne Saylor Planning Board Chair 62 Civic Center Plaza, 3rd Floor Poughkeepsie, NY 12601
Dutchess County Officials/Elected Representatives		
Sue Serino County Executive 22 Market Street Poughkeepsie, NY 12601	Bradford Kendall County Clerk 22 Market Street Poughkeepsie, NY 12601	Robert H. Balkind, P.E. Commissioner Public Works Dept. 626 Dutchess Turnpike Poughkeepsie, NY 12603

Yvette Valdés Smith, Chair Dutchess County Legislature 22 Market Street Poughkeepsie, NY 12601	Julie Shiroishi, Clerk, Dutchess County Legislature 22 Market Street Poughkeepsie, NY 12601	Dr. Livia Santiago-Rosado, MD, FACEP Health Commissioner 85 Civic Center Plaza, Suite 106 Poughkeepsie, NY 12601
Hans Klingzahn Chairman, Dutchess County Planning Board 85 Civic Center Plaza, Suite 107 Poughkeepsie, NY 12601		

Print Media		
Kingston Freeman 115 Green Street, Suite 1 Kingston, NY 12401	Times Herald Record 90 Crystal Run Road, Suite 310 Middletown, NY 10940	Poughkeepsie Journal 85 Civic Center Plaza Poughkeepsie, NY 12601
Southern Dutchess News 84 E. Main Street Wappingers Falls, NY 12590	Mid Hudson Times 500 Stony Brook Court, Suite 2 Newburgh, NY 12550	Hudson Valley Press PO Box 2160 Newburgh, NY 12550
Goshen Independent 132 W Main Street Goshen, NY 10924	New Paltz Times 29 South Chestnut Street New Paltz, NY 12561 Attn: Debbie Alexsa, Managing Ed.	Hudson Valley Business Journal PO Box 339 Pine Island, NY 10969
Television/Radio		
WRRV-WRRB - WRRVFM Townsquare Media 2 Pendell Road Poughkeepsie, NY 12601	WDLC/WTSX PO Box 920 15 Neversink Drive Port Jervis, NY 12771	WDST 1360 Route 28 West Hurley, NY 12941
WELV/WTHN/WRWD/WBWZ 20 Tucker Drive Poughkeepsie, NY 12603	WGNY PO Box 2307 Newburgh, NY 12550	WHUD/WLNA/WBNR/WSPK 715 Route 52 Beacon, NY 12508
WPDH/WEOK/WCZX 2 Pendell Road Poughkeepsie, NY 12601	Access 23 TV 16 Franklin Street Port Jervis, NY 12780	Time Warner Cable 2 Industrial Drive Middletown, NY 10940

Bureau Chief WAMC 318 Central Ave. Albany, NY 12206-2522	WRNN TV 800 Westchester Ave. Ste S-640 Rye Brook, NY 10573	Mid-Hudson News Network 42 Marcy Lane Middletown, NY 10941
News 12 Hudson Valley 235 West Nyack Road Nyack, NY 10994	Women's e-news 135 W 29th St, Rm 1005 New York, NY 10001	WSUL 198 Bridgeville Road Monticello, NY 12701

Property Owners

50 Raymond Avenue		
Current Owner	KNC Management Inc.	
Contact Name	Sarah Chung	
Address	50 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12603
Phone – 845.437.5500	Email	sarah.chung7@gmail.com
48 Raymond Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
46 Raymond Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
10 Lagrange Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604
Phone – 845.437.5500	Email	brswarthout@vassar.edu
12 Lagrange Avenue		
Current Owner	College Properties, LLC (Vassar College)	
Contact Name	Bryan Swarthout, VP – Admin & Finance	
Address	124 Raymond Avenue	
City - Poughkeepsie	State - NY	Zip Code - 12604

Phone – 845.437.5500	Email	brswarthout@vassar.edu
14 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net
16 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net
18 Lagrange Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net
3-7 Collegeview Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net
9 Collegeview Avenue		
Current Owner	Arlington Capital Investors L.L.C.	
Contact Name	David S. Kaminski, Asset Manager	
Address	2515 South Road, 1st Floor	
City - Poughkeepsie	State - NY	Zip Code - 12601
Phone – 845.463.1701	Email	dskaminski@optonline.net

Public Water Supplier

The proposed site receives water from the Dutchess County Water and Wastewater Authority (Poughkeepsie Water Treatment Facility).

Contact List

No persons to date have been requested to be placed on the contact list.

Document Repository

Adriance Memorial Library, Poughkeepsie Public Library District
93 Market Street
Poughkeepsie, NY 12601
Phone: (845) 485-3445
Hours:
Mon - Thurs 9 AM – 8:30PM
Fri – Sat 9 AM – 5 PM
Sunday: 2 PM – 5 PM (except for July & August)

Local Schools				
School	**Address**	**Name**	**Position**	**Contact Information**
Arthur S May Elementary School	601 Dutchess Turnpike	Sheri Todd	Principal	(845) 486-4960
Holy Trinity School	20 Springside Avenue	Susan Traudt	Principal	(845) 471-0520
Warring Elementary School	283 Mansion Street	Nicole A. Penn	Principal	(845) 451-4750
Krieger Elementary School	265 Hooker Avenue	Carolyn Fields	Principal	(845) 451-4660
Clinton Elementary School	100 Montgomery Street	Dr. David Scott	Principal	(845) 451-4600
Smith School, Early Learning Center	372 Church Street	Nadine Elting-Dargan	Principal	(845) 451-4721

Local Schools				
School	**Address**	**Name**	**Position**	**Contact Information**
Poughkeepsie Community Seventh Day Adventist School	110 S Grand Avenue	Carol Ashe	Principal	(845) 849-0005
Wimpfheimer Nursery School (Vassar College)	124 Raymond Avenue	BethAnn Serwatka Nicole Bonelli-Dublinski	Site Director Site Director (Infant toddler Center)	(845) 437-7674 (845) 437-7648
Morse Young Child Magnet Elementary School	101 Mansion Street	Samantha Mitchell	Principal	(845) 451-4690
Violet Avenue Elementary School	191 Violet Avenue	Nicolle Strang	Principal	(845) 486-4499
Poughkeepsie Middle School	55 College Avenue	Felicia Schinella	Interim Principal	(845) 451-4800
Poughkeepsie High School	70 Forbus Street	Dr. Phee Simpson	Principal	(845) 451-4850
Vassar College	124 Raymond Avenue	Elizabeth H. Bradley, PhD	President	(845) 437-7000

Outlook

Re: Requesting Permission for use as a Document Repository Site for Brownfield Cleanup Program Application C314139

From Tom Lawrence <tlawrence@poklib.org>
Date Tue 8/19/2025 6:21 PM
To Schubert, Suzanne <s.schubert@ctmale.com>
Cc McIver, James <J.McIver@ctmale.com>; Loughlin, Mary <m.loughlin@ctmale.com>; greta.kowalski@dec.ny.gov <greta.kowalski@dec.ny.gov>; Williams, Mark <m.williams@ctmale.com>

Sure, no problem.

Tom Lawrence, Library Director
Poughkeepsie Public Library District

PPLD

From: Schubert, Suzanne <s.schubert@ctmale.com>
Sent: Tuesday, August 19, 2025 5:37 PM
To: tlawrence@poklib.org <tlawrence@poklib.org>
Cc: McIver, James <J.McIver@ctmale.com>; Loughlin, Mary <m.loughlin@ctmale.com>; greta.kowalski@dec.ny.gov <greta.kowalski@dec.ny.gov>; Williams, Mark <m.williams@ctmale.com>
Subject: Requesting Permission for use as a Document Repository Site for Brownfield Cleanup Program Application C314139

Good afternoon Tom,

We are writing to request permission to use the Adriance Memorial Library as a Document Repository Site for the Arlington Business District Redevelopment Brownfield Cleanup Program Application C314139.
The approximate location of the site is 50-60 Raymond Ave, Poughkeepsie, Dutchess County, NY.

We would appreciate the library's partnership in providing this valuable service to the community by making these documents available for public review.
We are happy to deliver a thumb drive with the information available on it to share with the public. The library need not incur any cost associated with printing or duplication of these documents. We would request this thumb drive be available for public use within the library only (not circulated). Please direct the library staff that any questions related to these documents should be directed to the NYSDEC project manager as detailed below:

Greta Kowalski, P.G.
Professional Geologist I, Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, Albany, New York 12233-7014
P: (518) 402-2029 | F: (518) 402-9679 | greta.kowalski@dec.ny.gov

We look forward to the opportunity to partner with you on this.
Kind Regards,

Suzanne Schubert
Administrative Assistant II

C.T. Male Associates
A DESIGN PROFESSIONAL CORPORATION

12 Raymond Avenue, Poughkeepsie, NY 12603
Phone: 845.454.4400
Email: s.schubert@ctmale.com
www.ctmale.com

Loughlin, Mary

From: Tom Lawrence <tlawrence@poklib.org>
Sent: Tuesday, September 1, 2026 3:55 PM
To: Loughlin, Mary
Cc: Gustems, Steven; Kira Thompson
Subject: Re: Requesting Permission for use of Adriance Library as Document Repository

External: Please confirm the sender is legitimate before interacting with links or attachments.

Yes.

Tom Lawrence, Library Director
Poughkeepsie Public Library District
93 Market Street
Poughkeepsie, NY 12601
(845) 485-3445 x 3306
tlawrence@poklib.org / www.poklib.org

From: Loughlin, Mary <m.loughlin@ctmale.com>
Sent: Tuesday, September 1, 2026 3:11 PM
To: Tom Lawrence <tlawrence@poklib.org>
Cc: Gustems, Steven <s.gustems@ctmale.com>
Subject: Requesting Permission for use of Adriance Library as Document Repository

You don't often get email from m.loughlin@ctmale.com. Learn why this is important

Greetings,

We are resubmitting a brownfield cleanup program (BCP) application for a property located in Poughkeepsie and the NSYDEC requires a local library to be used for a document repository for all project-related documents that should be accessible to the public. We requested permission to use the Adriance library on Tuesday August 19, 2025 (See attached email thread for further information). Is this still permissible?

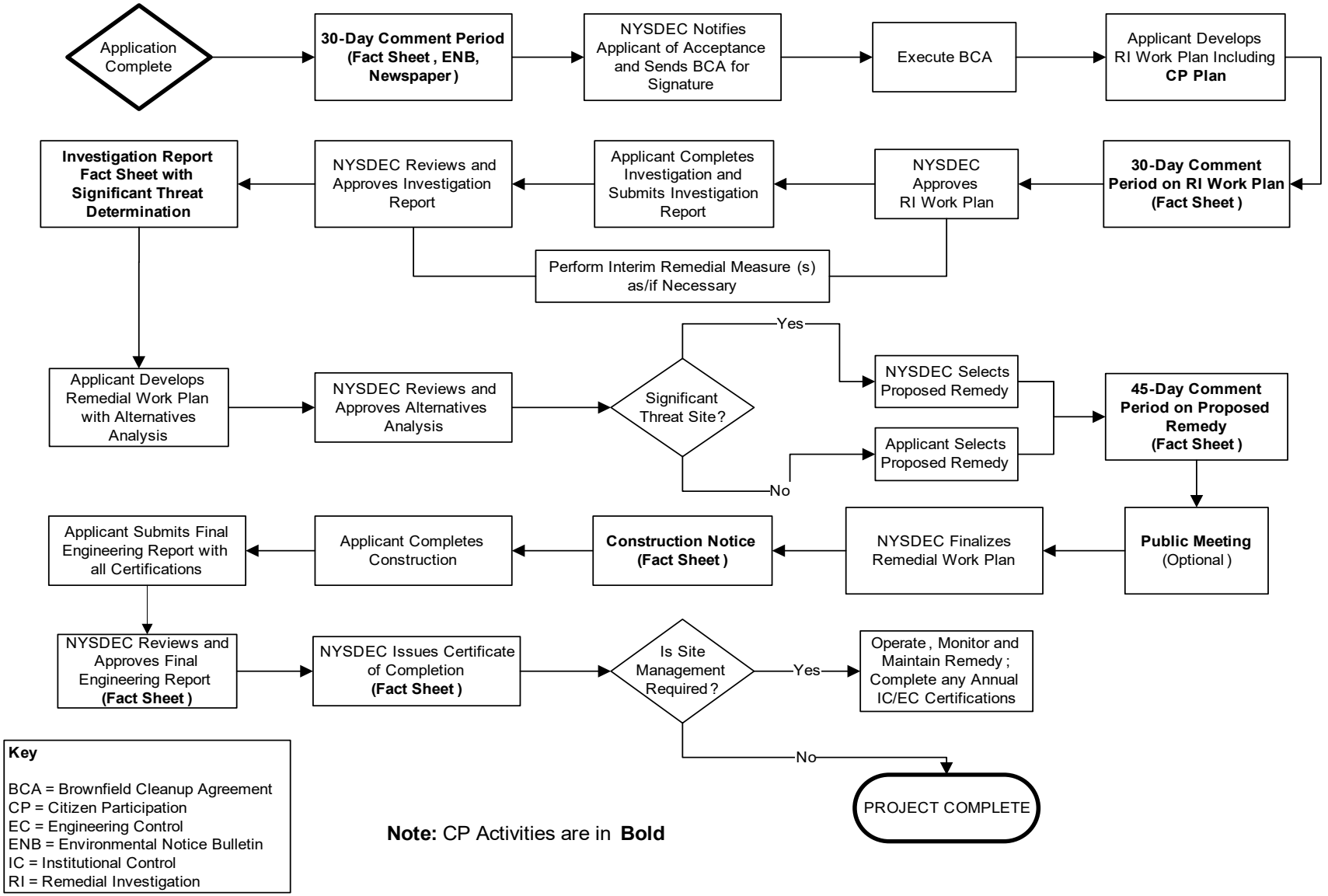
Kind regards,

Mary Loughlin, GIT
Geologist II

12 Raymond Avenue, 2nd Fl., Poughkeepsie, NY 12603
Phone: 845.454.4400 Ext. 2109
Direct: 845.762.4559
Mobile: 973.618.6823
Email: m.loughlin@ctmale.com
www.ctmale.com

Appendix C - Site Location Map

Appendix D– Brownfield Cleanup Program Process

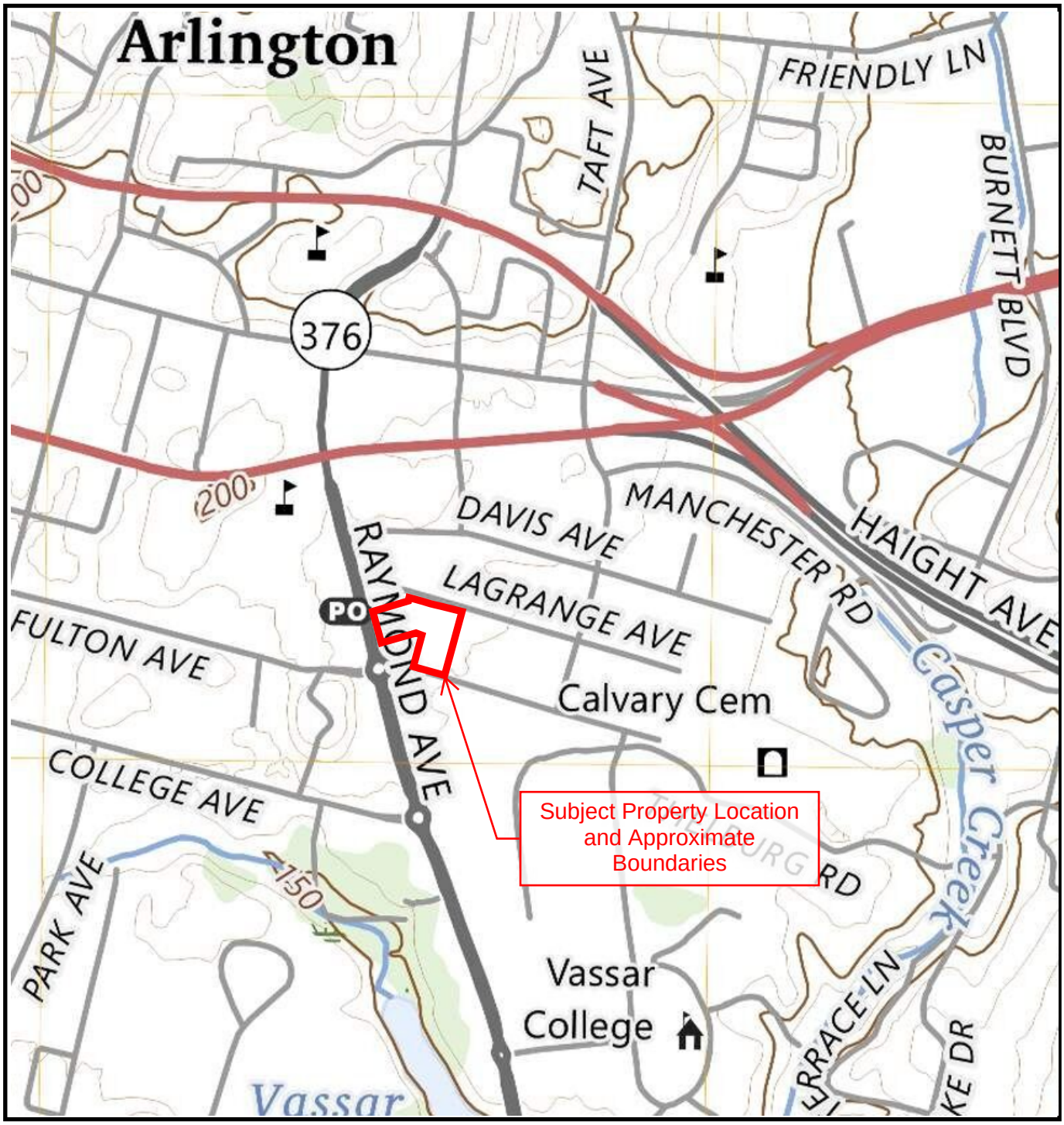


Key

BCA = Brownfield Cleanup Agreement
CP = Citizen Participation
EC = Engineering Control
ENB = Environmental Notice Bulletin
IC = Institutional Control
RI = Remedial Investigation

Note: CP Activities are in **Bold**

Appendix C - Site Location Map



MAP REFERENCE
United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangles: Poughkeepsie, NY
Date: 2023

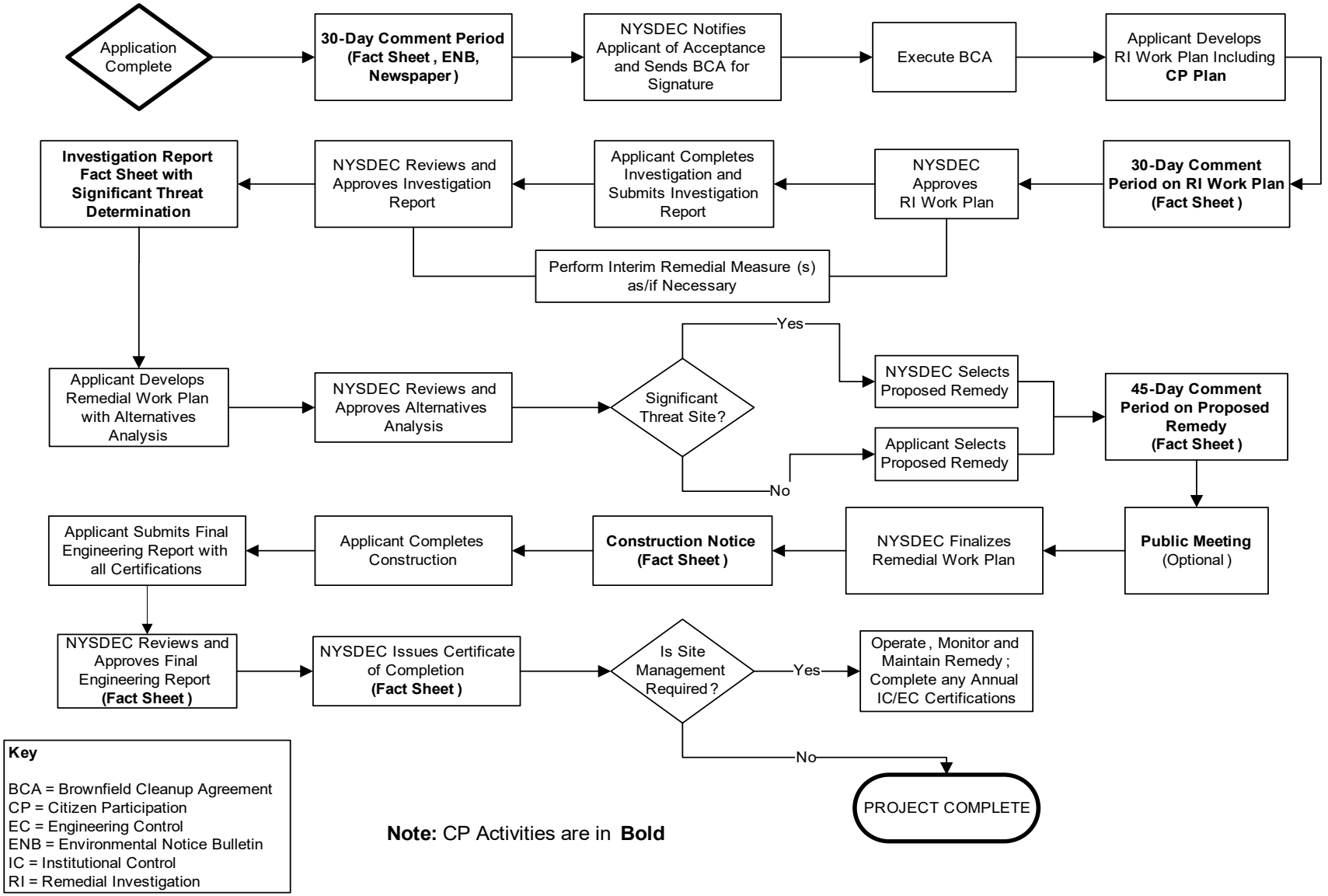
N

C.T.MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE
LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C.
50 CENTURY HILL DRIVE
LATHAM, NY 12110

FIGURE 1 - SUBJECT PROPERTY LOCATION MAP

TOWN OF POUGHKEEPSIE	DUTCHESS COUNTY, NY
SCALE: 1:24,000±	The locations and features depicted on this map are approximate and do not represent an actual survey.
DRAFTER: ER	
PROJECT No.: 24.5088	

Appendix D– Brownfield Cleanup Program Process



Key

BCA = Brownfield Cleanup Agreement
CP = Citizen Participation
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