



COMMON COUNCIL MEETING

Common Council Chambers

Monday, November 7, 2016

6:30 p.m.

**6:00 p.m. Public Hearing regarding proposed
Local Law LL16-2, overriding the tax cap
*Presentation about Zombie Property database***

I. ROLL CALL

II. REVIEW OF MINUTES:

Common Council Minutes of October 5, 2016

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

IV. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

V. MAYOR'S COMMENTS:

VI. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

VII. MOTIONS AND RESOLUTIONS:

- 1. FROM COMMUNITY DEVELOPMENT COORDINATOR HESSE,**
Resolution R16-86, approving a Memorandum of Understanding between the City of Poughkeepsie and Metro North Commuter Railroad Company.

2. **FROM CORPORATION COUNSEL ACKERMANN**, Resolution R16-87, setting a public hearing for the proposed designation of College Hill as a Historic Landmark.
3. **FROM COUNCILMEMBER MCNAMARA**, Resolution R16-88, Calling on The City of Poughkeepsie, Residents and Business Owners to Adopt the "Think Differently" Initiative To Assist Individuals With Special Needs and Their Families"

VIII. ORDINANCES AND LOCAL LAWS:

IX. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

1. **FROM ACTING POLICE CHIEF PAPE, AND JENNIFER BURKE FROM THE POUGHKEEPSIE MIDDLE SCHOOL**, a communication regarding safe passage home.
2. **FROM COMMUNITY DEVELOPER HESSE** a communication regarding a proposed license agreement between the City of Poughkeepsie and Mid-Hudson Heritage Center for the operation of the Glebe House.
3. **FROM COUNCILMEMBER KLEIN**, a communication regarding prohibiting parking on Livingston Street between South Avenue and Lincoln Avenue.
4. **FROM RAYMOND CASANOVA**, a notice of personal injury sustained on September 9, 2016.
5. **FROM STATE FARM INSURANCE**, a notice of property damage sustained on October 1, 2016.

X. UNFINISHED BUSINESS:

XI. NEW BUSINESS:

XII. ADJOURNMENT:

RESOLUTION
(R-16-86)

INTRODUCED BY _____:

WHEREAS, the City of Poughkeepsie is desirous of collaborating with the Metropolitan Transportation Authority ("MTA") to further the Poughkeepsie Waterfront Redevelopment Strategy (the "Strategy") and associated Waterfront Transient-Oriented Development ("WTOD") zoning district; and

WHEREAS, the MTA is a strategic partner in furtherance of the City's vision contained in the Strategy and the WTOD by virtue of owning a significant amount of property in the WTOD; and

WHEREAS, the MTA and the City, with technical help from the County are desirous of entering into an agreement with the ultimate goal of collaboratively issuing a Request for Expression of Interest in the development of non-park, publicly held properties near the City's waterfront consistent with the Strategy and WTOD; and

WHEREAS, such agreement shall set forth various activities each party will undertake in order to help determine the feasibility, scope and parameters for a transient oriented development on public held properties in the WTOD; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby approves the Memorandum of Understanding in substantially the same form and substance as attached hereto and the Mayor be and he hereby is authorized to execute the agreement in substantial conformity with the Memorandum of Understanding annexed hereto and made a part hereof

SECONDED BY _____.

MEMORANDUM OF UNDERSTANDING
BETWEEN
METRO-NORTH COMMUTER RAILROAD COMPANY
AND
THE CITY OF POUGHKEEPSIE
WITH TECHNICAL SUPPORT BY
COUNTY OF DUTCHESS

THIS MEMORANDUM OF UNDERSTANDING made this ____ day of _____, 2016 (“MOU”), by and among MTA METRO-NORTH COMMUTER RAILROAD COMPANY (“MTA Metro-North”), a public benefit corporation of the State of New York and subsidiary of METROPOLITAN TRANSPORTATION AUTHORITY (“MTA” and collectively referred to as “MTA Metro-North”), having its principal office located at 420 Lexington Avenue, 11th floor, New York, New York 10170 and THE CITY OF POUGHKEEPSIE (the “City”), a municipality and political subdivision of the State of New York, having its principal office at 62 Civic Center Plaza, Poughkeepsie, NY 12601, with technical support provided by the COUNTY OF DUTCHESS (the “County”), having its principal office at 22 Market Street, Poughkeepsie, NY 12601 (collectively, the “Parties”).

WHEREAS, this Memorandum of Understanding (MOU) outlines a strategic collaboration between the City of Poughkeepsie and MTA Metro-North, with the support of the County of Dutchess, and is intended to further the Poughkeepsie Waterfront Redevelopment Strategy and associated Waterfront Transit-Oriented Development (WTOD) zoning district (Exhibit A). This MOU is intended to result in the issuing of a Request for Expressions of Interest (RFEI) for developing non-park, publicly-held properties near the City’s waterfront, as outlined below; and

WHEREAS, the City owns two parcels (numbers 6062-83-789065 and 6062-75-819210) of property near MTA Metro-North’s Poughkeepsie Train Station, presently vacant or used for parking (the “City Properties”), as depicted on Exhibit B attached hereto; and

WHEREAS, MTA owns three parcels (numbers 6062-75-795184, 6062-75-762231, and 6062-75-764248) near the Poughkeepsie Train Station (the “Railroad Properties”) as depicted on Exhibit B, and which Railroad Properties are administered and operated by Metro-North as MTA’s operating subsidiary and agent; and

WHEREAS, MTA is the lessee of the property constituting the Harlem and Hudson commuter rail lines and facilities, under a long-term lease dated April 8, 1994, as amended by the First Amendment, dated June 5, 1995 (the “Harlem-Hudson Lease”), from Midtown Trackage Ventures LLC, as successor-in-interest to the Trustees of the Penn Central Transportation Company, expiring on February 28, 2274, including parcel 6061-27-794956 (portions), near the Poughkeepsie Train Station (the “Railroad Properties”) as depicted on Exhibit B, and which Railroad Properties are administered and operated by Metro-North as MTA’s operating subsidiary and agent; and

WHEREAS, the City and MTA Metro-North desire to jointly assess the feasibility of a mixed-use, transit-oriented development near the Poughkeepsie Train Station (“TOD”), and other compatible uses for the City Properties and Railroad Properties (together, the “TOD Properties”); and

WHEREAS, the City and MTA Metro-North, with support from the County, desire to set forth various activities they will undertake in order to help determine the feasibility, scope and parameters for a TOD on the TOD Properties.

NOW THEREFORE, for good and valuable consideration, the City, MTA Metro-North and the County agree as follows:

Railroad Properties

1. The Parties agree that any TOD or redevelopment plan (collectively "TOD") will include the following as a minimum in order for the Railroad Properties to be included as part of the TOD. These goals will be incorporated into any and all requests for expressions of interest (RFEI), requests for proposals (RFP) and all planning documents.

- a. There will be no net loss of Metro-North customer parking and provision must be made by proposers to provide permanent additional Metro-North customer parking to account for future growth at this terminus station.
- b. Residential or similar development that increases and encourages walk-in use of the Poughkeepsie Train Station will be part of the TOD.
- c. Continued access to Metro-North's facilities, rail lines and employee parking cannot be hindered and must be maintained, though it could be reconfigured subject to Metro-North's prior written approval. The portions of the Railroad Properties available for redevelopment are depicted in crosshatch within Exhibit B.
- d. Metro-North will not be required to contribute any funds to the TOD.
- e. Metro-North must adhere to the Public Authorities Law requirements in regard to the disposition of properties. This includes, but is not limited to, receiving fair market value for the Railroad Properties if disposed of or used in connection with the TOD.
- f. Metro-North will determine whether any element in any proposed TOD or redevelopment plan interferes with Railroad operations, and therefore cannot be included.
- g. Any binding agreement regarding disposition or leasing of Railroad Properties is subject to the requirements of the Public Authorities Law and requires approval of the MTA Board, and no terms or provisions herein shall act to limit the authority of the MTA Board with respect to such dispositions.

Support of City Waterfront Redevelopment Objectives

2. The Parties agree that any TOD or redevelopment (collectively "TOD") will support the City's vision for the future of its waterfront as outlined in the Poughkeepsie Waterfront Redevelopment Strategy and the WTOD zoning district, and in support of the draft Local Waterfront Redevelopment Plan (LWRP). The goals will be incorporated into any and all RFEIs, RFPs and all planning documents.

Site Investigation

3. The City and MTA Metro-North, with support from the County, will jointly determine what information is necessary to obtain regarding the TOD Properties in order to engage the expertise of the development community in the planning process.

4. The City and MTA Metro-North, with support from the County, will jointly determine how to undertake stakeholder and community outreach to discuss and develop an RFEI for the TOD Properties.

Request for Expressions of Interest (RFEI)

5. The City and MTA Metro-North, with support from the County, will work cooperatively using in-house staff to revise and complete a draft RFEI. Each party shall determine in its sole discretion whether it wishes to retain the services of a consultant at its own expense to assist in the preparation of the draft RFEI.

6. After completion of the draft RFEI, the City, MTA Metro-North, and the County will meet to discuss and develop the final RFEI for the TOD. The City and MTA Metro-North will determine the final RFEI and agree on a process for distribution of the RFEI and review of submittals, and which agency will take the lead on the RFEI.

Authority

7. The City and MTA Metro-North each represent and warrant to the other that it has full power and authority to enter into and to execute this MOU and to assume and perform all of the obligations undertaken by each hereunder, subject to the limitations as provided in Paragraph 1(g) above.

8. The City, MTA Metro-North and the County will each designate an authorized representative to act on each party's behalf in connection with this MOU. The authorized representative of each party will be responsible for maintaining communication between the parties, or conferring and meeting as often as necessary to discuss significant issues. Each party shall be entitled to rely on concurrences or approvals of the other parties' representatives until such time as the parties have received notice from any other party that the authority of such authorized representative has been revoked and a replacement designated.

Termination Rights

9. The City and MTA Metro-North will each have the right to terminate this MOU, and any obligations thereunder upon ten (10) days written notice of its intent to terminate.

Schedule

10. The City and MTA Metro-North seek to complete the tasks contained in this MOU within one year of its signing. If the scope of work has not been completed, the parties agree to three automatic extensions of the MOU for one year each.

Miscellaneous

11. Notices to MTA Metro-North shall be delivered or mailed to MTA Metro-North at the

address set forth below:

Metro-North Commuter Railroad Company
420 Lexington Avenue, 11th floor
New York NY 10170
Attn: Richard Gans, Vice President & General Counsel

With a copy to:

Metro-North Commuter Railroad Company
420 Lexington Avenue, 12th floor
New York NY 10170
Attn: Michael Shiffer, PhD
Vice President, Planning

Notices to the City shall be delivered or mailed to the City at the address set forth below:

City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Corporation Counsel

With a copy to:

City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Department of Planning and Community Development

Notices to the County shall be delivered or mailed to the County at the address set forth below:

Dutchess County
22 Market Street
Poughkeepsie, NY 12601
Attn: County Executive

With a copy to:

Dutchess County Department of Planning and Development
27 High Street
Poughkeepsie, NY 12601
Attn: Commissioner

By giving the other parties at least ten (10) days' prior written notice, each party may designate a different address or addresses for Notices.

IN WITNESS WHEREOF, the City and Metro-North, with the support of the County, have executed this Agreement as of the date first above written.

THE CITY OF POUGHKEEPSIE

By: _____
Name:
Title:

METRO-NORTH COMMUTER RAILROAD COMPANY

By: _____
Name:
Title:

As Provider of Technical Support:

COUNTY OF DUTCHESS

By: _____
Marcus J. Molinaro
County Executive

APPROVED AS TO FORM:

County Attorney's Office

APPROVED AS TO CONTENT:

Eoin Wrafter, Commissioner of
Planning and Development

EXHIBIT A: Waterfront Transit-Oriented Development District (WTOD)

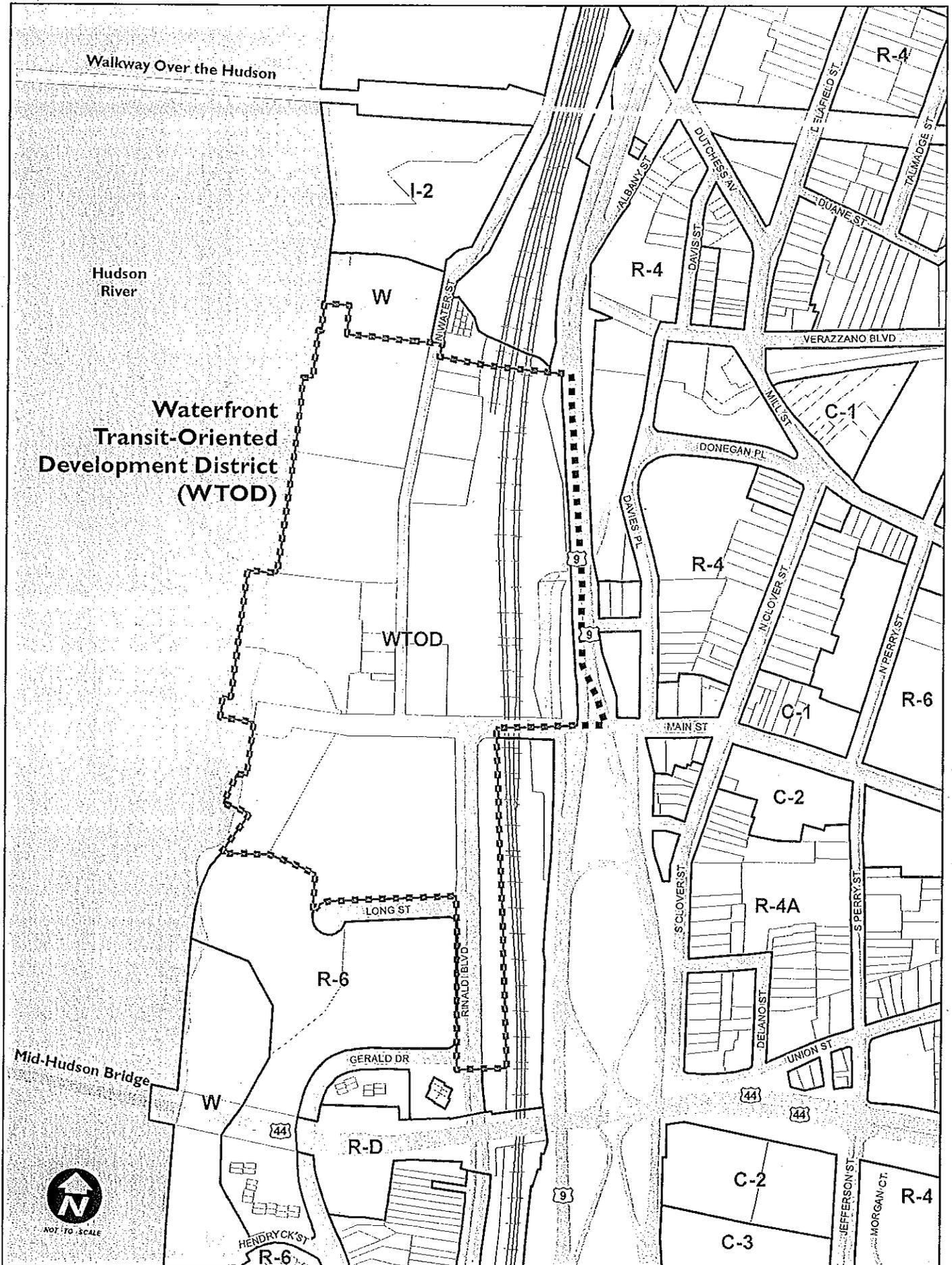


EXHIBIT B

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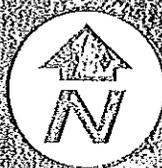
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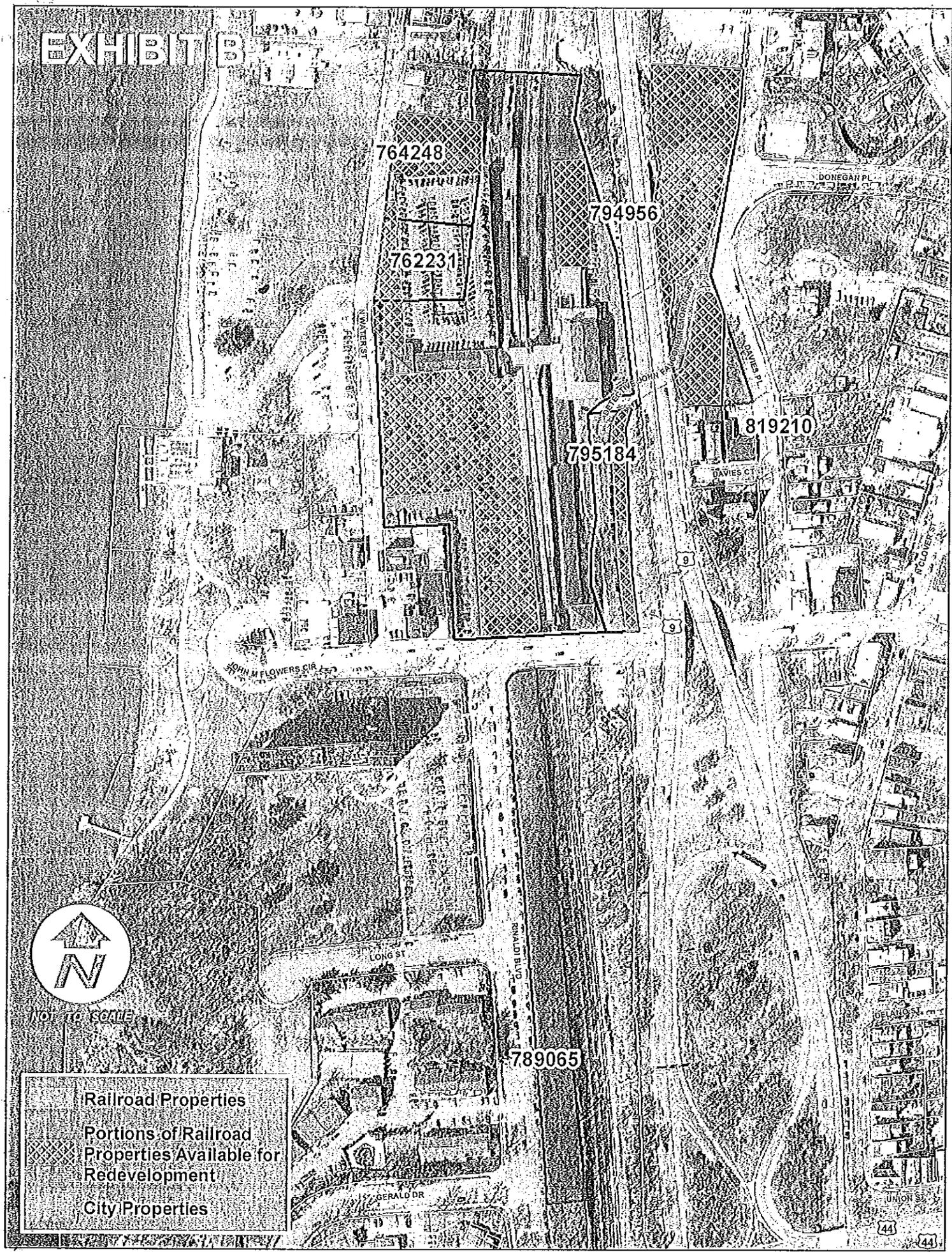
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NOT TO SCALE

	Railroad Properties
	Portions of Railroad Properties Available for Redevelopment
	City Properties



A RESOLUTION OF THE CITY OF POUGHKEEPSIE, SETTING A PUBLIC HEARING REGARDING THE PROPOSED NOMINATION OF COLLEGE HILL PARK AS A LOCAL HISTORIC LANDMARK

(R-16-87)

INTRODUCED BY COUNCILMEMBER _____ :

WHEREAS, College Hill Park is a public park owned by the City of Poughkeepsie and which park has been nominated for designation as a local historic landmark; and

WHEREAS, the City of Poughkeepsie Historic District and Landmarks Preservation Commission (hereinafter "HDLPC") held a public hearing on August 11, 2016 regarding its nomination; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on August 11, 2016; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC's approved application was forwarded to the Common Council for consideration on August 22, 2016; and

WHEREAS, the Common Council is required to hold a public hearing prior to the designation of any historic landmark; and

NOW THEREFORE,

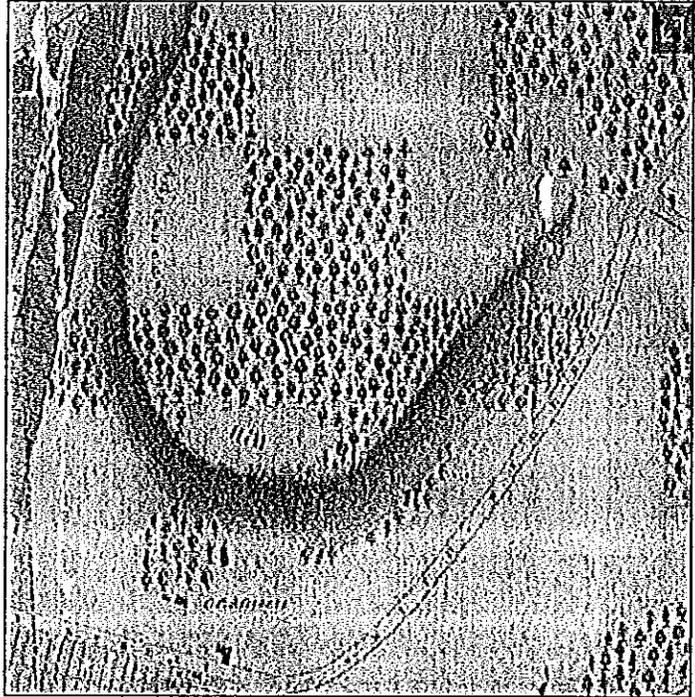
BE IT RESOLVED, that the City Chamberlain be, and she hereby is authorized and directed to publish a Notice of Public Hearing to be held November 21, 2016 at 6:00 p.m. concerning the designation of College Hill Park as a local historic landmark.

SECONDED BY COUNCILMEMBER _____

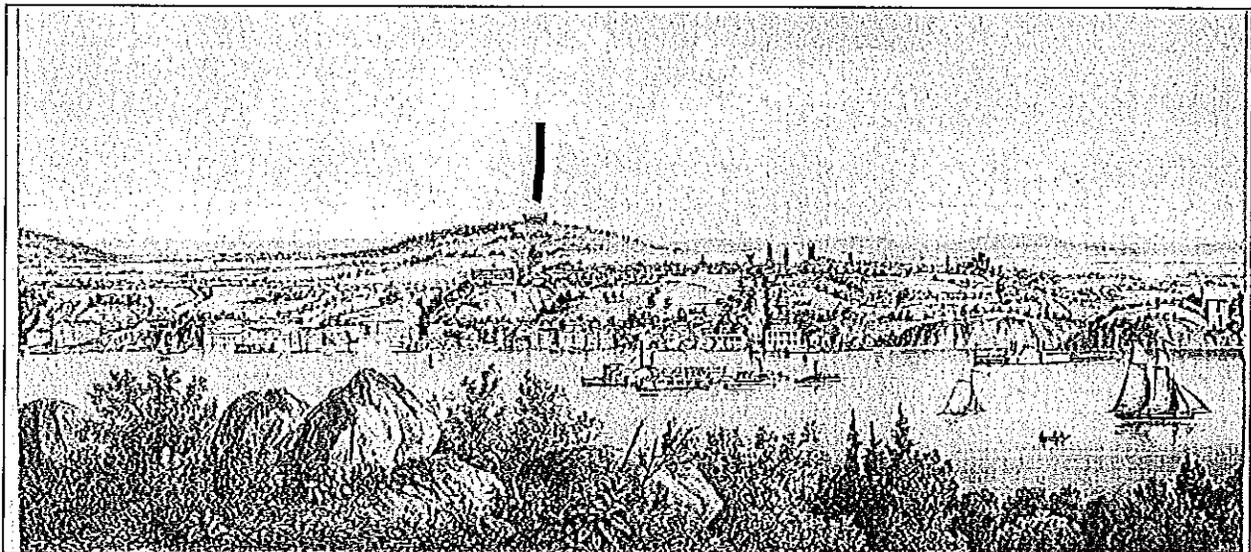
Statement of Significance: Historic College Hill
Prepared by: Holly Wahlberg © 2016

Significance: Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; is identified with historic personages; embodies the distinguishing characteristics of an architectural style; represents a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

As the city's most renowned beauty spot, College Hill has long held a special place in shaping Poughkeepsie's identity. For well over a century, Poughkeepsians have defined and redefined their relationship to this stunning scenic asset. Through the years, a variety of philanthropists, civic leaders, entrepreneurs, landscape architects, horticulturists, educators, and ordinary citizens have appreciated College Hill's beauty even as they differed on how best to develop its full potential. College Hill's history presents a significant series of experiments in how to best manage a treasured scenic asset as each generation of Poughkeepsians faced the responsibility of developing a purpose and vision for this grand location.



1834 Map showing College Hill, then known as "Adriance Hill," part of the Charles P. Adriance farm on the southern slope which included extensive orchards (Library of Congress Collection)



Early engraving showing College Hill viewed from the west shore of the Hudson; Under the black line is the "parthenon" building housing a boys preparatory school on the crest of the hill, clearly a dominant landmark for miles around from water or land (NY Public Library Collection)

(1836-1865) A Symbol of Civic Idealism

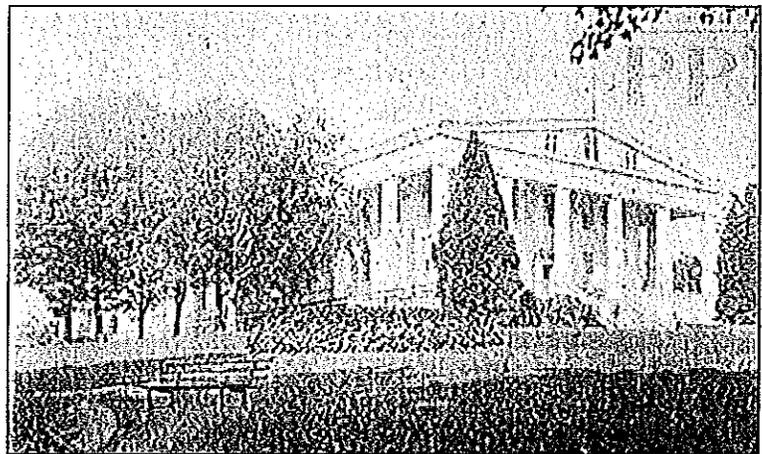
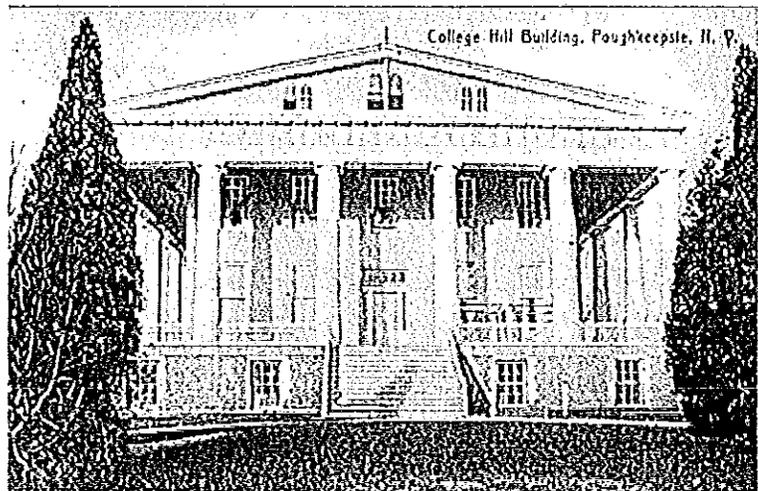
In 1835, College hill was purchased by members of the Poughkeepsie "Improvement Party," a group of local civic leaders determined to make Poughkeepsie into a bustling village. Throughout the first half of the 1830s, the Improvement Party laid out new streets, sidewalks and shade trees; founded banks, churches and schools; opened a fine hotel and subdivided land on the village's outskirts into building lots suitable for handsome new homes.

Investments were made in whaling expeditions, shipbuilding, silk worm cultivation, locomotive engine manufacturing, and the construction of a new village hall and reservoir. This impressive burst of village growth was ended by the national economic panic of 1837 which bankrupted several key Improvement Party leaders. But one of their creations - the Poughkeepsie Collegiate School located in a gleaming white Greek Revival temple on a hilltop visible for miles around - left an enduring imprint lasting much longer even than the school itself.

According to an account written by Reverend E.O. Bartlett, who attended Poughkeepsie Collegiate School and whose uncle was its principal, the Improvement Party's lofty aim was to actually create an American school that would "rank with the celebrated Rugby School in England, then becoming famous." With this ambitious goal in mind, Improvement Party committees were formed to select a principal, a building design and a site for the school.

Nineteenth century historian Benson Lossing described the next set of events which centered on a gifted young teacher named Charles Bartlett:

"In the spring of 1835, Charles Bartlett, then a young man and an eminent instructor of youth visited Poughkeepsie. He had twice declined an invitation to take charge of the Academy [Dutchess County Academy] in the village. He was now invited by Senator Tallmadge and Mr. Cunningham to view some of the improvements then in progress. They rode to various points, and finally ascended a lofty wooded hill lying half a mile northeast of the town. The forest from its summit had been removed. To that spot they made their way when the magnificent panorama of homes and fields, mountains and river, embracing at a glance a domain of 250 square miles in extent, and presenting one of the

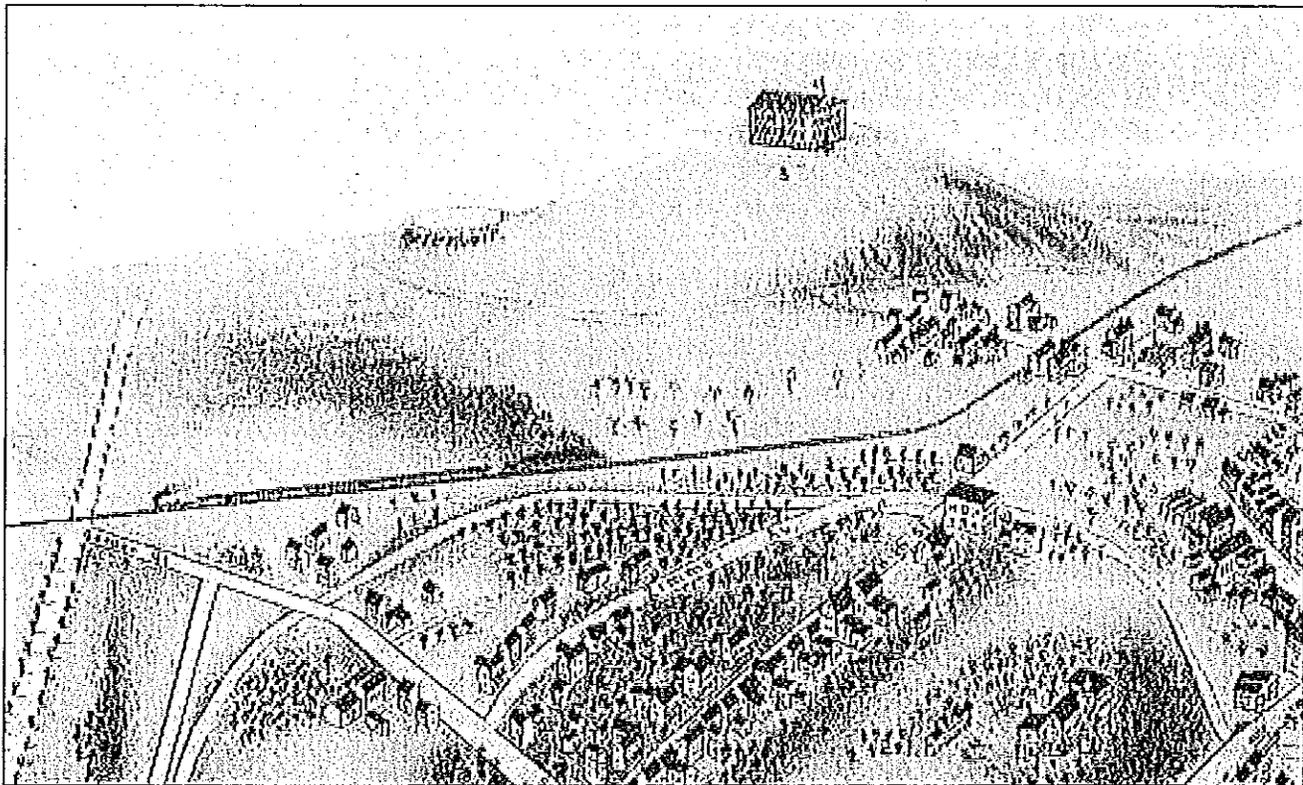


(Above) College Hill's Poughkeepsie Collegiate School, later turned into a summer resort hotel (Local History Collection, Adirance Memorial Library)

most picturesque scenes in the world was suddenly revealed. Gazing upon the scene with admiring vision Mr. Bartlett said, in his quiet way, "What a beautiful spot this would be for a literary institution!" "Will you take charge of one if established?" asked Mr. Tallmadge. "I will," was the prompt reply.

Ten days afterward a meeting of prominent citizens was held, the ground was purchased for the sum of \$12,000 and contracts for the construction of the building were speedily made. In October 1836, the edifice was completed, and in November ensuing the "literary institution" opened under the superintendence of Mr. Bartlett, assisted by eight competent tutors. During the first term there were 50 pupils; the second 84; the third 94, and the fourth 108. It was then full and overflowing, for its prescribed capacity was for the accommodation of 100 pupils. The exterior of the building was modeled after the Parthenon. Its size, exclusive of colonnades on the four sides is 55 by 115 feet. Its interior arrangements were planned by Mr. Bartlett. They were simple but elegant and convenient. There were two sets of apartments, one for the purposes of education, the other for the family. The building cost, exclusive of the grounds about \$40,000."

Although the identity of the school's architect remains a mystery, we do know that the Improvement Party allowed Charles Bartlett to design the school's interior layout. When the Poughkeepsie school opened in 1836, Bartlett left his position in Beacon, taking most of his pupils with him to this impressive temple of learning that changed "Adriance Hill" into "College Hill." Bartlett's students were particularly proud of the school's separate gymnasium building, said to be the first school gymnasium in the country and for many years, the only such school facility in the nation. Those who visited the school were invariably taken on a tour of this "peculiar round building" (sadly, destroyed by fire in 1870) which stood on the west side of the circular road around the summit of the hill.



1874 Map showing College Hill Hotel and the recently opened reservoir on the left (drawn by H.H. Bailey; Collection of Library of Congress)

Fifty years after the school's founding, E.O. Bartlett reflected on the significance of the Improvement Party's achievement in creating this school, observing, "It was an important event in the educational history, not only of the city, but of the state. No such magnificent building had been erected in this country for a preparatory school, and I do not know but that I may say for a college." In 1839, U.S. President Martin Van Buren and the famous political orator and presidential candidate Senator Henry Clay both visited the Poughkeepsie Collegiate School at College Hill as one of the great sites of the American northeast.

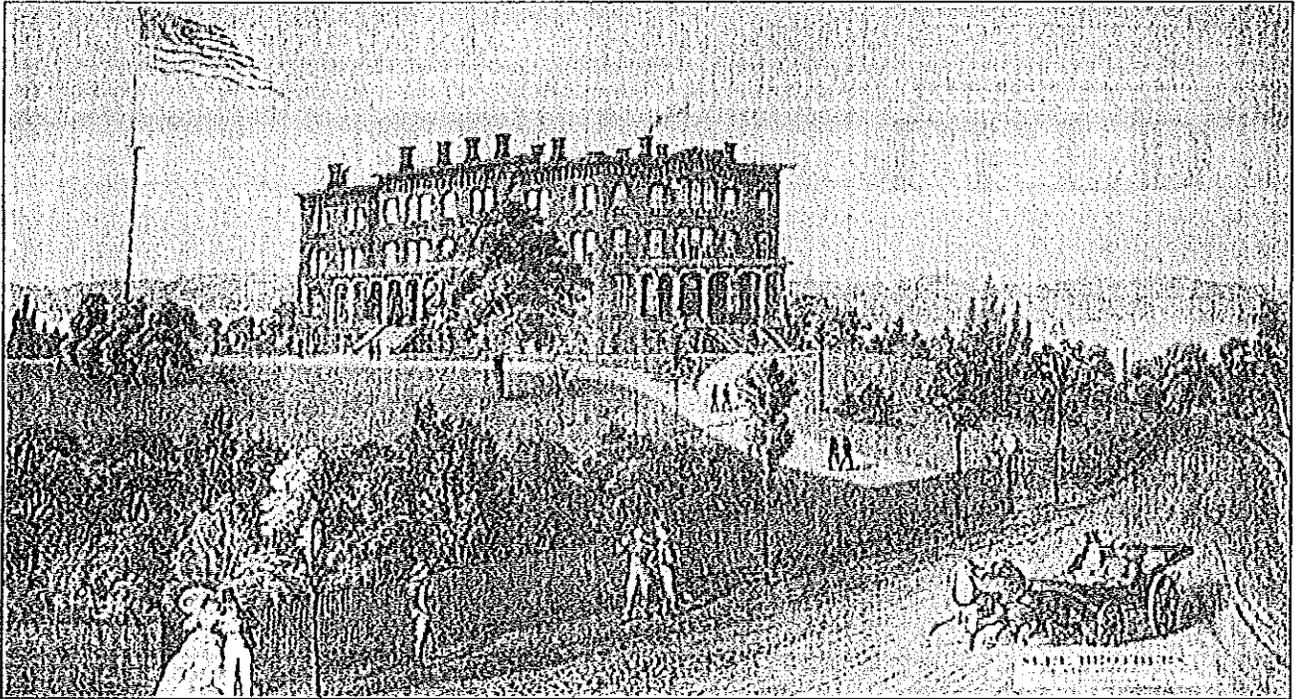
Other commentators of the period saw something deeper in this achievement than simply an impressive building on a scenic hilltop. Travel writer Freeman Hunt, commenting in 1837, felt that something special had been accomplished in Poughkeepsie:

"The enterprise of Poughkeepsie varies from that of many other places. It is guided by intelligence and liberality. The directing spirits seem to possess a higher motive than that embraced in Iago's advice, 'put money in thy purse.' They exhibit a patriotic pride in the rising wealth and prosperity of the whole village, and a deep interest in the cause of education. As an evidence of this, one only need glance about the regularly paved, clean and level streets; its tastefully designed neat and elegant private residences; its handsome sprightly business-like stores; its noble seminaries, rich ample and commodious in their architecture; among which like a throned queen, pre-eminently beautiful, stands the Collegiate School with its chaste and elegant Grecian proportions."

This 1837 comparison of College Hill to a "throned queen" may be the earliest use of a metaphor that later grew into Poughkeepsie's common nickname, "queen city." A few years later, in 1842, author John Disturnell writing in *A Gazetteer of the State of New York*, called Poughkeepsie the "queen of villages in the Empire State," giving us possibly the first full and direct use of the queen comparison. Disturnell's admiration for Poughkeepsie as the "queen of villages" was due in large measure to the striking architecture and stunning views found on College Hill. To his mind, the school was "unrivalled in its location commanding an extensive prospect of the river and surrounding country, which cannot fail to excite admiration of every lover of picturesque scenery; in addition to the collegiate building, which is a splendid edifice, here has recently been erected an extensive gymnasium."

College Hill continued as the site of the Poughkeepsie Collegiate School for 31 years. Although the school's founding principal Charles Bartlett died in 1857, Bartlett's nephew, Charles Warring and Bartlett's nephew-in-law, Otis Bisbee continued running the school together. In 1863, Warring withdrew to form his own school, but Bisbee continued managing the Collegiate School alone until 1865 when the property was put up for auction to settle Bartlett's estate.

Although Bisbee tried to hang on to the school, he was outbid by wealthy capitalist George W. Morgan (1816-1879) who acquired College Hill for \$30,200. Under Morgan, the school was transformed into a summer resort hotel which opened in June of 1867. The spot whose beauty had once been set aside for a high civic purpose was now controlled by a single private investor whose vision centered on tourism's potential. Despite its name, there would never be another school on College Hill. The losing bidder, schoolmaster Otis Bisbee did rebound, however. In 1867, Bisbee opened a new school called Riverview Military Academy whose impressive site overlooking the Hudson River kept alive the linkage between scenic beauty and education for many more decades.



Drawing of Riverview Military Academy, which opened in 1867 with a new name and location after its original setting on College Hill was purchased for private development (Local History Collection, Adriaance Memorial Library)

(1865-1886) Private Development as a Public Good

As a summer resort, College Hill's chief charm was, of course, its outstanding views - helped along by airy, high-ceilinged guest rooms and access to the pretty spring fed lake George Morgan had built in 1866 at the northern base of College Hill. Despite being elected mayor of Poughkeepsie in 1869 and New York State Senator in 1870, Morgan failed in his efforts to convince Poughkeepsie to use Morgan Lake as part of its water supply. His summer hotel fared no better. By 1873, Morgan's College Hill Hotel had failed - perhaps unable to compete with the nearby Catskill "mountain houses" or the then popular seaside destination of Long Branch, New Jersey.

For the next decade, College Hill and its Greek temple went dormant in the hands of the property's mortgage holder. Despite this outcome, there would continue to be those inside and outside the Poughkeepsie community who believed that only private enterprise, particularly a hotel development, could bring out the true potential of College Hill.

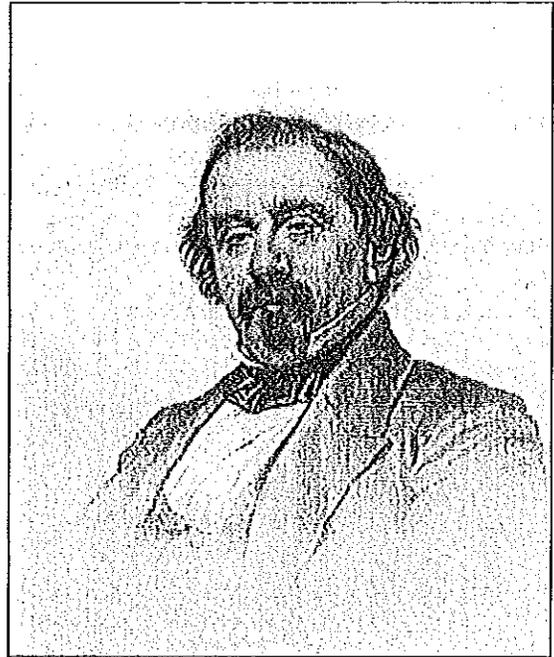
(1886-1889) Social Change through Scenic assets: Giving All to Those With None

Late in 1883, a rumor began spreading that a hotel concern from New York was inspecting College Hill. One of the potential buyers told a local reporter, "If Prospect Park at Catskill pays, I know of no reason why the College Hill property wouldn't, for the surroundings and scenery about College Hill are ten times more picturesque and more healthy than those of Prospect Park Hotel." It took three more years though, before the announcement came that College Hill had sold. The buyers were thought to be represented by J.A. Wood, a former Poughkeepsian and the architect of the celebrated Tampa Bay Hotel. Wood was well-known to be greatly interested in College Hill's potential as a summer resort. Soon though, the buyer's real identity emerged. Much to everyone's surprise, College Hill had been secretly purchased by Matthew Vassar's nephew, John Guy Vassar (1811-1888) who had quietly bought not just the summit of College Hill

but other key access parcels lower down the hill as well.

Vassar immediately faced tremendous curiosity and persistent questioning from the citizens of Poughkeepsie. The *Daily Eagle* commented with some amusement,

“When John Guy Vassar purchased the College Hill property a few months ago – the purchase being the tedious piecemeal work of many months and effected without the knowledge of the public – there was a general inquiry as to what he intended to do with it. No one knew, of course, but everyone wanted to know, and scores of busy persons who are benevolent by proxy were voluble with suggestions to the owner as to what grand uses the property should be devoted. Mr. Vassar has been visited at his residence, accosted in the streets, written to about it, and overwhelmed with suggestions and propositions. There are good people in this world who are mighty prolific of ways and means of spending other people’s wealth.



John Guy Vassar

Among the twenty-one distinct suggestions that the owner has received concerning the best use of College Hill are: 1. A technological and agricultural institution; 2. A preparatory school for Vassar College; 3. A convalescent hospital or infirmary; 4. A public park; 5. An astronomical observatory; 6. A medical college; 7. A summer hotel; 8. A fresh-air-fund resort for children; 9. A home for superannuated clergymen; 10. A private residence for the owner; 11. A reformatory for girls; 12. A home for working girls; 13. A preparatory school for boys intending to go to college; 14. An inebriate asylum. There are six or seven other propositions which Mr. Vassar dimly remembers to have heard.”

As the new owner of College Hill, Vassar began putting the much neglected old school building and its grounds back in order, but otherwise continued to remain silent about his plans. At his death two years later in 1888, the mystery finally ended when it was learned that Vassar had bequeathed approximately \$700,000 of his two million dollar fortune for the creation of a “John Guy Vassar Orphan Asylum” on College Hill. According to Vassar’s will, the asylum was to be devoted to caring for “poor legitimate orphans, free of charge, born in Dutchess County and open alike to all creeds and color and free from all sectarian influence and control, trusting that it will be managed and conducted in a manner that will commend it to a Christian community.”

Certainly the stipulation that only “legitimate” orphans be admitted raised some eyebrows. Ultimately, though, Vassar’s failure to incorporate the orphanage before his death doomed his plans. Disgruntled heirs (none of whom received more than \$1000 of Vassar’s estimated two million dollar fortune) decided to contest Vassar’s will. After two years of litigation (providing employment for a large number of Poughkeepsie’s attorneys), the will’s orphanage clause was invalidated, and the money that Vassar had intended for an orphanage on College Hill went instead to his relatives. The one charitable institution that Vassar hoped would perpetuate his name for all time, completely separate from the other joint philanthropy projects he and his brother Matthew Vassar Jr. shared credit for, never came to be. Yet this chapter in College

Hill's history is a significant example of how wealthy philanthropists in the Hudson Valley have often sought to put scenic assets into the service of a religious or humanitarian cause.

(1892-present) A Park for the People

The fate of College Hill was once again up for grabs as Vassar's heirs moved to dispose of the parcel. With the faltering of charitable purposes for College Hill, hotel investors returned to the scene once again, offering to build a \$200,000 summer resort hotel and maintain the surrounding streets in return for a significant tax reduction. Others in the community argued that it was high time for the city to have its first public park, and that College Hill was particularly well suited for park purposes due to its large acreage, its already existing road to the summit and a city street car line ready to bring citizens right to the base of the hill.

As an unusually large crowd began gathering at the County Courthouse for the auction of College Hill, Reverend Frank Heartfield of St. Paul's Episcopal Church hurried to the office of John I. Platt, editor of the *Poughkeepsie Daily Eagle*. Reverend Heartfield was an enthusiastic proponent of a park on College Hill. Platt was an influential sympathizer who had used his newspaper to promote the idea of purchasing College Hill for a park. In the days leading up to the auction, the *Eagle* had warned,

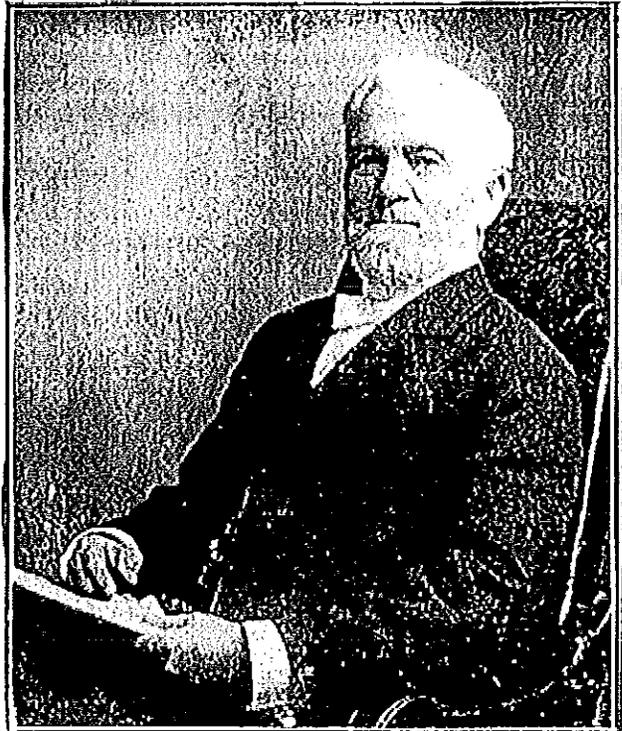
"A move ought to be made by our people to get possession of it and make a park of it. If that hill was in Hartford or New Haven the city would make a park of it without stopping to think twice of the cost and in doing so would increase the value of the property in those places much more than the park would cost. ..If that property is allowed to pass into the hands of small owners and is cut up into building lots, for which it is not at all suited, our people will live to regret it when it is too late."



Early views of the city from College Hill showed rooftops, picturesque spires and distant wisps of smoke from factories along the riverfront
(Local History Collection, Adriance Memorial Library)

With just hours to go before the noon time auction, Platt and Heartfield summoned a small group of men to Platt's office where they listened to Heartfield's idea of forming a syndicate to buy College Hill and hold it in trust for the people. Once purchased, the syndicate would be reimbursed by funds solicited from the public. Despite the impromptu nature of the plan, all agreed to give it a try.

Platt, accompanied by Reverend Heartfield, bid on behalf of the syndicate. Opposing him was attorney William H. Young, representing a group of real estate speculators. When the bidding reached \$11,600, someone whispered to Young that his opponents were park supporters. Young immediately declined to bid further. After the auction gavel fell, Platt announced that College Hill had just been purchased as Poughkeepsie's first public park. The stunned crowd burst into applause and surrounded Platt and



Heartfield, demanding details of their plan. But amazingly, there was no information to share. That morning's "plan" had consisted simply of acquiring a park for the people and by 12:30 pm, it was done.

The next day, Reverend Heartfield, John I. Platt, Hudson Taylor, Charles P. Luckey and William W. Smith, went to inspect their purchase and were delighted by what they found. The old entrance drive was bordered by grand old trees and the ellipse at the top of the hill, where carriages could pause to observe the views, needed only minimal resurfacing. If cleared of understory, the western slope looked to have some "splendid old oaks" and other fine shade trees while the northern slope was dotted with isolated trees as if a landscape designer had already been at work.

A short time later, the city received another, even bigger surprise. Cough drop manufacturer and restaurateur, William W. Smith (1830-1913)



(Above) Photo of William W. Smith; (Left) 1912 newspaper cartoon depicting Smith as Poughkeepsie's Santa Claus for his generous donations to so many local institutions (College Hill is written near the bottom of "Poughkeepsie's Stocking")

announced he would pay for the park and donate it to the city on two conditions: that it always remain a public park and that alcohol, in any form, never be served there.

The *Sunday Courier* newspaper responded with scathing skepticism that the City would ever be able to afford the maintenance of such a park. Derisively nicknaming College Hill "Cough Drop Park," the *Courier* complained that it was too far away from the city's center, too steep for many people to climb and almost certain to become "the resort of a certain class of loafers and undesirable persons, who will annoy decent people and damage public property unless a sufficient force of policemen are there to overcome them." Accusations flew that the park was being used as an excuse to extend the street car railway and increase the profits of certain citizens. Smith was called "the great I am" and accused of attempting to use the park to buy votes in his quixotic campaign to become Poughkeepsie's first Temperance Party mayor.

Yet a spirit of excitement and idealism ultimately carried the day. The *Eagle* reminded its readers that,

"Years ago, when the school on College Hill was in its prime, everybody in Poughkeepsie was familiar with it and took pride in it. When a stranger came to the city it was a matter of course to take him up on College Hill and show him the splendid view from there. It was the favorite drive and multitudes went up on foot, but since the building has been unoccupied few people have gone there, and we suppose there are many here in our own city who have never stood on the hill or walked around the colonnade and gazed away upon the panorama of beauty that is unfolded on every side. The expenditure of a very little money will make it easily accessible to all, and the property is capable of such development by the use of an increased sum as will make it one of the most charming little parks in the world."

Although the purchase of College Hill stirred nostalgic memories from two generations gone by, it also sparked renewed hope for Poughkeepsie's future. The *News-Telegraph* reminisced:

"In days gone by there was no land so fertile in this vicinity as the gardens about College Hill. Its vegetable crops were marvelous. Cherry trees of the grandest and choicest varieties abounded on the place; apple orchards of the best kinds, and ever requisite for a complete and lovely home was there. A pretty lane, shaded by tall maples, leads from Clinton Street up the hill. It was from such a lane as painters love to reproduce in their work, perhaps it is more so now, because of the neglect of later years. Splendid roads encircled the hill and a perfect piece of woods covered its western slope. The roads are now overgrown with grass and weeds and the wooded hillside is but a jumble, but under its thicket are pathways, once the quiet retreats of students and the haunts of children long since grown away from all but the recollections of beautiful College Hill. The purchase must not be understood as being that of the city's. The park is not to cost the city anything beyond the cost of taking care of it. The project is a grand one, and if successful, will mean much for the city of Poughkeepsie."

Despite this optimism, College Hill had indeed been vacant and neglected for over 20 years. Turning it into a public park would require considerable effort. The park's donor, W.W. Smith tackled this problem by forming a "College Hill Park Association." Its role was to raise enough funds to get the property into reasonable shape before it was turned over to the city. The Association was also assigned to select a professional landscape architect who would create a plan that could be implemented by the city over time as funds allowed.

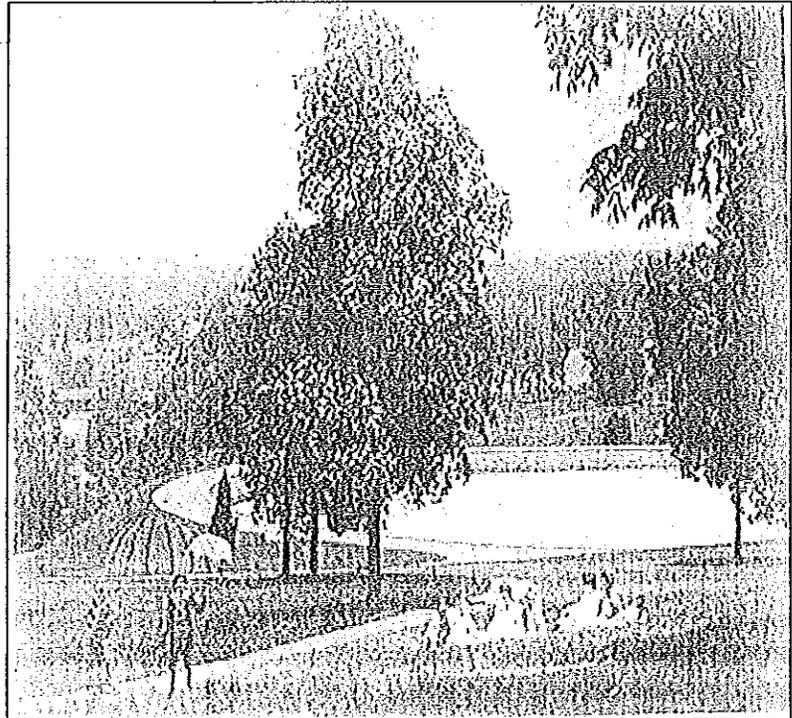
In 1893, as contributions began to come in, the Association was able to widen the main drive to the summit, build a foot path up the western slope, install a new north slope roadway connecting the summit to the grounds of the city reservoir, and place 25 "Central Park settees" (manufactured and donated by the Poughkeepsie Foundry and Machine Company) throughout the park.

In 1894, the Association hired Aneurin Jones, a former Superintendent of Central Park and Prospect Park, to prepare an overall plan for College Hill, particularly a plan for how to treat the 15 acres of farmland on the hill's east slope that had been purchased as an addition to the park by William W. Smith's brother, Andrew.

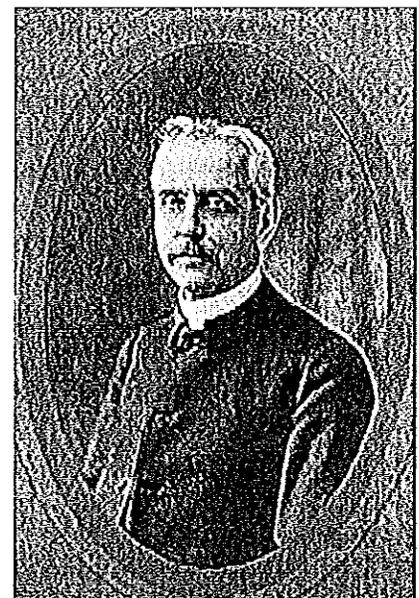
The selection of Jones does not appear to have been controversial in Poughkeepsie - despite the fact that Jones, a Welsh linguist and carpenter, had been fired as Superintendent of both Central Park and Prospect Park. His fondness for clear cutting trees and shrubs to create better "air circulation" and "vistas" had outraged many - including Frederick Law Olmstead, one of the original designers of Central Park. While Superintendent of Brooklyn's Prospect Park, Jones created even more outrage by denying permits for artists to sketch and paint in the park (including the celebrated American Impressionist William Merritt Chase). In Jones opinion, artists "trampled the grass" too much.

By 1896, the College Park Association considered its work finished and deeded College Hill over to the city along with "100 park settees, a horse drawn mower, a hand lawn mower and other utensils." In accepting the park on behalf of the city, Alderman Hoyt shared some of the grand aspirations held for College Hill: "I hope to live to see the day when our electric road will land our citizens at the top of the summit and when the building on it will be made so attractive as an art gallery with a tower and an elevator to the top which would give one of the most extended and finest views in any part of our land."

At a special dinner marking the transfer of the park to the city, Reverend Heartfield expressed his belief that it was "God's will that the beautiful hill should always be the breathing place of Poughkeepsie's citizens and the place where its poorest residents might find their best knowledge of what is beautiful in God's gifts to us in nature."



The c. 1872 open reservoir (above) was adjacent to College Hill and owned by the city. As a favorite beauty spot, it was a logical addition to the newly created "College Hill Park" (Local History Collection, Adriaance Memorial Library)



Reverend Frank Heartfield

During the park's first year under the city's Board of Public Works, workers cleared underbrush to create woodland picnic areas, planted the park's first flower beds and built a stone wall along N. Clinton Street using stones picked from the property. The four grand porches of the old school building formed a fine promenade for park visitors and a shelter in case of rain. The building's need for a new roof even spurred the idea of adding a "roof garden" to the classical temple. Architect Corydon Wheeler was hired to prepare an estimate for constructing a 20 x 50 foot covered roof platform to provide views even more spectacular than those available from the ground. Perhaps this scheme proved too expensive or too architecturally intrusive on the old temple because no roof garden was ever built.



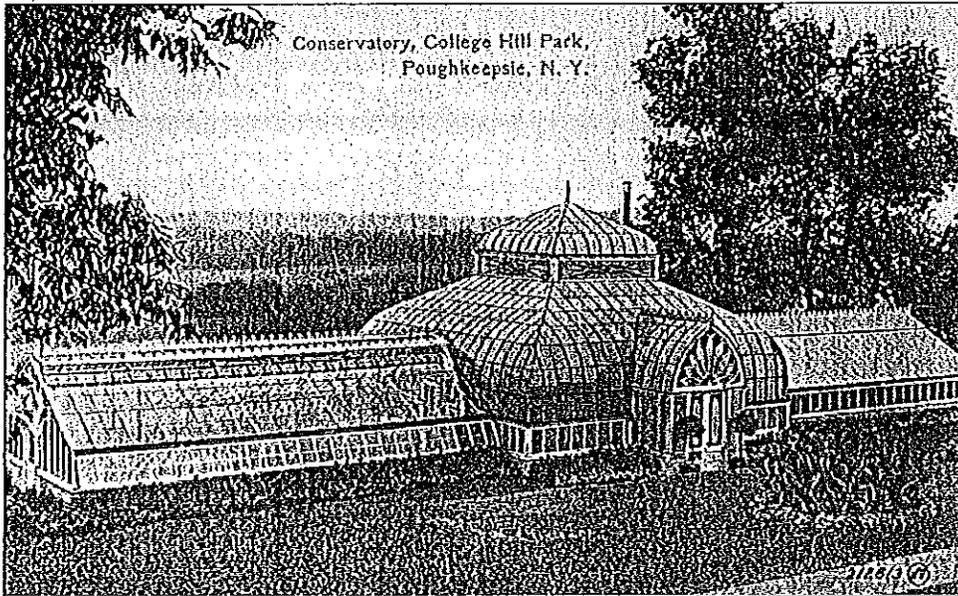
Downing Vaux

In 1898, the city apparently tossed out the plan created by Aneurin Jones, and hired landscape architect Downing Vaux (1856-1926), son of the celebrated designer of Central Park, Calvert Vaux. Downing Vaux graduated from the Columbia University School of Mines in 1878 and apprenticed as a landscape architect under his father's tutelage before joining his father's firm. After his father's death in 1895, Vaux continued in practice on his own. His career includes the Wallkill Valley Cemetery expansion in Walden; Wiltwyck Cemetery expansion in Kingston; Downing Memorial Park, LeRoy Park and Broadway Park in Newburgh; Kingston Point Park in Kingston; Indian Trail Park in Stamford CT; Rockwood Park in Saint John, New Brunswick; Riverside Drive in Manhattan, the Ramsdell estate grounds in Newburgh, and the Wilderstein estate grounds in Rhinebeck. Downing Vaux was also one of the founding members of the American Society of Landscape Architects and served as the ASLA Secretary for many years. Like his father and sister before him, Vaux committed suicide, falling to his death from the roof of the Kingston YMCA in 1926.

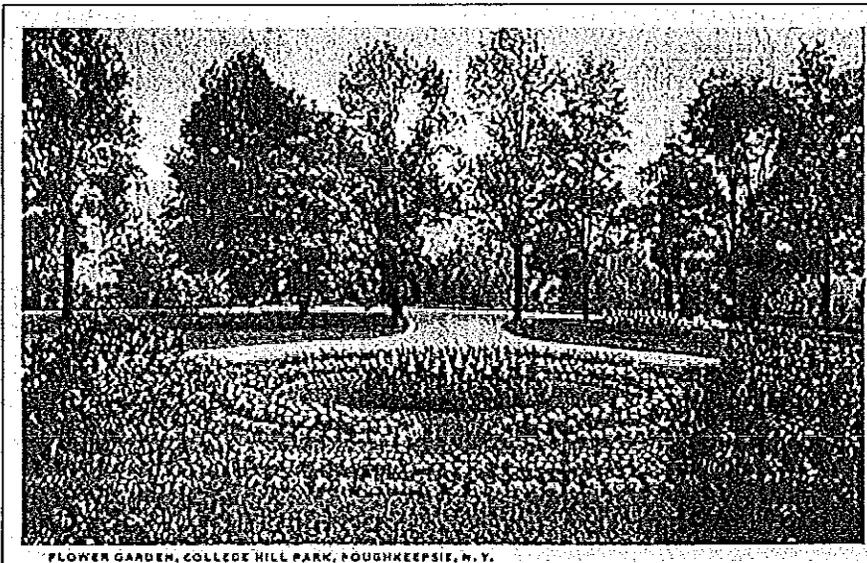
At College Hill in 1898, Downing mapped the existing conditions at the park along with his suggested improvements which showed the addition of 300 trees, 20 flower beds, 6,000 feet of shrubbery, three summer houses, two shelters, a spring house, a well house, a fountain, and a new museum inside the old school building. The plan also added a new road from the main entrance northward across the west side of the hill leading to the city's reservoir, then continuing on in graceful curves down the east slope of the hill across meadows and lawns until finally reaching Smith Street. The former farm lands on the east slope (added to the park by Andrew Smith in 1893) were slated by Vaux to become open meadows and lawns containing a special "Children's Field" for baseball and outdoor sports.

Most significantly, Vaux's plan greatly expanded the park's walks from 3,300 feet to a proposed new 23,000 feet, which he explained by observing, "At present the park is really better provided with drives than walks, whereas the majority of people will undoubtedly enter the park on foot, and use the walks more than the drives; keeping this in view, the system of walks has been made as comprehensive as the case demands, not forgetting the fact that broad stretches of grassy meadow and slope give a park its most restful effect."

By 1901, the city had begun laying out and grading Vaux's "Meadow Drive" connecting the north end of the reservoir area to Smith Street. Meanwhile, W.W. Smith boosted park attendance by funding a popular series of weekly summer concerts featuring Frank Scofield's 21st Regiment Band. Concerts and fireworks on College Hill soon became a regular part of Poughkeepsie's summer scene for many years.



(Above) College Hill Greenhouse by Charles Mitchell built in 1904; (Below) One of the Park Department's elaborate flower gardens featured on a souvenir postcard (Local History Collection, Adriaance Memorial Library)



In 1904, Smith paid for the construction of a fine greenhouse designed and erected by Poughkeepsie greenhouse builder Charles Mitchell. As the first significant ornament added to the park, the greenhouse was a proud symbol of the hill's rebirth and new beauties yet to come. The structure was 100 feet in length with a conservatory at its center and two projecting wings with space for propagating the 1000s of plants necessary to

create new flower beds at College Hill and at other parks such as Eastman (acquired by the city in 1909) and Wheaton (acquired by the city in 1910). Poughkeepsie's extensive park gardens were frequently pictured on souvenir post cards.

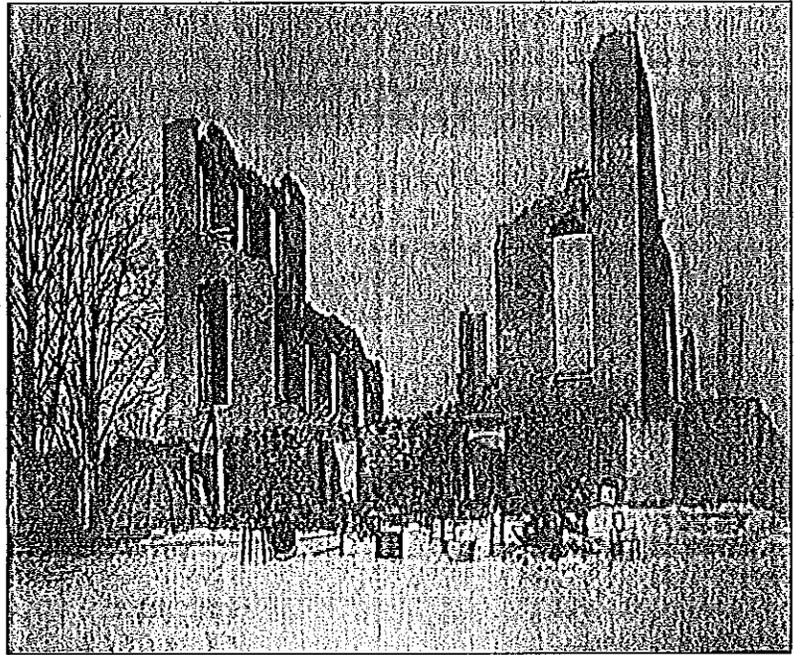
Over the years, more greenhouses were added to College Hill, and opened to the public for enjoying potted plants that included palms, ferns, gardenias, azaleas, and orange trees as well as Easter lilies

and poinsettias in season. Park staff at the College Hill greenhouses also supplied plants and floral arrangements for many agencies in the city such as the Childrens Home, the community college, the Elks, the American Legion, and the public library along with providing floral or foliage backdrops for school dances and graduations.

By 1908, the park department had added a drive up the park's west side and a walk around the ellipse while also maintaining 50 flower beds, 35 acres of lawn, 1,400 bedding plants, and 177 benches. By 1916, park staff were also managing a five acre deer park, left to grow wild behind a tall fence enclosing a small herd of deer. The old College Hill school was used as housing for the city florist and the College Hill Park caretaker until a chimney fire in February of 1917 raged out of control and burned the building to the ground. For days afterwards, somber Poughkeepsians climbed College Hill to view the devastation and wonder what would take the place of the familiar old Greek Revival landmark that had been a symbol of the city for decades.

In 1920, a committee of local patriots led by attorney John J. Mylod and local priest Joseph Sheahan, worked side by side with City Park Superintendent George Saltford and his staff to plant 52 Norway Maple trees along the park's "Meadow Drive" as a living memorial to the Poughkeepsie soldiers and sailors who perished in WWI. Tree plaques naming each veteran never materialized, but what Vaux had called the "Meadow Drive" was renamed "Memorial Drive" as a veterans tribute in 1920.

During the early 1920s, city leaders were preoccupied with the construction of a new covered reservoir on College Hill (completed in 1923), and a proposal to put an airplane landing strip on the site of the old school building. The Parks Department, however, was quietly pursuing its own plan for College Hill by setting aside money each year hoping the day would soon come when an impressive replacement for the old college hill school could be constructed. Unfortunately, this fund, along with the insurance money from the 1917 fire, was commandeered for other government purposes.



Remains of the College Hill School building destroyed by fire in 1917; the brick walls above were dynamited a few days after the fire (Local History Collection, Adriance Memorial Library)

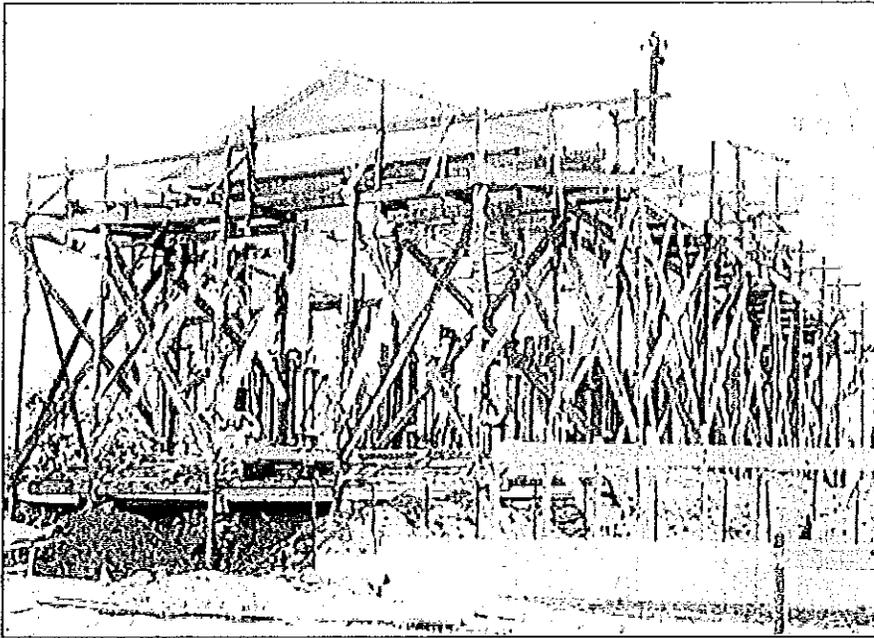


Guilford Dudley

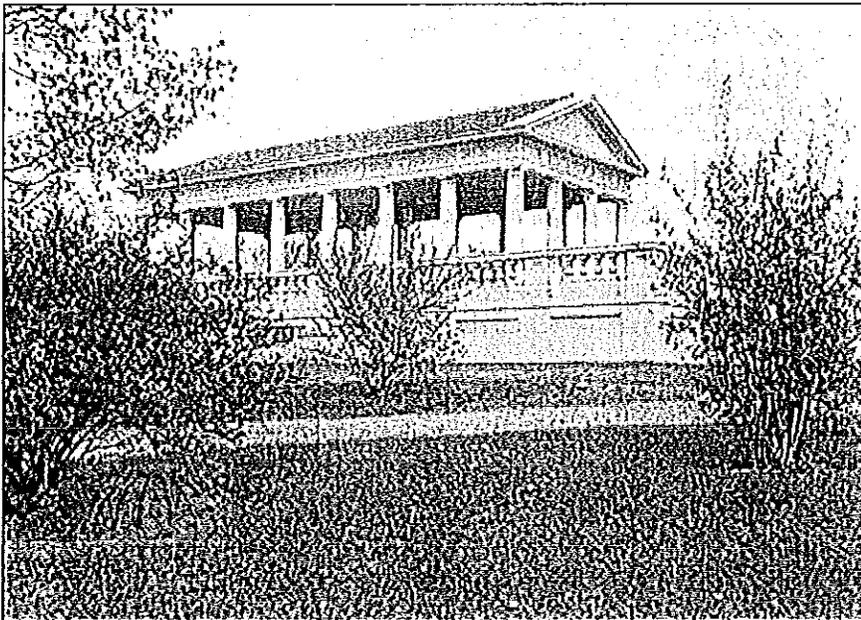
Finally in 1928, City Council leaders decided to seek design submissions for a new building on top of College Hill. It would have to function as a bandstand, shelter and comfort station, but everyone seemed to agree that the site demanded something special - not just a shed with bathrooms. But when only one architect responded, the project faltered. The city seemed at a standstill without funds or the will to move forward until 1934, when a 91 year old Poughkeepsian, named Guilford Dudley, bequeathed \$22,000 to the city for the erection of a shelter on College Hill. In his will Dudley stated,

"I desire to give to the City of Poughkeepsie a shelter building or pavilion to be erected on College Hill for the free use of the public... in the same location as the school once located thereon occupied, to be known as "THE SHELTER." I desire that the structure shall be erected according to plans and specifications prepared and drawn by William J. Beard-

sley, assuming that he is alive and able to do so, shall be in charge of the erection and construction thereof...Said structure, however, shall be erected on the distinct understanding that the City of Poughkeepsie shall furnish the location thereof as provided for herein, that the public shall not be subject to any rent or charge for the use thereof, and that the City of Poughkeepsie shall assume the maintenance and care of the structure when completed."



Construction of the Dudley Shelter (Local History Collection, Adriaance Memorial Library)



The all white Classical Revival "Dudley Shelter" and esplanade shortly after completion (Local History Collection, Adriaance Memorial Library)

At age 91, Guilford Dudley was among the last of his generation, a generation that had inherited and carried on a tradition of community service. Dudley's father, James H. Dudley was a carpenter/architect and iron foundry owner who designed and built Poughkeepsie's Congregational Church in 1860 as well as serving on the City Council, the school board, the almshouse board, the Old Ladies Home board and the Poughkeepsie Lyceum board. His son, Guilford Dudley achieved equal prominence as a hardware dealer, foundry owner, YMCA leader, Vassar Brothers Hospital president, president of the Fallkill Bank, and treasurer and founding member of the community's Building and Loan Association. In 1902, Dudley funded an addition to the Congregational Church called the "Margaret Chapel" designed by architect William Beardsley, in memory of Dudley's wife Margaret. In 1925, he also funded the church's new portico.

Like W.W. Smith, Dudley had a deep faith in God and abhorred alcohol. Smith's requirement that College Hill remain a "dry" community

institution forever made College Hill a symbol of the deeply held temperance values Dudley and Smith shared - values that Dudley felt had been betrayed by the repeal of Prohibition in America.

The pavilion, known as "the Dudley Shelter" of "the Shelter" was designed by architect John P. Draney (1880-1938), an employee for 40 years in the office of William J. Beardsley. Although Beardsley was Dudley's first choice as designer of the shelter, Beardsley's own death just months before Dudley's shifted responsibility for the shelter to Draney who carried on Beardsley's practice. Draney's design was a tile roofed open pavilion made of "Onondaga Litholite," a "cast stone" cement product that would simulate the monumentality of real stone in a classical design meant to pay tribute to the original Greek Revival school

building of 1835. Draney's graceful design also included a fine esplanade for enjoying the hilltop views in all directions. (Most recently, the pavilion was cleaned and painted in 2004. Balustrades needing repair or fabrication were taken to stone restoration craftsmen in Stone Ridge, New York in 2005 but reportedly were never retrieved. Whether these balustrades are still in existence awaiting pick up is unknown at this time.)

Dudley's bequest of \$22,000 was combined with state and federal Depression relief money to fund the \$77,000 cost of the entire project which included landscaping, the shelter itself, the esplanade around the shelter, and the piping of water up the hill to an underground comfort station. With Dudley's help, the community had at last overcome the loss of the old College Hill School landmark through the construction of Draney's dignified but welcoming open air pavilion. The *Poughkeepsie Sunday Courier* proudly called it one of the finest civic structures in the Hudson Valley. In 1982, the Shelter was placed on the National Register of Historic Places.

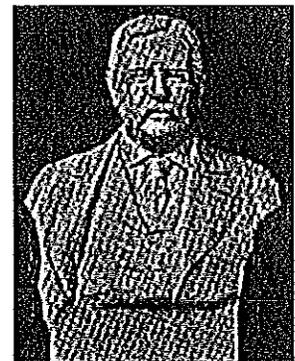
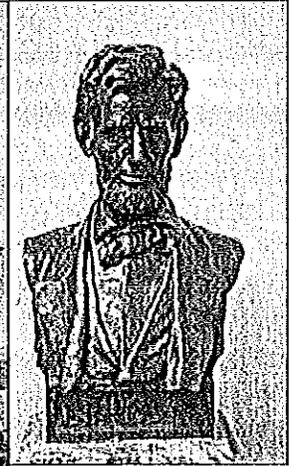
The community's other outstanding debt to the past was owed to W.W. Smith. An attempt had been made to honor Smith in 1908 through a city sponsored design competition for a "W.W. Smith Memorial Gate" at the entrance to College Hill. Poughkeepsie architect Percival Lloyd won the contest, but his design was never built. In 1913 when Smith died, Lloyd gave up hope that his gateway concept would ever be built and demanded receipt of the contest's prize money.

Almost two decades passed before the idea of a Smith gate at College Hill was revived in 1926 under the administration of Mayor Frank Lovelace. Lovelace took a keen hold on the project, but Lloyd's gate plan from 1908 was, by this time, missing and never found. Lovelace instead hired memorial designer Paul Edwards Hunt of Fishkill Memorial Studio to create a \$5,000 memorial bench at the College Hill entrance gate. Hunt was considered one of the area's leading designers in the field of bronze memorials, and his plan for College Hill involved a granite semi-circular bench with a bronze plaque by Tiffany Studios.

Nine months passed, and little seemed to be happening except that a "pile of granite" had appeared at the park entrance. The Public Works Department called it a "disgrace." W.W. Smith's son, Arthur referred to it as a "joke." As bad publicity continued to grow, retired New York sculptor John Ettl (1873-1940) came to the rescue. Ettl, who had a country home and studio in Staatsburgh, offered to complete the memorial bench and add to it his own design of a bronze bust of Smith mounted on a shaft. A new location was selected at the top of the hill rather than at the entrance, and the memorial was at last dedicated in August of 1928, 36 years after Smith's original donation of the park. Ettl's advice to the city was to form an arts commission to help with all such matters in the future.

John Ettl was a native of Budapest – the child of a sculptor father and a painter mother. After studying at the Academy of Art in Budapest and in Vienna and Paris, Ettl came to America in 1893. His career was that of teacher, inventor and portrait sculptor. He was particularly inspired and fascinated by Abraham Lincoln whom he was reported to have sculpted two or three times each year throughout his life. His last work, completed a few weeks before his death, was a bust of his Hyde Park neighbor, FDR who visited Ettl's studio to view the bust in progress. Ettl is perhaps best known as the inventor of the "Ettl Enlarging Machine" – a device which could take small sculptural models and enlarge them into the monumental sizes required for casting large scale public sculptures. Ettl and his two sons, also both gifted sculptors, formed the highly successful company Ettl Studios, Inc. to provide other sculptors with professional enlargement services and sculptor's tools.

In the 1930s, the city focused on adding a significant sports component to the park. The northeast slope of



The Smith Memorial, composed of arching granite bench and bust of Smith by John Ettl; At right are other busts by Ettl including Abraham Lincoln, Hackensack Indian Chief Oratam and Theodore Roosevelt

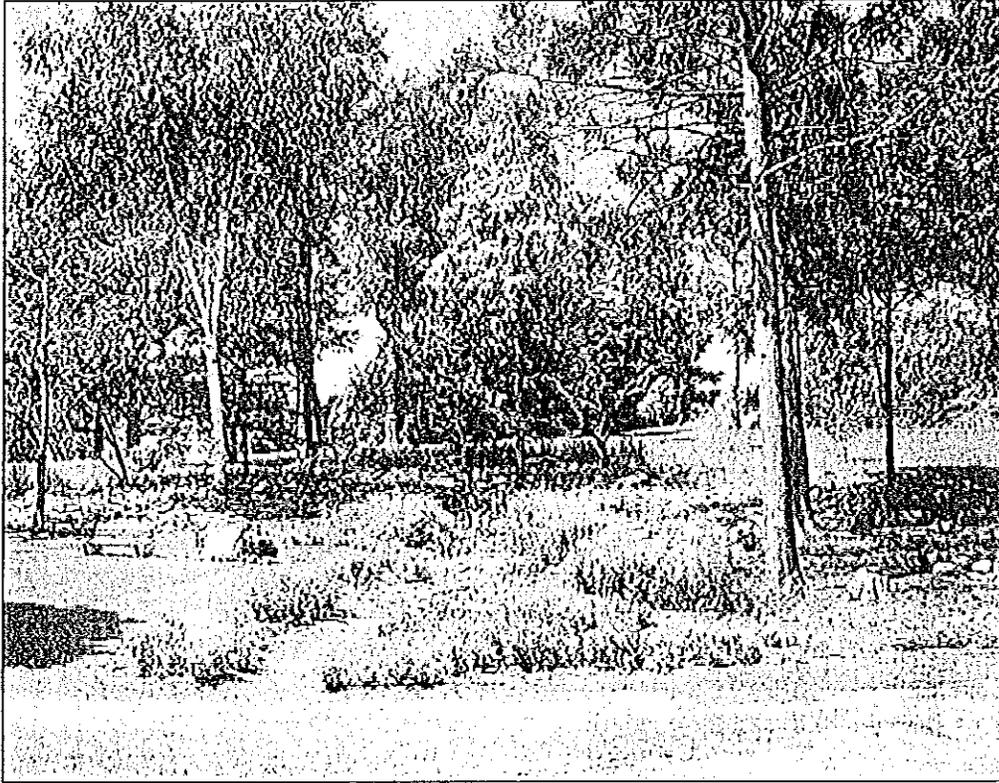
College Hill was transformed, in 1932, into a nine hole golf course using approximately 30 acres of parkland combined with 15 adjoining acres purchased by the city for \$14,000 from former Mayor Daniel Wilbur.

The golf course, designed by local golf enthusiast and amateur golf course designer, Horatio Nelson, was a state funded emergency work relief project designed to provide jobs for unemployed city residents during the Depression. Nelson, who also designed the final 9 holes of the Dutchess Golf and Country Club in 1922, was a significant leader in the emergence of golf as a popular sport in Dutchess County. His grandfather had established the family fortune by founding the Red Ball Line of clipper ships and summered in Amenia. Nelson's father invested in New York City real estate and summered in Poughkeepsie at the Academy Street estates of Ringview and Springside. Horatio Nelson retired to a farm along Poughkeepsie's South Road near his beloved Dutchess Golf Club. His design for the College Hill course was submitted free of charge and accepted by Mayor Alexander Caven.

Although the new golf course proved popular, parking quickly became an issue. The park's horticultural staff also found themselves robbed of adequate space which necessitated moving their gardens to a neighboring parcel "on loan" to them from an adjoining property owner. To solve these problems, the park was expanded in 1934 and 1942 when the city acquired approximately 11 acres east of the golf course's first fairway. The new land was used to expand golf course parking and relocate park department greenhouses and nursery beds while also preventing the construction of 82 housing units proposed for the hill's east slope in the area of Smith Street, Bartlett Street and Dubois Avenue.

Throughout the 1930s, College Hill truly thrived under the nurturing care of Park Superintendent Frank Berry (1893-1958). Berry began learning about plants as a young boy working afternoons and Saturdays at the flower shop of horticulturist, George Saltford. When Saltford took the job of City Park Superintendent in 1915, he hired Berry as an assistant after convincing him not to become a city policeman. When Saltford retired in 1928, Berry became Superintendent of City Parks until 1942 when he left to become

the Superintendent of Poughkeepsie Rural Cemetery.



Lown Memorial Rock Garden, designed by Frank Berry and currently undergoing restoration by the College Hill Revitalization Committee

One of Berry's early achievements as Superintendent was his design for a special rock garden placed on College Hill's east slope in 1934 as a tribute to Poughkeepsian Clarence Lown's pioneering work in the field of American rock gardening. The Lown Memorial Rock Garden was added to the Local Register of Historic Places in 2014.

Berry also began the tradition of entering flowers grown at College Hill in the

horticultural show at the county fair. The City of Poughkeepsie Park Department took home numerous prizes for many years, particularly for the dahlias grown on College Hill. This publicity, along with keen public interest in the Lown rock garden, soon made College Hill a destination for those seeking to learn about and enjoy flowers. Berry served as president of the Dutchess County Horticultural Society and was a frequent judge at area flower shows along with being a regular speaker at local community group meetings where he showed home movies of the latest garden achievements in Poughkeepsie's parks, especially on College Hill.

Although a horticultural enthusiast, Berry was just as supportive of the public using College Hill for sports. Starting in 1936, Berry actively welcomed skiers, tobogganists and sledgers to College Hill where the first and eighth fairways of the golf course became the preferred hills for winter play. Never neglecting to spread the word about the joy of plants, Berry encouraged all those enjoying winter sports on the hill to stop in at the greenhouse conservatory whenever they needed to get warm. In 1939, Berry opened the first College Hill ski-tow at the eighth tee, and this proved to be an immediate hit with the public. It was estimated that visitors using the tow could go down the hill 30 to 40 times in an hour for the very reasonable day pass fee of 25 cents for children and 50 cents for adults.

In 1971, a combination of state and city funds was used to make College Hill into a more formal "ski center" with a new ski tow, night lighting and snow making equipment. But multiple years of low snow totals and low attendance numbers turned the College Hill Ski Center into a significant drain on city finances. Surveys showed that most of those using the center were not Poughkeepsie residents. In 1980, city officials tried to convince county government and surrounding towns to partner with them in sharing the costs of running the slope. When these efforts failed, the slope was closed and the equipment sold at public auction in 1981.

In the late 1970s, the city added a ball field on the bottom of the hill's east slope in an effort to increase the park's recreational appeal to residents of the nearby Smith Street Housing Project where drug dealing, vandalism and overall isolation from the rest of the city had created significant quality of life issues.

In 1992, a coalition of five city departments, city council members, police officers, and concerned city residents joined forces to aggressively "take back" College Hill from numerous competing marijuana dealers and their cyclist lookouts who had largely seized control of the park. Surviving from the 1992 "take back plan" is the park's current gated entrance and one way road system. The coalition's long term plan, which called for more lighting, more tree maintenance, more all-season family activities, and better trails for bikers and joggers, is still a work in progress. In an alternative plan ultimately rejected by City Council, College Hill's golf pro, Bruce Flesland proposed expanding the park's 9 hole course into an 18 hole course and shrinking the public space to basketball courts and picnic areas along N. Clinton Street and the east slope ball field area. This concept was negatively perceived as simply replacing one set of interlopers (drug dealers) with another (golfers), and the idea was abandoned.

Whether serving as the centerpiece of a grand civic vision, a private entrepreneur's dream, a philanthropist's legacy mission, or an evolving park for the people, College Hill has always been deeply linked to both Poughkeepsie's self-image and its image in the eyes of others. In 1889, the *Poughkeepsie Eagle* perceptively noted that "No feature in our landscape is so prominent as College Hill, and not one can do so much to make or mar the beauty of the city by its improvement or neglect." The history of College Hill sheds significant light on how each generation must develop its own relationship with the special sites of extraordinary beauty under its care. Important decisions have been made and will continue to be made about who should enjoy such sites, how they should be enjoyed, and what role civic planners, artists, landscape designers, private developers, elected officials and philanthropists should play in determining the future of scenic assets. College Hill's history presents a significant array of varying approaches to answering these challenging questions.

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"Poughkeepsie Loses Landmark" Daily Eagle February 12, 1917
"Vandalism at Dudley Pavilion" Poughkeepsie Journal September 1, 1963
"Vandalism on College Hill and Letter to Editor: Poughkeepsie Journal March 5, 1965
"Changes Shown at Dudley Memorial" Poughkeepsie Journal November 15, 1959
"City to Clean Up Shelter, Dudley Kin Deplores Neglect" Poughkeepsie Journal November 16, 1959
"College Hill Site is Urged for Building" Daily Eagle January 27, 1928
"Sague Favors Park Building" Daily Eagle January 28, 1928
"Aldermen Seek Memorial Ideas" Daily Eagle February 7, 1928
"Public Works Board and the Pavilion: Eagle News September 28, 1928
"Park Building Idea Endorsed" Daily Eagle February 22, 1929
"Council Asks Architects to Submit Plans Daily Eagle March 10, 1929
"Caven Backs Up Sague on Design" Eagle-News April 27, 1929
"Dudley to Give City Money" Sunday Courier September 16, 1934
"Dudley Pavilion to Resemble Former College Hill Building" Eagle-News September 17, 1934
"G. Dudley's Estate January 29, 1935
"TERA to Open Separate Quarters" Eagle News April 24, 1935
"John P. Draney Dies Suddenly" Eagle News March 26, 1938
"Dudley Memorial Surmounts College Hill" Sunday Courier January 28, 1940
"Landscaping to Begin Soon at Shelter" Eagle News April 2, 1936
"Push Work on Park Shelter" Sunday Courier April 28, 1935
"Dudley Memorial Nears Completion" Sunday Courier November 10, 1935
"Plan Pavilion for College Hill Daily Eagle April 27, 1917
"52 Trees to be Planted at College Hill" Daily Eagle April 20, 1920
"Gardens at College Hill Rapidly Taken" Eagle News May 12, 1921
National Register Nomination; Guilford Dudley Memorial (Building Structure Inventory Form); prepared August 6, 1980

Guilford Dudley

"Loan Bank Moves into New Building" Eagle News June 29, 1927
"Poughkeepsie Foundry and Machine Company Daily Eagle August 15, 1902
"Obit James H. Dudley Daily Eagle July 1, 1896; Sunday Courier July 5, 1896
"50 years married: James H. Dudley Daily Eagle January 14, 1892
"James H. Dudley" Commemorative and Biographical Record of Dutchess County, J.H. Beers 1897.
"Guilford Dudley to Retire" Daily Eagle September 9, 1902
"Dudley Among Oldest Residents" Daily Eagle December 20, 1931
"Dudley Profile: Sunday Courier September 9, 1934 and September 16, 1934.
"Dudley Given Dinner Daily Eagle January 25, 1910
"Behave Yourself and Live Long Advises Guilford Dudley at 90" Eagle News July 7, 1934
"Dudley Rites Will be Friday" Eagle News September 5, 1934
"Dudley Will: Eagle News September 18, 1934
"Guilford Dudley" Editorial Eagle News September 5, 1934

Smith Memorial:

Smith Memorial Plans: Courier: March 27 and April 17, 1927
Memorial Unfinished: January 15 and 22, 1928; February 5, 1928; March 18, 1928

"City Memorial Unveiled" Daily Eagle August 13, 1928
"Famous Sculptor Would Aid Sague" Sunday Courier February 5, 1928
Council to Start Fund for Memorial Gate News Pares March 3, 1908
Smith Memorial Gate Competition Sunday Courier April 4, 1909
Lloyd Wins Prize to Design Smith Gate Sunday Courier May 2, 1909
Select Design of P.M. Lloyd Daily Eagle April 30, 1909
Drawing of Lloyd's Design for Memorial Evening Enterprise March 24, 1913
Lloyd Accepts Fee for Design Prize Daily Eagle November 24, 1913
Editorial: The W.W. Smith Memorial Daily Eagle September 21, 1926
"Mayor to Back Smith Gateway" Daily Eagle September 29, 1926
"Lovell Signs Contract for Smith Gate" Daily Eagle April 16, 1927
"Smith Tablet Termed Unfit" Daily Eagle January 20, 1928
"Joke Says Son for Memorial to Smith" Daily Eagle January 23, 1928
Mayor to Meet with Smith" Daily Eagle January 24, 1928
"Architect Would Complete Memorial for \$3,000" Eagle-News January 31, 1928
"Memorial to be Unveiled Sunday" Daily Eagle August 7, 1928
"Shaw to Unveil Smith Memorial: Daily Eagle August 8, 1928
"Smith Memorial to Be Dedicated" Daily Eagle August 10 and 11, 1928
"Smith Memorial Drawings Ready for Inspection" Sunday Courier March 27, 1927
"Ettl Estate to Become Chiropractic Foundation" Kingston Daily Freeman October 15, 1936
John Ettl Obit Eagle News December 26, 1940"
"Funds to Be Raised for Bust of FDR" Eagle News March 11, 1940

Land Transactions:

Charles P. Adriance Home for Sale Journal and Eagle June 29, 1850
History of Charles P. Adriance: Sunday Courier December 15, 1929
Obit Charles P. Adriance Telegraph December 4, 1874
William Adriance Dies, Great Grandson of Charles: Sunday Courier December 15, 1929
"150 New Building Sites to Be Opened" Eagle News September 19, 1919
"Ganzer Buys old Dudley Property to Add to Adriance Land" Daily Eagle September 9, 1919
"Large House to be Built for Augustus Miller" Telegraph August 9, 1873
"Henry Swift Farm Sold, formerly owned by Morgan – Telegraph February 8, 1868
"Council to Act on Buying Land to Add to Park" Eagle News October 15, 1934
"Aldermen Vote Land Purchase as Work Relief" Eagle News March 4, 1932
"Parking Space Will be Made" Eagle News March 29, 1935
"W.W. Smith has Bought the Platt Smith Farm" Eagle News May 5, 1893; May 8, 1893
"15 acres Back of College Hill Known as Platt Smith Farm" News Telegraph May 6, 1893
"Additions to College Hill" Park Daily Eagle September 11, 1894
"City Receives Deed" Daily Eagle September 22, 1896
"Berry Predicts Good Year for Municipal Golf Course" Poughkeepsie New Yorker July 4, 1942
"Praises Council for Giving Land" Poughkeepsie New Yorker March 17, 1942

John Guy Vassar:

"Reported Sale of College Hill" Daily Eagle October 18, 1886
"John Guy Vassar Buys College Hill" Daily Eagle October 27, 1886
"John Guy Vassar's Will" New York Times November 3, 1888
"The Vassar Orphan Asylum" Daily Eagle April 13, 1889

"John Guy Vassar's Will" New York Times July 1, 1889
"John G. Vassar's Charities" New York Times March 20, 1889
"John Guy Vassar's Will" Daily Eagle January 1, 1890
"A Law Suit Settled" New York Times March 15, 1891
"John Guy Vassar's Will" New York Times March 28, 1890
"A Provisional Deal" New York Times February 25, 1891
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"John Guy Vassar's will" News Telegraph February 16, 1889 and January 4, 1890
"Decision Appealed" News Telegraph March 1, 1890 and March 29, 1890
Vassar Legacies News Telegraph May 17 1890
John Guy Vassar's Will Daily Eagle November 3, 1888
Break Through in Vassar Will Dispute News Telegraph February 28, March 14 and April 18, 1891
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Vassar Announces Purchase of College Hill Sunday Courier October 31, 1886
"The College Hill Property" Daily Eagle November 12, 1886
"John Guy Vassar Dead" News Telegraph November 10, 1888
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"Mr. Vassar's Requests" Daily Eagle November 5, 1888

The Hill:

Letter to the Editor – College Hill Park Poughkeepsie News-Press May 21, 1908
"A Notable Dinner" Daily Eagle December 5, 1896
"College Hill Park" February 23, 1898
Concerts on College Hill: Evening Enterprise June 9, 1906, June 16, 1906; June 28, 1906
Concert with Gilbert Spross: Daily Eagle September 8, 1912
"College Hill Park Still Popular Scenic Spot of City" Sunday New Yorker May 30, 1943
"Beer at College Hill? 'Trade' Smith Would Roar" Poughkeepsie Journal March 31, 1975
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"College Hill Hours Reduced to Push Drug Dealers Out" Poughkeepsie Journal October 23, 1987
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"Parks – A Suggestion" Daily Eagle April 24, 1891
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"College Hill A Public Park" News-Telegraph October 15, 1892
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"That \$200,000 Hotel" News Telegraph May 23, 1891
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"The Question of Parks" Daily Eagle June 27, 1891
"Letter to the Editor on J.A. Wood" Daily Eagle June 2, 1891
"College Hill" Daily Eagle July 4, 1891
"College Hill into Building Lots" Daily Eagle June 24, 1891
"Town Talk" Daily Eagle August 25, 1891
"A College Hill Park" Daily Eagle August 14, 1892
"College Hill Park" Daily Eagle October 12, 1892
"College Hill Park" Daily Eagle October 15, 1892
"Committee of Citizens" Daily Eagle October 19, 1892
"College Hill Park" Daily Eagle October 19, 1892
"The Public Park News Telegraph October 22, 1892
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"College Hill Park Daily Eagle November 17, 1892
"J.A. Wood Came to Town" Sunday New Yorker April 25, 1893
"A Hotel on College Hill" Daily Eagle April 26, 1893
"College Hill Park" Daily Eagle July 12, 1893
"Seats Now in the Park" News Telegraph August 26, 1893
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"Our College Hill Park" Letter to the editor Daily Eagle June 1, 1908
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"Preliminary Work Starts on Reservoir" Eagle News September 8, 1922
"College Hill Shade Trees Dying of Blight" Eagle News October 7, 1922
"The Trees on College Hill" Eagle News October 9, 1922 Editorial
"Park Tulips" Eagle News March 23, 1923

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"Dubois Praises Administration" Eagle News October 31, 1925
Park Purchase: Sunday Courier: October 16, 23 and 30, 1892; November 6, 1892

Poughkeepsie Collegiate School Building:

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"College Hill – Riverview Reunion" Daily Eagle June 16, 1886
"College Hill School" Sunday Courier November 2, 1893
"Of the Old School" News-Telegraph December 24, 1887
"Old School Days" Daily Eagle October 17, 1903
"75th Anniversary of Riverview" Daily Eagle June 5, 1911
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"Famed College Hill Landmark Destroyed 44 Years Ago" Poughkeepsie Journal February 12, 1961
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"When City Landmark Burned to Ground" Eagle News September 12, 1954
"Poughkeepsie Loses College Hill Landmark" Eagle News February 12, 1917

Events:

Final Concert at College Hill Daily Eagle August 11, 1909
Fireworks at College Hill Poughkeepsie Journal August 21, 1957
"Band Concerts are Scheduled" Star-Enterprise June 2, 1936
Concert with Gilbert Spross Daily Eagle September 12, 1912 and October 2, 1912
"4,000 at Band Concert" Daily Eagle July 10, 1902
"Smith Pays for Lights at College Hill" Daily Eagle July 11, 1902
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"Band Concerts Once More at College Hill" Evening Enterprise June 13, 1907

Hotel:

"Man About Town" column reminiscence: News Telegraph August 22, 1891
"College Hill Hotel" Daily Eagle August 5, 1868
"College Hill Hotel" Daily Eagle May 4, 1867
"College Hill Hotel" New York Times May 16, 1867
Letter to the Editor: College Hill Hotel August 1868
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Opening of College Hill Hotel Daily Eagle June 14, 1867
George Morgan Obit Telegraph September 27, 1879
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"George Morgan" Commemorative and Biographical

Park Design:

"Plans for College Hill Park" Daily Eagle May 8, 1894
"College Hill Park" Daily Eagle June 20, 1894

"Aneurin Jones Dead" New York Times September 7, 1904
Obit: Horatio Nelson Sunday Courier October 16, 1938.
"Living Memorials No Novelty" Sunday New Yorker Mary 27, 1945
"Mystery Lady is Home Again" (statue of Flora) Poughkeepsie Journal August 2, 1970
Architect Killed in Kingston Fall: Downing Vaux Sunday Courier May 16, 1926
Vaux Busy at Work Daily Eagle January 27, 1898
"College Hill Park" Daily Eagle February 23, 1898
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Greenhouses:

"Mr. Smith's Generous Gift" Daily Eagle November 9, 1903
"The College Hill Green House" Daily Eagle November 11, 1903
"The College Green House" (Drawing) Daily Eagle December 16, 1903
Cut Flowers and Potted Plants on College Hill: Poughkeepsie Journal March 31, 1963
"Works Board Lets Greenhouse Contract Eagle News June 23, 1922
"Greenhouse Completed" Daily Eagle October 7, 1922
Drawing of Green House Daily Eagle December 16, 1903
College Hill Green House by Charles Mitchell Sunday Courier November 15, 1903
"The College Hill Green House" Daily Eagle November 11, 1903
"College Hill Green House" Daily Eagle March 31, 1904"
"Green House Work Begun" Daily Eagle June 30, 1922
"Contract to Local Firm" Daily Eagle July 14, 1922
"Cramer to Build New Green House" Daily Eagle May 2, 1928
"City Green House Refreshing Place to Visit in Early Spring" Poughkeepsie Journal March 31, 1963

Winter Sports:

"Grant Approved for College Hill" Poughkeepsie Journal May 26, 1969
"Missing Proposal Prompts Debate" Poughkeepsie Journal November 19, 1980
"Snow Alone Can't Help College Hill" Poughkeepsie Journal December 26, 1980
"College Hill Ski Center Bids to be Sought" Poughkeepsie Journal September 4, 1970
"City to Sell Ski Equipment" Poughkeepsie Journal November 18, 1981
"College Hill Ski Area Losing Money" Poughkeepsie Journal November 19, 1980
"County Officials Plan Meeting with City on Ski Area Takeover" Poughkeepsie Journal March 4, 1979
"Slides Popular at College Hill" Star Enterprise January 24, 1936
"150 Ski Fans Use New Tow" Star Enterprise January 16, 1939
"Ski Jump Ready at College Hill" Poughkeepsie Journal December 17, 1950

Golf Course:

"Mayor Caven Will Officially Open Golf Course" Sunday Courier September 3, 1933
"Horatio Nelson Dies After Long Illness" Poughkeepsie Eagle-News October 11, 1938
"College Hill Links Mark 10th Anniversary" Poughkeepsie Journal September 9, 1943

Frank Berry:

Report on College Hill Eagle News September 5, 1930
"Tree on College Hill Lighted" Eagle News December 21, 1929
"Christmas Lighting Displays" Eagle News December 27, 1928

"The New Park Rules" Eagle News April 13, 1929
"City Dahlia Beds Visited by Many" Star-Enterprise September 9, 1936
Frank M. Berry Obit Poughkeepsie New Yorker October 19, 1958
"City May Omit Park Position" Poughkeepsie New Yorker May 26, 1942
"Former Parks Head Honored" Poughkeepsie New Yorker June 22, 1942
"Friends Honor Berry at Dinner" Sunday Courier June 21, 1942

George Saltford and Herb Saltford:

G. Saltford Obit Eagle News March 11, 1935
"Former Parks Chief Will Tend City's History" Poughkeepsie Journal February 11, 1986
"Saltford's Curfews and Work on Rock Garden" Poughkeepsie Journal September 26, 1965
Saltford Pledges to Restore College Hill: Poughkeepsie Journal December 5, 1965

College Hill Ball Field:

"Schedule Being Kept for McCann Course" Poughkeepsie Journal July 4, 1971
"Aide Says Plans for Morgan Park To Be Ready Within Month" Poughkeepsie Journal February 12, 1971
"City Plans for Program at Smith Street Project" July 18, 1977

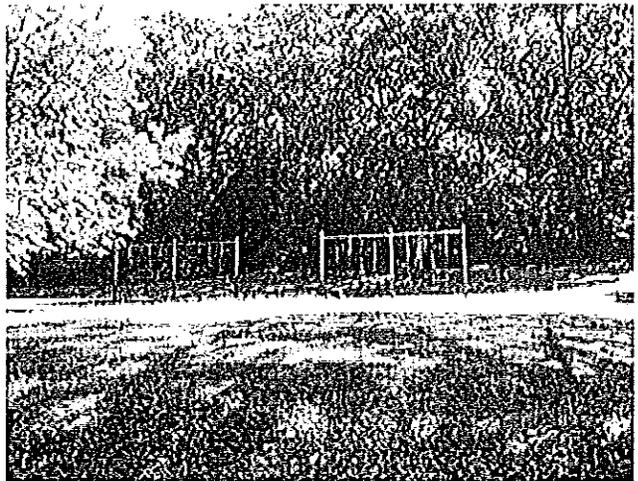
Retaking College Hill 1992 Plan:

"City Teens Offer Tips for Retaking College Hill" Poughkeepsie Journal August 18, 1992
"With Drug Dealers Gone, Children Return" Poughkeepsie Journal August 23, 1992
"Golf Best Way to Reclaim College Hill" Poughkeepsie Journal November 10, 1992
"Three Cheers to the Residents" Poughkeepsie Journal August 31, 1992
"Woman Finds Park Littered with Drug Peddlers" Poughkeepsie Journal June 4, 1992
"City Maps Drug Battle Plan" Poughkeepsie Journal August 3, 1992
"Park Stricture Proposed" Poughkeepsie Journal July 26, 1992
"Flesland: More Golf is Par for Hill" Poughkeepsie Journal August 30, 1992
"Many Say Park Drug Problem Will Just Move" Poughkeepsie Journal August 4, 1992
"Residents Urge More Policemen to 'Recapture' Hill" Poughkeepsie Journal July 28, 1992
"College Hill Parkgoers: 'Criminals'" Poughkeepsie Journal August 3, 1992
"Enlarge Golf Course" Letters to the Editor Poughkeepsie Journal August 23, 1992

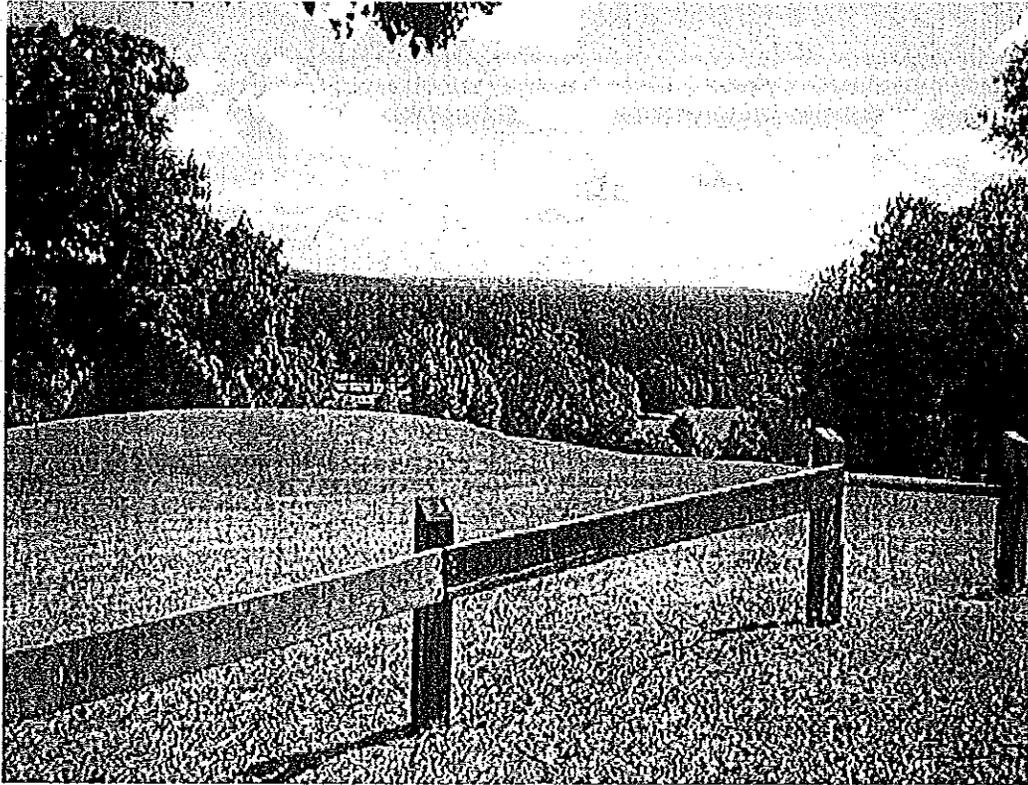
West Trail



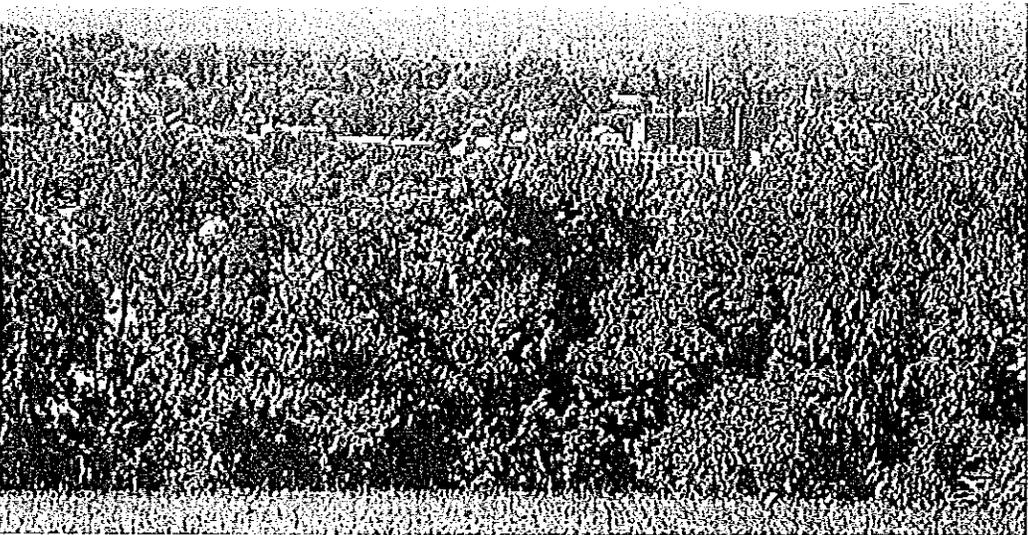
View northwest overlooking open reservoir and Catskills



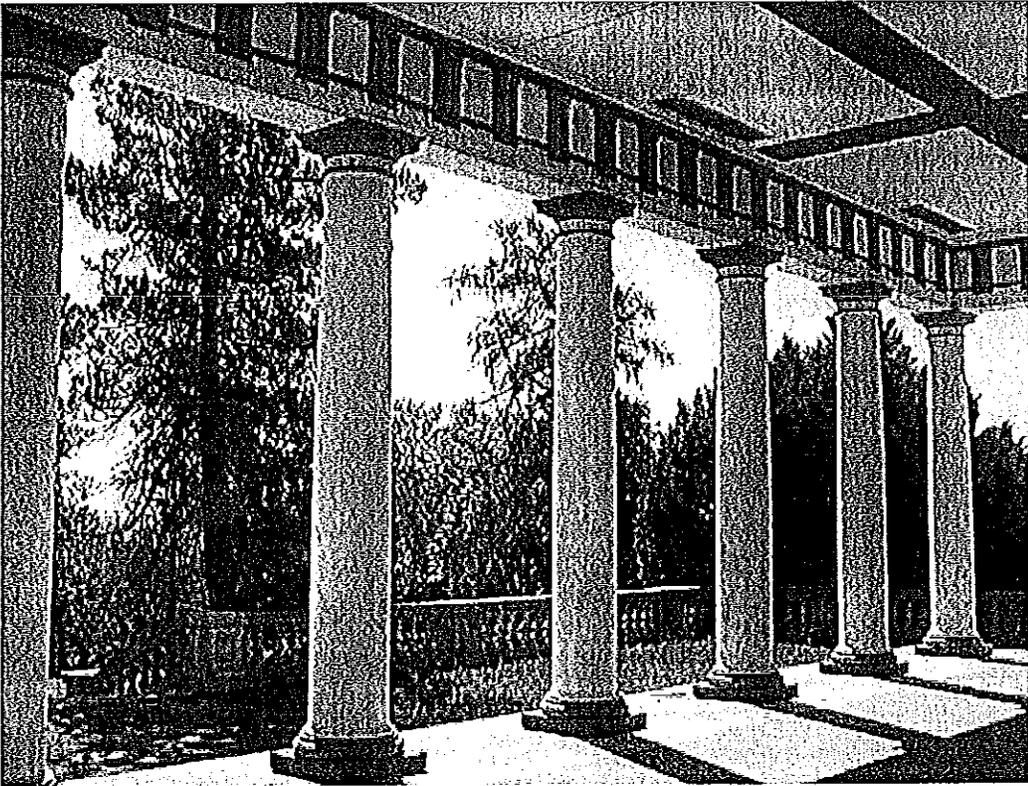
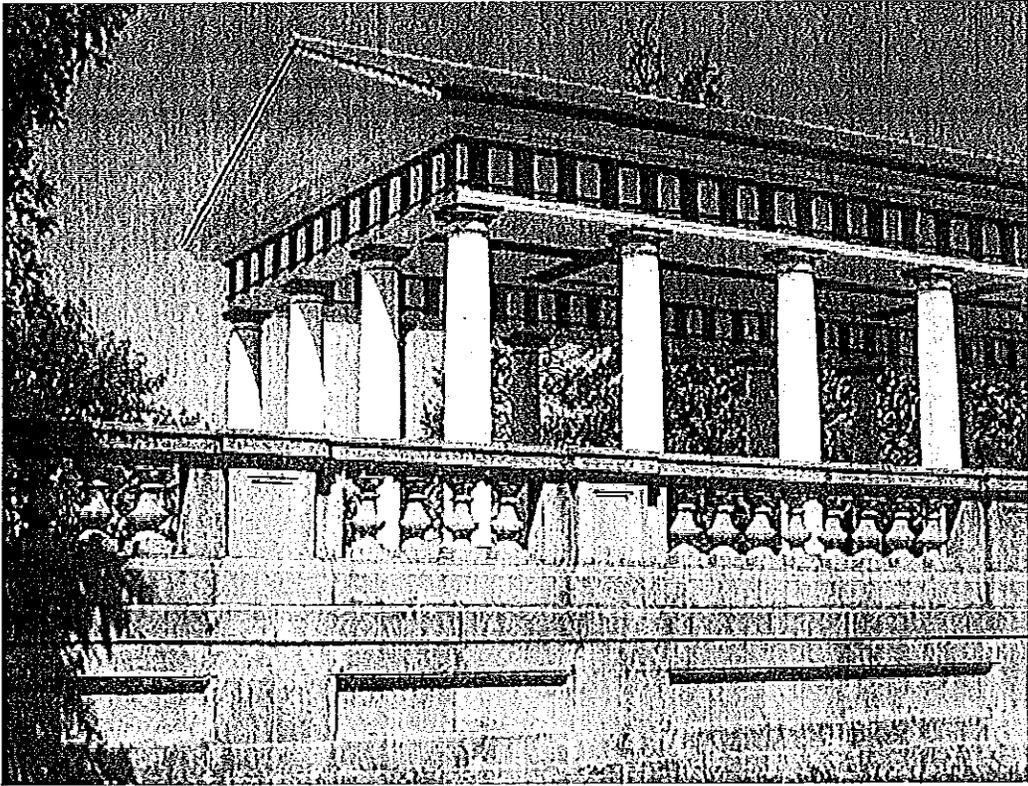
West Slope swings



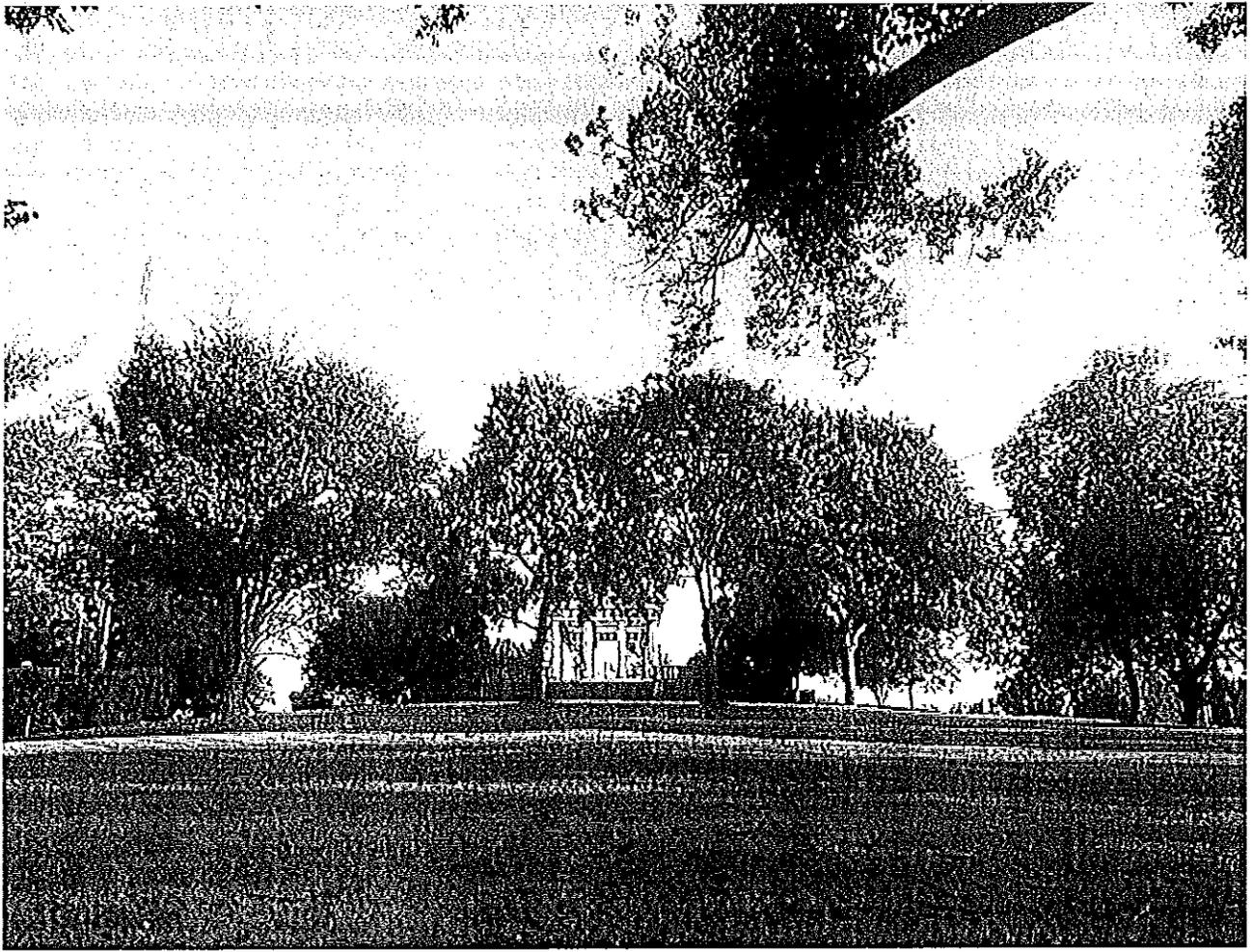
View to Northeast



View to South



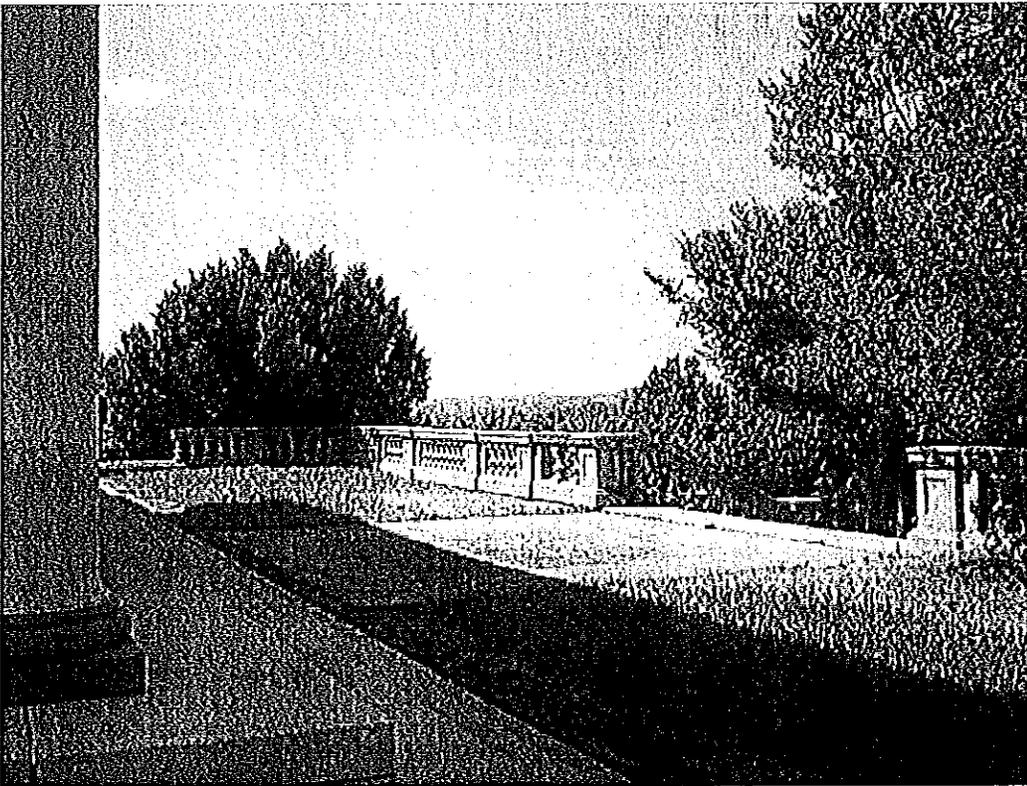
Dudley Shelter and Esplanade



North slope and
Smith Memorial



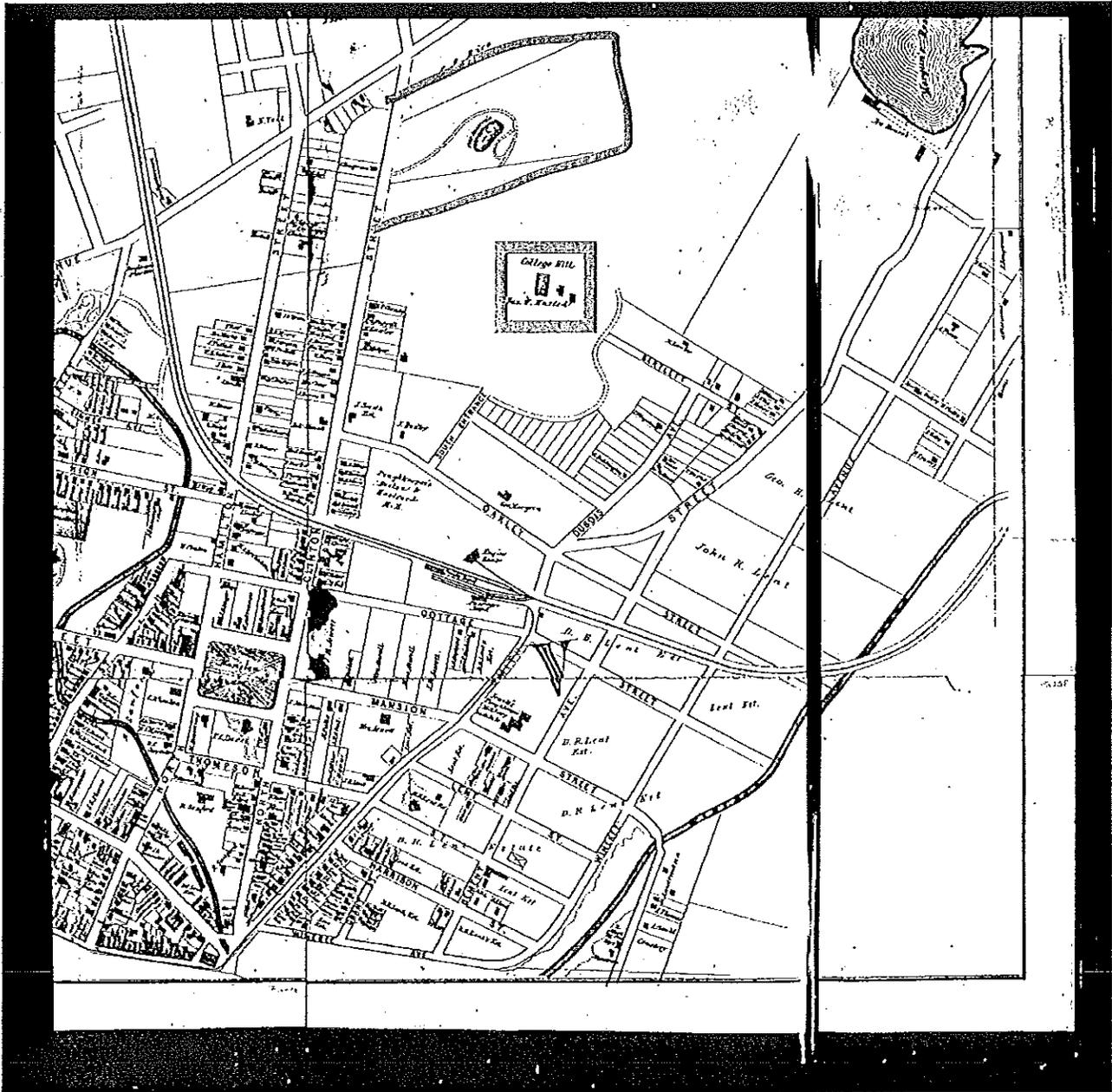
Lown Memorial Rock Garden



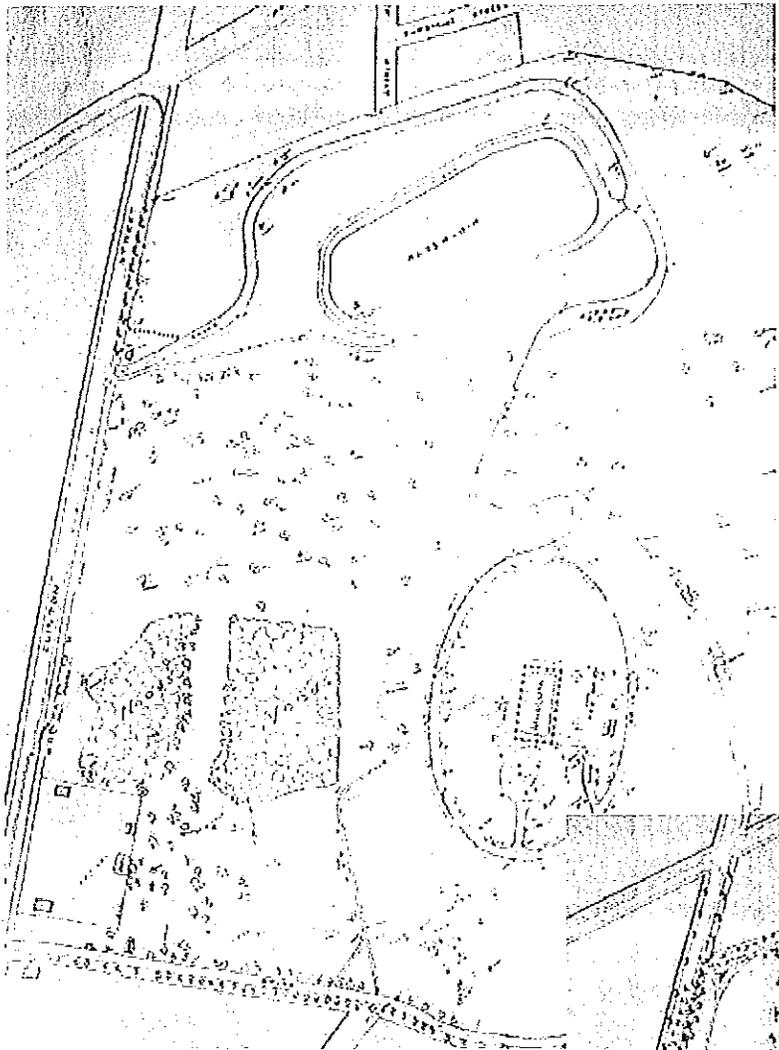
Dudley Shelter Esplanade



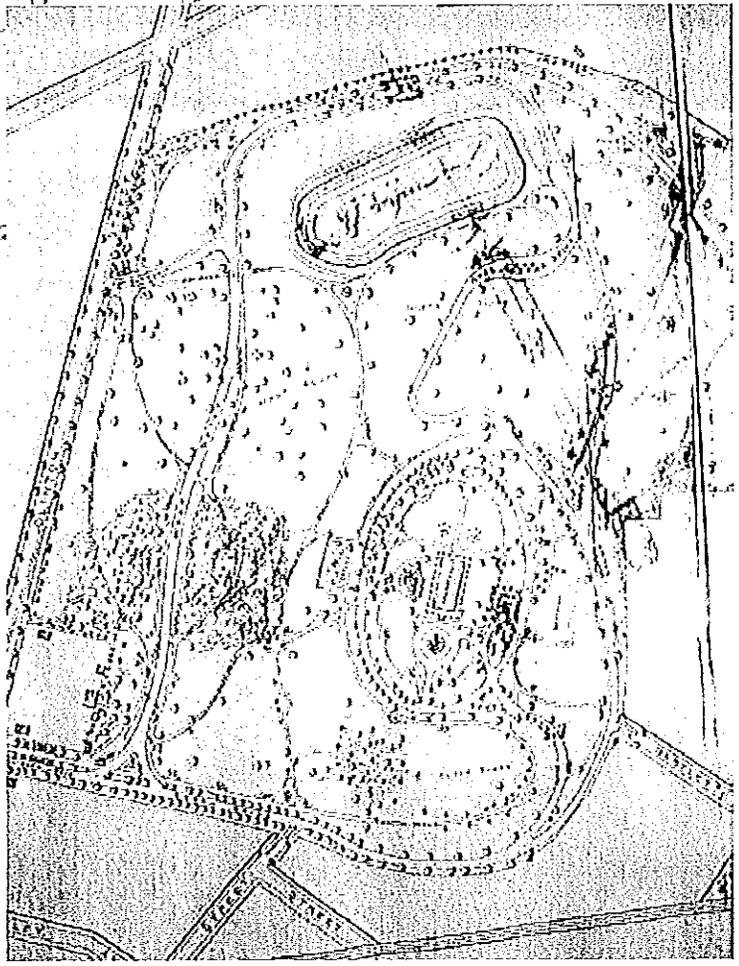
East Slope on Arbor Day 2015



1876 Map showing College Hill Hotel (pink box). College Hill was in private hands at this time with a development plan laid out on the base of the east slope along Dubois Avenue and Bartlett Street; City Reservoir property is outlined in blue (adjoining but separate from College Hill) with entrance drive and small oval loop turnaround, but no road linkage into what would later become College Hill Park



1898 Downing Vaux Maps: Existing Conditions at College Hill (Left); Planned Improvements (Bottom) showing new west and east side drives and new walking trails which included a Museum Walk, Woodside Walk, Artisan's Walk, West Walk, South Walk, Outer Elipse Walk, Clinton Walk, and Reservoir Walk



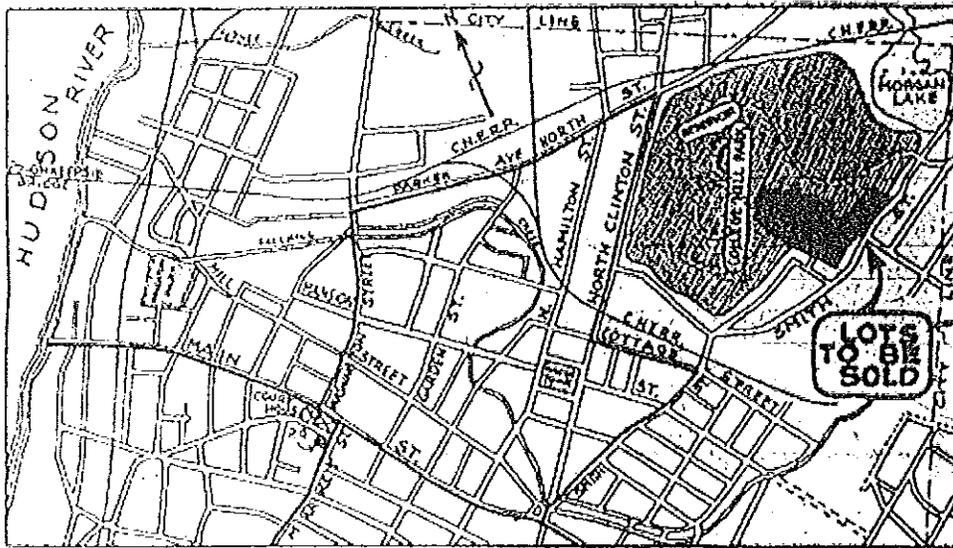
Monday Evening, June 21st, at 7:30

IN

Columbus Hall, 13 Washington St.

COLLEGE HILL TERRACE is situated on the south and east slope of College Hill adjacent to the beautiful CITY PARK

LOCATION MAP



This Map Shows How to Reach College Hill Terrace

26 Smith Street Lots

Cement Pavement—City Improvements—Only a Short Walk to Center of City—Good Speculation Possibilities.

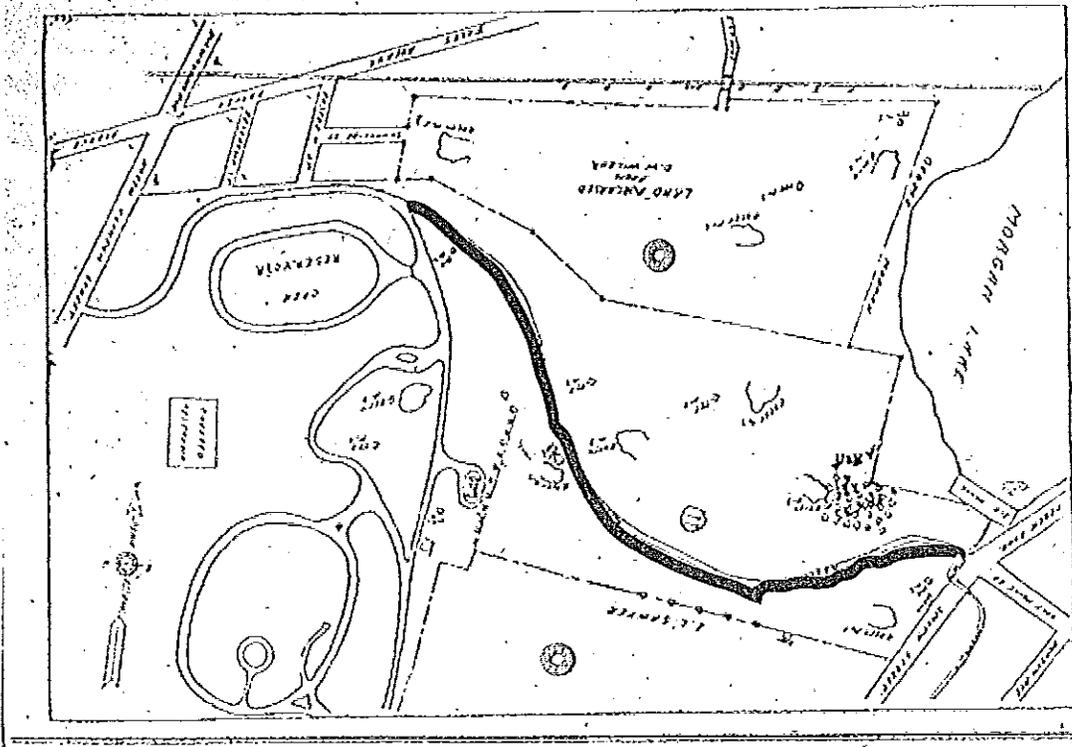
46 Plateau Lots

Entered from DuBois Avenue and Bartlett Street. No Finer or Healthier Home Sites in the City of Poughkeepsie.

10 Beautiful Terrace Lots

50x300 to 500 Running up to College Hill Park - Overlooking the City of Poughkeepsie.

Ad for 1926 plan to develop the hill's east slope as a subdivision called "College Hill Terrace" - The City purchased these lots in 1934 to avoid private development encroaching on the park and to provide additional space for park services.



1933 Golf Course Map showing the parcel purchased from former Mayor D.W. Wilbur to create the golf course (marked by red dot); and the parcel purchased in 1934 for Park Dept. gardening space and a much later ball field constructed in the late 1970s (marked by blue dot); Meadow Drive (which was renamed Memorial Drive to honor WWI veterans) is outlined in purple



Modern Map showing boundaries of 97.4 acre College Hill Park parcel at 149 N. Clinton St.



Modern Map showing boundaries of 11.7 acre College Hill Park parcel at 12 Bartlett St.



Gary E. Beck, Jr.
Building Inspector

THE CITY OF POUGHKEEPSIE
NEW YORK

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
NOMINATION FOR DESIGNATION

LOCATION

Address: College Hill Park

APPLICANT

Name: Holly Wahlberg

OWNER

Address: City Hall, 62 Civic Center Plaza

Set for Public Hearing Yes No []

8/11/16

Motion: SPRIVRATSKY

Second: J. ROLLIN

Votes: 4 0 0
Ayes Nays Abstentions

[Signature]

Signature of Chairman

Date: 7/14/16

Refer nomination to the Common Council

Motion: SPRIVRATSKY

Second: W. STEGER

Votes: 4 0 0
Ayes Nays Abstentions

[Signature]

Signature of Chairman

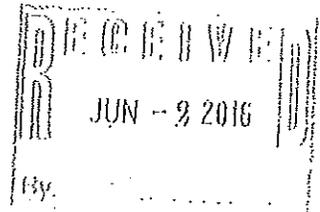
Date: 8/11/16



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HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Address: College Hill Park: 149 N. Clinton St. and 12 Bartlett St.

Grid # _____

NAME OF PROPERTY

Historic Name (if any): College Hill

Other Names (if any): _____

CLASSIFICATION

Ownership of Property

Private Public
Owner: City of Poughkeepsie
Address: 62 Civic Ctr. Plaza
City: Poughkeepsie
State/Zip: NY 12601

Category of Property

Building(s)
 District
 Site
 Structure
 Object

FUNCTION OR USE

Historic Functions or Uses:

School, Park

Current Functions or Uses:

Park

NAME OF ORIGINAL ARCHITECT (if known): Downing Vaux, John E.H., John P. Draney, Haratio Nelson

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Statement of Significance: Mark "X" in the applicable box(es) below for the criteria qualifying the individual property for local register listing.

- The property possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- The property is identified with historic personages; or
- The property embodies the distinguishing characteristics of an architectural style; or
- The property is the work of a designer whose work has significantly influenced an age; or
- Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Statement of Significance: Mark "X" in the box(es) below acknowledging the existence of the two criteria qualifying a group of properties as a historic district.

- The group contains properties which meet one or more of the criteria for designation of a landmark; and
- By reason of possessing such qualities, it constitutes a distinct section of the City.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets. Attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets. Attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Holly Wahlberg on behalf of 5th ward Council Member Ann Perry

Organization: Design Historian

Street: 35 Garfield Place

City/State/Zip: Poughkeepsie, NY 12601

Telephone: 845-454-5456

Date: June 1, 2016

HDLPC CERTIFICATION

The HDLPC hereby certifies that this application does does not meet the criteria for designation as a local historic district, landmark or landmark site. The HDLPC does does not recommend that the Common Council approve the application, in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance of the City of Poughkeepsie, New York.

Motion: _____

Second: _____

Votes: _____

Signature of Chairman

RESOLUTION
(R-16-88)

INTRODUCED BY _____ :

WHEREAS, the “Think Differently” initiative is about promoting awareness and acceptance of all people and advocating for the inclusion of all individuals living on the Autism Spectrum and those with special needs; and

WHEREAS, our City is stronger because of our diversity and differences; and

WHEREAS, according to the Center for Disease Control (CDC) over 55 million people, or approximately 19% of Americans, have a type of disability or special need; and

WHEREAS, for some people with special needs, the very things that make them unique can also keep them on the sidelines, separate from those who might not understand their differences or uniqueness; and

WHEREAS, it is important to promote and provide guidance to those with special needs on how to access publically supported services available to the in the City; and

WHEREAS, it is important to encourage and educate the entire community on ways they can make facilities and services more accessible and on how to train staff to welcome and support special needs customers and co-workers; and

WHEREAS, the goal of the “Think Differently” initiative is an important statement that our City officials, residents and business owners can make to show their support for the differently-abled children and adults with special needs and their families; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council of the City of Poughkeepsie calls on all City officials and employees, residents and business owners to adopt the “Think Differently” initiative that all are better prepared to communicate with, provide for, and support those living on the Autism Spectrum and those with special needs.

SECONDED BY _____.

VERIFIED NOTICE OF CLAIM

In the Matter of the Claim of

RAYMOND CASANOVA

-against-

CITY OF POUGHKEEPSIE

2016 OCT 25 AM 11:02
CITY OF POUGHKEEPSIE
CITY CLERK/RECORDS

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

TO: VIA CRRR#70161970000050475503
Rob Rolinson, Mayor
City Hall – Third Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

PLEASE TAKE NOTICE that the undersigned Claimants hereby Claim and Demand against you as follows:

1. The name and post-office address of each Claimant and Claimants' attorneys are:

CLAIMANTS:
Raymond Casanova
26 Forbus Street
Poughkeepsie, NY 12601

CLAIMANTS' ATTORNEYS:
SOBO & SOBO, L.L.P.
One Dolson Avenue
Middletown, New York 10940

2. The nature of the claim: negligence, carelessness, gross negligence, failure to warn the claimant of the dangerous conditions described herein, failure to take those steps necessary to avoid the contingency which occurred herein, creating an elevated and broken sidewalk in an area where pedestrians travel, failure to warn the Claimant of the dangerous conditions described herein, in creating and permitting the condition hereinafter described, failing to act, in creating a trap, failure to inspect and report of dangers at the location described, failing to warn or provide warnings regarding an elevated and broken sidewalk, failure to use that degree of caution, prudence, and care which was reasonable and proper under the controlling

circumstances, failure to take cognizance of the notorious and hazardous conditions which in the exercise of reasonable diligence should have been known and recognized, failing to warn or provide warnings, their agents, servants and/or employees were in other ways negligent to be investigated and to be discovered.

3. The time when, the place where and the manner in which the claim arose:

The claim arose on the 9th day of September, 2016, at approximately 2:30pm on the sidewalk abutting the driveway of 115 Montgomery Street, located in the city of Poughkeepsie, New York. The incident occurred on the sidewalk abutting the driveway of the aforementioned address. The manner in which the claim arose is that as the claimant, Raymond Casanova, was caused to trip and fall on raised and broken sidewalk.

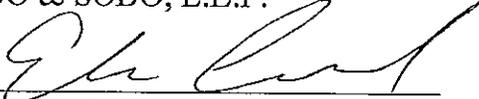
4. The items of damage or injuries claimed are:

The claimant, Raymond Casanova, sustained severe and permanent injuries to his left hand, including a fracture, and has incurred and will incur past and future medical care and expenses.

You are hereby notified that unless this claim is addressed within the time provided by law from the date of presentation to you, the claimant intends to commence an action.

Dated: Oct. 10, 2016

SOBO & SOBO, L.L.P.

BY: 

Elissa Carrick, Esq.

Attorneys for Claimant(s)

One Dolson Avenue

Middletown, New York 10940

(845) 343-0466

Verification attached

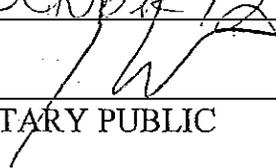
VERIFICATION

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

Raymond Casanova, being duly sworn says; I am the claimant in the proceeding herein; I have read the annexed Notice of Claim or have reviewed it with my attorney, know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters I believe them to be true.


Raymond Casanova

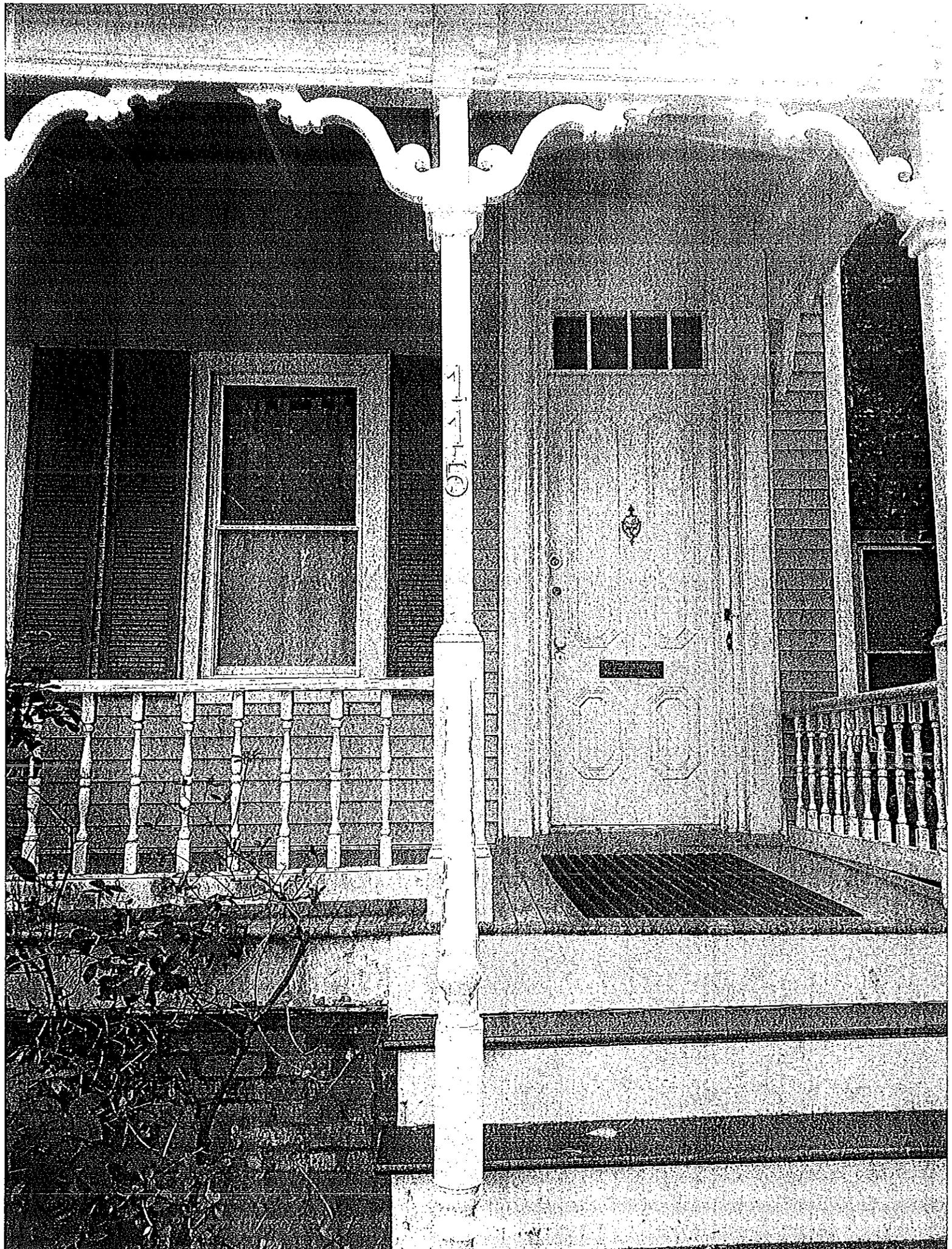
Sworn to before me on this
October 12, 2016


NOTARY PUBLIC

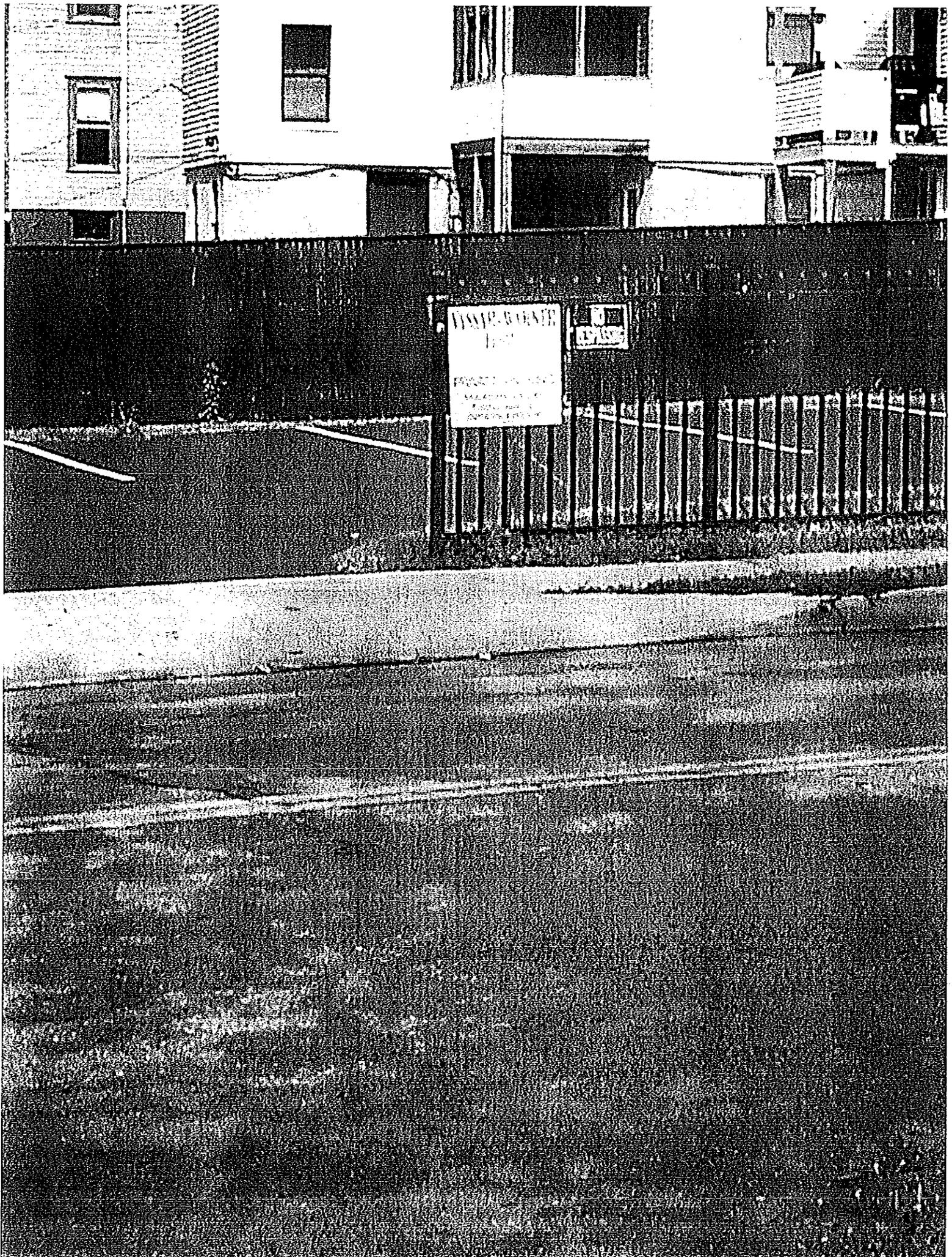
RAYMOND J. IAIA
Notary Public, State of New York
Registration No. 02146020818
Qualified in Westchester County
Commission Expires: March 8, 2019





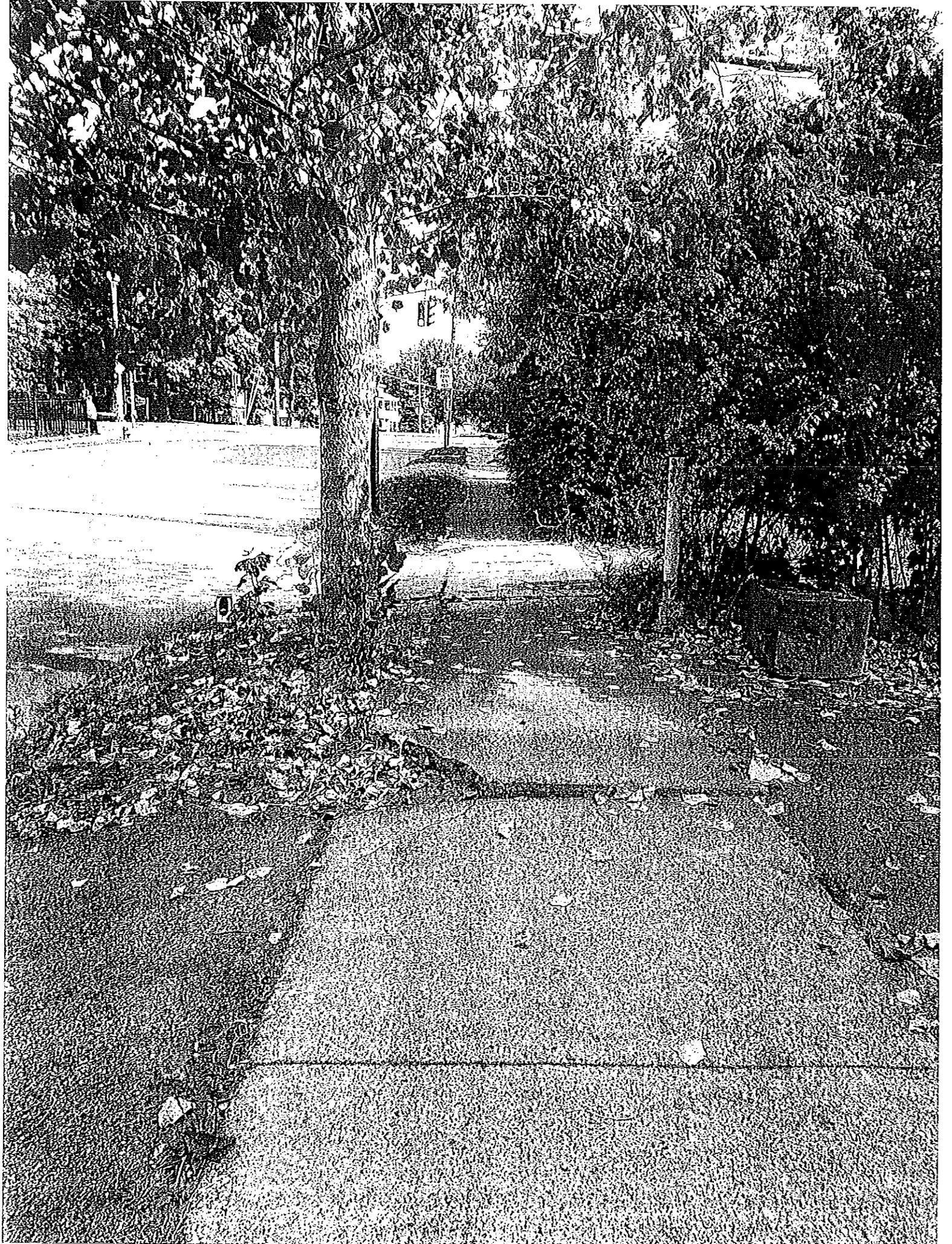


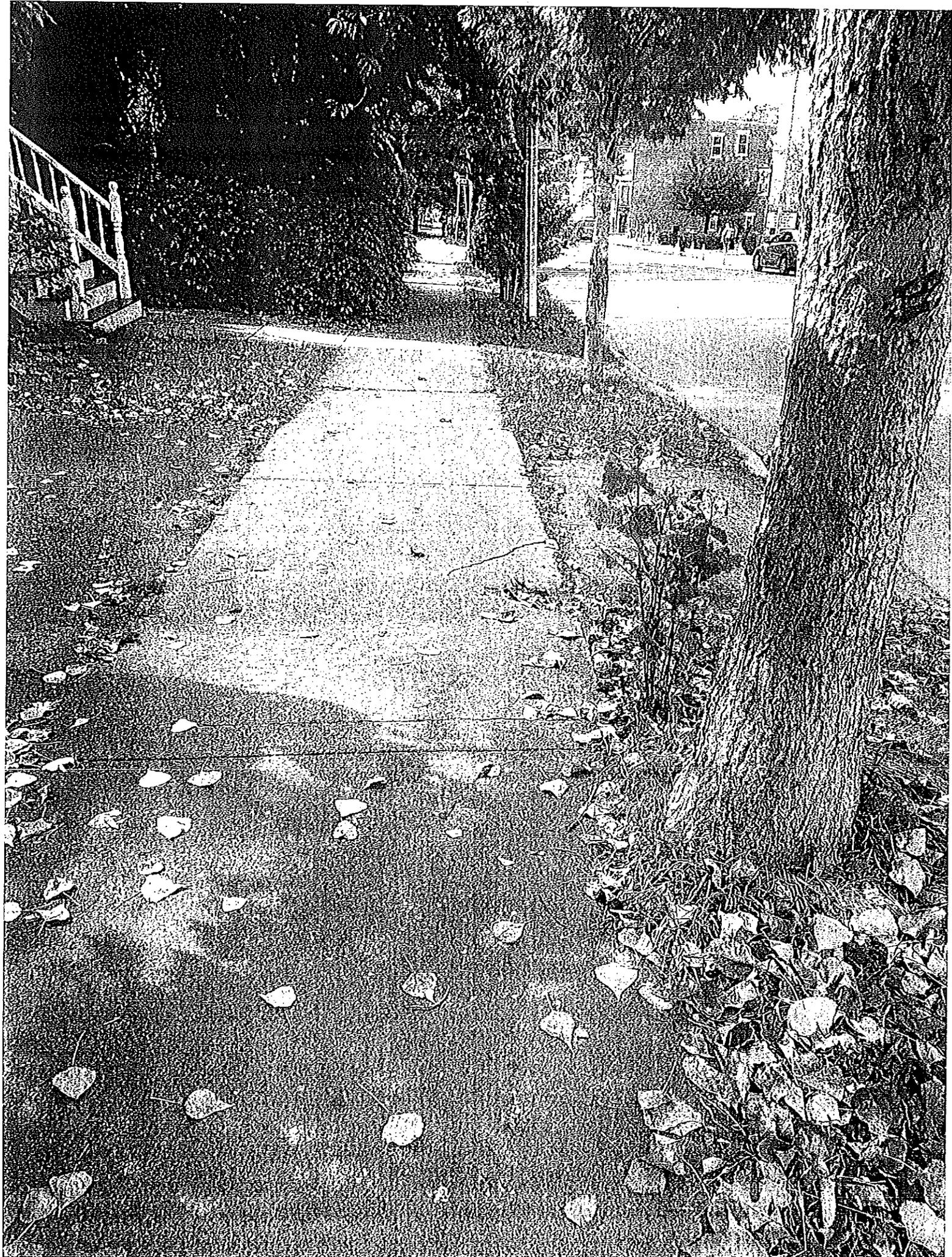




VISITOR
NO RE-ENTRY

NO RE-ENTRY





THE LAW OFFICES OF
SOBO & SOBO LLP
PERSONAL INJURY ATTORNEYS

Our Pledge to the Injured:

- ✓ You will pay us a fee only when we win;
- ✓ You will be informed about the details of your case;
- ✓ You can reach us easily;
- ✓ You will get prompt answers to any question;
- ✓ You will be treated with honesty and integrity;
- ✓ You will see our dedication to your case.

Legal Services

Some of what we do at Sobo & Sobo
Car Accidents, Fall Downs,
Construction

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Legal Services

Some of what we do at Sobo & Sobo

- Car Accidents, Fall Downs
- Construction Accidents, Dog Bites
- Product Liability, Spinal Injuries
- Wrongful Death, Truck Accidents
- Motorcycle Accidents, Brain Injuries
- Scarring, Broken Bones

1 Dolson Avenue, Middletown, NY 10940
(845) 343-7626 • Fax: (845) 343-0929

744 Broadway, Newburgh, NY 12561
(845) 569-7626

219 Church St, Poughkeepsie, NY 12601
(845) 569-7626

265 North Main St, Spring Valley, NY 10977
(845) 343-0466

www.sobolaw.com





MONTGOMERY ST

THE
EPISCOPAL CHURCH
WELCOMES YOU



EPISCOPAL CHURCH

PLEASE PRINT OR TYPE FORM CLEARLY

NOTE: Claim must be filed with and served to the City Chamberlain in triplicate (3 copies) within 90 days after the claim arises. Use additional sheets if necessary.

CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN
2016 OCT 14 AM 8:29

**NOTICE OF CLAIM
AGAINST
THE CITY OF POUGHKEEPSIE, NEW YORK**

TODAY'S DATE: 10/4/2016

NAME AND ADDRESS OF EACH CLAIMANT:

State Farm Insurance

our claim # 32-986B-118

PO Box 52250
Phoenix AZ 85072

TELEPHONE NUMBER: 844-292-8165

NAME AND ADDRESS OF ATTORNEY (IF ANY):

N/A

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE, TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

On 10/1/2016 at approx. 9:50 am, our insured vehicle was traveling on King Rd (at the mall). A city bus was traveling in the opposite direction on King Rd and made a left turn in front of our insured. Our insured braked but could not avoid hitting the front of the bus.

ITEMS DAMAGED OR INJURIES SUSTAINED:

Damage to front end of 2013 Ford Fiesta - amount is pending.

Bridget A. Keys, State Farm Claim Specialist

Signature of Claimant

Signature of Claimant

STATE OF NEW YORK, COUNTY OF Dutchess s.s.:

Bridget Keys being duly sworn, say(s) that he/she is/are the claimant(s) named in the foregoing claim, that he/she has/have read the same and know(s) the contents thereof; that the same is true to his/her own knowledge, except as to the matters alleged upon information and belief and as to those items, he/she believes it to be true.

Bridget A. Keys, State Farm Claim Specialist

Signature of Claimant

Signature of Claimant

Sworn to before me this 4 day of October, 2016

Kim V. Hawkins

Notary Public

**KIM V. HAWKINS
NOTARY PUBLIC
REG. #767726
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2020**

NOTE: After submitting this form to the City Chamberlain, please direct any inquires to the Corporation Counsel at (845) 451-4065, Monday to Friday, 8:30 a.m. - 4:00 p.m.

PLEASE PRINT OR TYPE FORM CLEARLY

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CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN
2016 OCT 14 AM 8:29

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AGAINST
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TODAY'S DATE: 10/4/2016

NAME AND ADDRESS OF EACH CLAIMANT:

State Farm Insurance
PO Box 52250
Phoenix AZ 85072

our claim # 32-986B-118

TELEPHONE NUMBER: 844-292-8165

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N/A

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE, TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

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Signature of Claimant

STATE OF NEW YORK, COUNTY OF Dutchess s.s.:

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Bridget A. Keys, State Farm Claim Specialist

Signature of Claimant

Signature of Claimant

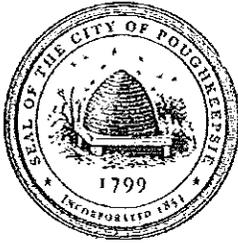
Sworn to before me this 4 day of October, 2016

Kim V. Hawkins

Notary Public

KIM V. HAWKINS
NOTARY PUBLIC
REG. #767726
COMMONWEALTH OF VIRGINIA
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THE CITY OF POUGHKEEPSIE
NEW YORK

COMMON COUNCIL MEETING
MINUTES

Monday, October 5, 2016 6:30 p.m.

City Hall

I. PLEDGE OF ALLEGIANCE:

ROLL CALL- 7/1 Absent (Councilmember Young)

II. REVIEW OF MINUTES:

Councilmember Young made a motion to amend the minutes, Councilmember Johnson seconded the motion.

Common Council Meeting of September 6, 2016

		Yes/Aye	No/Nay	Abstain	Absent
	Councilmember Young	Voter <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Councilmember Perry	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember McNamara	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Klein	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Johnson	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Cherry	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember L. Johnson	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember Petsas	Voter <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Accepted				
<input type="checkbox"/>	Defeated				
<input type="checkbox"/>	Tabled				

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda.

NONE

IV. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda items.

Duncan Cilshrish 8 Austin Court
Diane Campbell 66 Washington Street
George Brindle 8 Mansion Street
Ellen Diggs Hammersley Avenue
Kevin Newman 288 Church Street
Kyle Moreau 24 Styvestandt Drive

Constatine Kazolias 47 Noxon Street

V. MAYOR'S COMMENTS:

Mayor Rolison most of you may have seen this week, the roof on the west side of city hall has started to be repaired, after several years of leaking. The City Administrator, Deborah McDonnell starts on Tuesday, the 11th. There was a media advisory that went out today on the Market Street Connect demonstration. A look/see project for Friday. There will be a small press briefing at 4:00 p.m. Also, came out today, there will be a press event, with Assemblyman Frank Skartados, on Tuesday, October 11th at 10:00 a.m. at 505 Main Street, to announce funding for fire apparatus. Sent out notice on the Arts Commission, we have gotten some responses, but are actively seeking more. If individuals live in the City of Poughkeepsie, and are interested in the Arts Commission, please let us know. Update on the 2017 budget, three weeks ago we were anticipating at that time a 6 million dollar budget gap for 2017, in the operating budget. We have now gotten that down to 4 million, actually a little less than 4 million. They are still actively working on getting that numbers lower. On some of the contributing factors to the gap are things such as the one time revenue, 1.5 million from Vassar Hospital that was included in 2016, which obviously is not included in 2017. That was a onetime cost for the hospital. Our pension costs have gone up. There were some sales of city property, which was not realized. More than \$400,000 in unrealized parking revenues. One of the larger contributors to this gap, an anticipation in a million dollars in health insurance costs. As a result of that, on Monday of this week, we had a Department Head Meeting on Monday afternoon. Asked all Department Heads to recommend to the administration up to 6% cuts out of their general operating expenses. We are now getting those numbers in, and they are obviously difficult cuts to consider. But we will have them as we look to close this gap. Also, Mr. Chairman, he will delivering the budget to the City Council on the 14th, along with the budget message. As he has previously stated, the budget, while it becomes the council's budget, they will continue to work together on that. You have the opportunity for the budget schedule, and Department Heads, so we can start that immediately after the budget is delivered to the council.

VI. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

Chairman Petsas thanked those individuals who are down at the Skate Board Park, putting the labor in down there, to get it back up and running. As the Mayor has indicated, there is not a lot of money in the city coffer to really give anybody any money at this time to do things. It's good when the community rises up, and takes, has not been down there, but is going to try to get down there on a Monday night. Whatever he can do as the Councilmember for that ward, he's available, he's hands-on, would be more than happy to participate and help you. Thank you for doing that down there. He stated that he just had a meeting at Admiral Halsey, a ward meeting last week, and they had mentioned that. The people are very excited. Although they don't skate, because they're 65 and older, they are excited. Speaking of another neglected park in the 1st ward, wanted to note that North Perry Street Park is continuing to come along. That park was built in 1968, as the city's first waterpark. It was abandoned in the last 70's, and has been sitting there for 40 years with dirt, and not being used. Beth-El Church, and some neighborhood residents have been

going down there and fixing it. On October 15th, Beth-El Church in conjunction with himself, and a few other businesses are going to host a community day from 1:00 p.m. to 3:00 p.m., and flow water through there for the first time in 40 years, as a demonstration only. Just so people can see the water flow. Meeting with the Fire Chief there tomorrow, to see how they can get the water from the hydrant up the hill. It will be pretty exciting to see water flow through North Perry Street Water Park.

VII. MOTIONS AND RESOLUTIONS:

NONE

VIII. ORDINANCES AND LOCAL LAWS:

NONE

IX. PRESENTATION OF PETITIONS AND COMMUNICATIONS:

1. **FROM ASSESSOR TAYLOR**, a communication regarding Disability with Limited Income Exemption.



Department of
Taxation and Finance

IX #1 10/05/2016

Assessor's Manual, Volume 4, Exemption Administration

Exemption Administration Manual - Part 1
Residential - Other Than Multiple Dwellings

Section 4.01 - RPTL Section 459-c

Persons with Disabilities and Limited Incomes

Exemption Code(s): 4193_

Year Originally Enacted: 1997

Related Statutes: Pub Hel L §2801, RPTL §§455, 467

SUMMARY: If allowed by local option, property that (1) is owned by one or more persons with disabilities; by spouses or by siblings, at least one of whom has a disability and whose income, as defined under Ownership Requirements below, is limited by reason of such disability, and (2) is used exclusively for residential purposes is partially exempt from general municipal taxes. Unless allowed by local option, no exemption may be granted by a school district to property where a resident child attends a public elementary or secondary school. This exemption may not be granted to property currently receiving an exemption pursuant to RPTL §467 for the same municipal tax purpose. No exemption is allowed from special ad valorem levies or special assessments.

In addition, an owner of property that satisfies all of the exemption requirements except the income ceiling may be eligible for a reduced exemption from general municipal and school district taxes (see Calculation of Exemption below).

A. ELIGIBILITY REQUIREMENTS:

1. **Ownership Requirements:** Property must be owned by one or more persons with disabilities, or by spouses or by siblings, at least one of whom has a disability. A person with a disability is one who has a physical or mental impairment, not due to current use of alcohol or illegal drug use, which substantially limits such person's ability to engage in one or more of the major life activities, such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working, and who (1) is certified to receive Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI) benefits under the Federal Social Security Act, (2) is certified to receive Railroad Retirement Disability benefits under the Federal Railroad Retirement Act, (3) has received a certificate from the State

Commission for the Blind and Visually Handicapped stating that such person is legally blind, (4) is certified to receive a United States Postal Service disability pension, or (5) is certified to receive a United States Department of Veterans Affairs disability pension under Title 38, Section 1521 of the United States Code. A sibling is defined as a brother or sister, whether related through whole blood, half blood, or adoption. If the property is held in trust, the exemption may be allowed if the beneficiary of the trust qualifies. However, regardless of ownership, this exemption may not be granted to property currently receiving an exemption pursuant to RPTL §467 for the same municipal taxing purpose.

Note: When the property is owned by one or more persons, some of whom qualify for this exemption and the others of whom qualify for the senior citizens' exemption provided by RPTL §467, the owners have the option of choosing the more beneficial exemption. The owners may not be prohibited from taking one of these two exemptions solely because the owners qualify for more than one exemption.

To qualify for the base exemption (50% of assessed value), the combined incomes of the owners for the income tax year (January - December unless a different twelve-month period is used for personal income tax filing purposes) immediately preceding the application for exemption must not be greater than the maximum income eligibility level specified by local law. Such maximum income levels may range from \$3,000 to \$29,000. If title to the property is solely in a spouse's name, the incomes of both spouses must be combined to satisfy the income requirement, even if both do not reside on the property. An exception is made in the case of certain separated spouses: where a spouse or ex-spouse is absent from the property as a result of divorce, legal separation, or abandonment. In such cases, only the income of the spouse or ex-spouse residing on the property is to be considered in determining eligibility for exemption.

Municipalities that have elected to allow the base exemption may amend such local laws or resolution to increase the maximum income eligibility level in accordance with the sliding-scale provisions described under Calculation of Exemption below. Income includes social security and retirement benefits; interest, dividends, net capital gains (capital gains can only be offset by capital losses incurred in the same year) from the sale or exchange of a capital asset in the same income tax year, net rental income, salary or earnings, and net income from self-employment, but excludes Supplemental Security Income, welfare payments, monies earned through employment in the federal Foster Grandparents Program, returns on capital, gifts, or inheritances. Income accruing to the disabled person confined in a residential health care facility is considered to be income only to the extent that it exceeds the amount paid by the confined owner, his spouse or sibling of such person for care in the facility.

Municipalities that have elected to allow the exemption may amend such local law or resolution to exclude all medical and prescription drug expenses which

are not reimbursed or paid for by insurance from the computation of an applicant's income.

2. Property Location Requirements: None.

3. Property Use Requirements: Property must be used exclusively for residential purposes. If only a portion of the property is used exclusively for residential purposes, only that portion is entitled to exemption; the remainder of the property is taxable. In addition, the property must be the legal residence of and occupied in whole or in part by the disabled person. A disabled person who is absent from the property while receiving health-related care as an inpatient of a residential health care facility (defined by Public Health Law §2801 as a nursing home or other facility providing health-related services) is considered to be a legal resident and occupant of the property.

Unless allowed by local option, no exemption from school district taxes may be allowed if a child who attends public elementary or secondary school (Grades K-12) resides on the property (see Local Option below).

4. Certification by State or Local Government: Applicant must provide proof of disability with an award letter from the Social Security Administration, the Railroad Retirement Board, the United States Postal Service, or the United States Department of Veterans Affairs, or a certificate from the State Commission for the Blind and Visually Handicapped.

5. Required Construction Start Date or Other Time Requirement: None.

B. LOCAL OPTION: Yes-- each county, city, town, village and school district may choose (1) whether or not to allow the base (50%) exemption and (2) the amount of the maximum income exemption eligibility level (see Ownership Requirements above). The option to exempt must be exercised through adoption of a local law or school district resolution (after a public hearing). In addition, each county, city, town, village, and school district which has chosen to allow the base exemption may choose to permit an increase in the maximum income exemption eligibility level and a corresponding decrease in the percentage of exemption.

Local legislation authorizing the base exemption may be amended or new legislation adopted to allow, for each \$1,000 increase in income, a reduced exemption ranging from 45% to 35% of assessed value, and for each further \$900 increase in income, a reduced exemption ranging from 30% to 5% of assessed value.

Municipalities that have elected to allow the exemption may additionally amend such local law or resolution to exclude all medical and prescription expenses which are not reimbursed or paid by insurance from the computation of an applicant's income.

School districts that have elected to allow the exemption may also adopt a separate resolution to allow the exemption on property where a resident child attends a public elementary or secondary school (Grades K-12). However, the school district resolution authorizing the exemption must provide that satisfactory proof is required that the

child was not brought into the residence primarily for the purpose of attending a particular school within the district.

A local government may enact a law to allow that portion of a cooperative apartment corporation held by an otherwise eligible tenant/stockholder to be eligible for an exemption from real property taxes. If allowed, the amount of the exemption must be determined by the assessor, based upon the proportion of the outstanding stock held by the eligible shareholder, and credited against the taxes charged to the corporation. Eligible stockholders would receive an adjustment to their monthly maintenance fees by the cooperative apartment corporation to reflect the benefit of the exemption. However, this exemption may not be granted to property currently receiving an exemption pursuant to RPTL §467 for the same municipal taxing purpose.

C. LIMITATION ON EXEMPTION:

	General Municipal Taxes	School District Taxes	Special Ad Valorem Levies	Special Assessments
1. Amount	Up to 50% of assessed value	Up to 50% of assessed value	No exemption allowed	No exemption allowed
2. Duration	No limit	No limit	No exemption allowed	No exemption allowed
3. Taxing Jurisdiction	Ex*	NA	Tax	Tax
a. County or County Special-Districts				
b. City	Ex*	NA	NA	Tax
c. Town or Town Special District	Ex*	NA	Tax	Tax
d. Village	Ex*	NA	NA	Tax
e. School District	NA	Ex*	NA	NA
Ex-Exempt Tax-Taxable NA-Not Applicable				

* If allowed by local option.

D. PAYMENTS IN LIEU OF TAXES: None required.

E. CALCULATION OF EXEMPTION:

1. General Municipal and School District Taxes:

a. Percent of Exemption Based on Income Eligibility (I.E.)

Base exemption - 50% of assessed value.

Sliding-scale income/exemption options - % of assessed value is determined according to the following schedule. (Each option must be explicitly adopted by local law or resolution.)

OPTION:

Annual Income		Percent of Exemption
More than M	but less than M + 1,000	45
M + 1,000 or more	but less than M + 2,000	40
M + 2,000 or more	but less than M + 3,000	35
M + 3,000 or more	but less than M + 3,900	30
M + 3,900 or more	but less than M + 4,800	25
M + 4,800 or more	but less than M + 5,700	20
M + 5,700 or more	but less than M + 6,600	15
M + 6,600 or more	but less than M + 7,500	10
M + 7,500 or more	but less than M + 8,400	5

where M equals the maximum income eligibility level for the base (50%) exemption

Any such exemptions allowed by local law must be computed after all other partial exemptions except School Tax Relief (STAR) exemptions have been subtracted from the assessed value of the property.

b. Exemption for Eligible Tenant/Shareholders of Cooperative Apartment Corporations

Exemption = Assessed Value x (n/N) x (I.E.)

Where n = number of shares owned by eligible persons

N = total number of corporation shares

I.E. =



percent of exemption due to income eligibility determined in (a) above.

2. **Special Ad Valorem Levies and Special Assessments:** No exemption allowed.

F. CODING OF EXEMPTION ON ASSESSMENT ROLL:

Code Description of Alternative Codes Possible

4193_

Assessment Roll Section(s): Taxable (RPS Section 1).

NOTE: This code should not be used to identify property that is exempt under any of the statutes listed under Similar exemptions below. For coding of such property, see the Exemption Profile for the statute that applies.

G. FILING REQUIREMENTS (Owner or Occupant of Property):

1. Form RP-459-c -- Application for Partial Exemption for Real Property of Persons with Disabilities and Limited Incomes
2. Form RP-459-c-Rnw -- Renewal Application for Partial Exemption for Real Property of Persons with Disabilities and Limited Incomes

Proof of permanent disability need be submitted only in the year of the initial application or, if necessary, in the year following the determination of a permanent disability.

H. REPORTING REQUIREMENTS (Assessor): At least 60 days prior to the appropriate taxable status date, the assessor must mail to each person who was granted this exemption on the latest assessment roll an application form and a notice that such application must be filed on or before taxable status date and be approved in order for the exemption to be continued to be granted.

Note: Failure to mail such an application or the failure of such person to receive the same does not prevent the levy, collection and enforcement of the payment of taxes on the property owned by such person.

I. SIMILAR EXEMPTIONS:

Subject	Statute
Certain living quarters constructed to be occupied by a senior citizen or disabled individual	RPTL §467-d
Disabled crime victims	RPTL §459-b
	RPTL §459-a

Official Minutes of the Council Meeting of Monday, October 5, 2016

Assessor's Manual, Volume 4, Exemption Administration

IX #1 10/05/2016

Improvements to property pursuant to the Americans with Disabilities Act of 1990	
Physically disabled	RPTL §459
Protective and safety devices installed in Multiple Dwellings in New York City	RPTL §467-f

Exemption Application Forms:

- RP-459-c
- RP-459-c-Ins
- RP-459-c-Rnw

Q & A Exemption for Persons with Disabilities and Limited Incomes

| Top of Page | | Table of Contents | | Next Page | | Assessors' Manuals |

Please send general questions or comments to Orpts Solutions Center.

Updated: July 11, 2012

LOW INCOME DISABLED RPTL §459-C

Updated 4/11/16

For 2016 Assessment Rolls

Code = 4193_

(For 2016 School Tax Rolls / 2017 County/Town, and 2017 Village Tax Rolls)

This information is believed to be accurate, but is not guaranteed. If you see an error please contact Real Property Tax Services.

			Ceiling For 50% Exemption	Maximum Income For Exemption	Sliding Scale	Latest Resolution	Local Options
COUNTY	13	DUTCHESS	24,000	32,400	5%	2016	C
SCHOOL	134601	ARLINGTON	29,000	37,400	5%	2004	
	130200	BEACON	N/A				
	372002	CARMEL	29,000	37,400	5%	2007	
	102801	TACONIC HILLS	29,000	37,400	5%	2014	
	132602	DOVER	N/A				
	372601	HALDANE	N/A				
	133201	HYDE PARK	24,000	32,400	5%	2004	
	135801	MILLBROOK	29,000	37,400	5%	2010	
	134001	PAWLING	N/A				
	134201	PINE PLAINS	24,000	32,400	5%	2005	
	131300	POK CITY	N/A				
	134801	RED HOOK	29,000	37,400	5%	2008	
	135001	RHINEBECK	21,500	29,900	5%	2004	
	134602	SPACKENKILL	29,000	37,400	5%	2007	B
	135601	WAPPINGER	29,000	37,400	5%	2007	B
	133801	WEBUTUCK	N/A				
TOWNS	130200	C/BEACON	18,500	26,900	5%	2000	
	131300	C/POUGHKEEPSIE	N/A				
	132000	AMENIA	N/A				
	132200	BEEKMAN	29,000	37,400	5%	2008	
	132400	CLINTON	18,500	26,900	10%	2008	
	132600	DOVER	N/A				
	132800	EAST FISHKILL	24,000	32,400	5%	2004	
	133089	FISHKILL	N/A				
	133200	HYDE PARK	18,500	26,900	5%	1999	
	133400	LAGRANGE	24,000	32,400	5%	2006	
	133600	MILAN	N/A				
	133889	NORTHEAST	N/A				
	134089	PAWLING	N/A				
	134200	PINE PLAINS	29,000	37,400	5%	2008	
	134400	PLEASANT VALLEY	N/A				
	134689	POUGHKEEPSIE	N/A				
	134889	RED HOOK	19,500	19,500	None		
	135089	RHINEBECK	24,000	32,400	5%	2003	
	135200	STANFORD	26,000	32,400	5%	2007	
	135400	UNIONVALE	28,000	36,400	5%	2008	
	135689	WAPPINGER	24,000	32,400	5%	2004	A
	135889	WASHINGTON	27,000	35,400	5%	2008	
VILLAGES	133001	FISHKILL	N/A				
	134001	PAWLING	N/A				
	134801	RED HOOK	N/A				
	134803	TIVOLI	N/A				
	135001	RHINEBECK	N/A				
	135801	MILLBROOK	N/A				
	133801	MILLERTON	N/A				
	134601	WAPPINGERS FALLS	N/A				
	&135601						

2. FROM CHAMBERLAIN FLYNN, a communication regarding elected officials time sheets.



THE CITY OF POUGHKEEPSIE
NEW YORK

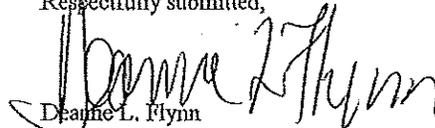
City Chamberlain
Tel: (845) 451-4225
Fax: (845) 451-4239

September 28, 2016

Members of the Common Council:

Attached please find a memo from City Administrator Knapp which was submitted to members of the Common Council on January 19, 2016. To date, I have only received the time sheet from one member of the Common Council. New York State Retirement System has granted the City of Poughkeepsie an extension until October 18, 2016 to submit the resolution certifying elected officials standard workday. Any elected or appointed official that has previously provided an activity log within the past eight years can attest to that time and recertify by filling out and signing the recertification or provide a new activities log if they so choose. Those who do not want to participate in the NYS retirement system should notify me accordingly.

Respectfully submitted,


Deanne L. Flynn
City Chamberlain

62 Civic Center Plaza

Poughkeepsie NY 12601



The City of Poughkeepsie

New York.

Ronald Knapp
Acting City Administrator

January 19, 2016

MEMORANDUM #16-002

TO: Members of the Common Council
FROM: Ron Knapp, Acting City Administrator *RK*
RE: Reporting Required by the State Comptroller

The New York State Comptroller's Office has adopted a new set of regulations effective August 12, 2009 for certain local elected and appointed officials to maintain work-related activity records (logs) of the time they are performing their duties, which will be outlined below. The purpose of the new regulations is to crack down on abuses of the retirement system through improper reporting of service credits. Although there has been in place a reporting requirement since 1976, it appears that the State Comptroller did not have an effective means of enforcing the regulations in the past.

These reporting regulations apply only to:

- 1) Persons who participate in the NYS and Local Retirement System (only tiers 2, 3, and 4 need to complete a record of activities, tier 1 officials do not, but they must be accurately reported to the retirement system by the employer);
- 2) Persons who do not provide their employer with time/attendance sheets or daily records of time actually worked;
- 3) Persons who are not paid an hourly rate or receive an annual salary with pre-set work hours;

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- 4) If your elected term or appointment began before August 12, 2009, you are governed by the old regulations until you begin a new term of office or appointment, at which time the new regulations go into effect. For new Common Council members elected on November 3, 2009 or after, the effective term begins on January 2, 2010. Any re-elected Common Council members will also have to comply with the new regulations as of January 2, 2010, or if they previously filed a consecutive 3-month log that is still representative of their work hours, they may certify that the duties, hours and responsibilities have not changed substantially (as long as the record being certified is not more than 8 years old). Otherwise, the new regulations become effective for them when they are re-appointed for a new term.

SUMMARY

Applying the new regulations to the City of Poughkeepsie, the following provides some timelines and guidance with regard to their implementation.

- 1) Newly elected or appointed councilmembers and various board members must immediately comply with the new regulations. This includes councilmembers who have been re-elected to office and existing board members who are re-appointed for a new term. The recommendation from Corporation Counsel is to start the activity log immediately so there will be no problem completing it by May 31, 2016. Note that any vacations that fall in the middle of the reporting time will extend that time by the amount of vacation days taken.
- 2) The initial consecutive 3-month work-related activity log will have to be completed for those who take office after January 2, 2010. The log would then have to be submitted to the Chamberlain (within 180 days of taking office), which is no later than June 30, 2010.
- 3) All work-activity records must be maintained by the Chamberlain for at least ten (10) years. Upon request by the State Comptroller, the full and complete copies of these records must be provided to that office.
- 4) If an official finds that the initial consecutive 3-month report is not representative of his or her typical hours and duties, then he or she may prepare an alternate report covering a different consecutive 3-month period as long as it falls within the same calendar year as the initial report.

Officials can certify their initial record up to eight (8) years after the initial report. Thereafter, a new record will have to be completed.

- 5) The Common Council must adopt a resolution that sets forth the standard work day for each elective or appointed position no later than the first regular meeting after 180 days following January 2, 2016. This gives the Council until the end of June 2016 to adopt such a resolution. However, if all officials have their initial consecutive 3-month log

filed with the City Chamberlain by the end of the first quarter of 2016, the resolution should be adopted as soon thereafter as possible.

- 6) The Chamberlain must post the resolution for at least 30 days on the City's website. A certified copy of the resolution must be filed by the Chamberlain with the State Comptroller's office within 45 days after the adoption of the resolution. An affidavit of posting on the website must accompany the certified copy of the resolution. Thus, the Chamberlain has 15 days after completion of the 30-day posting to file the resolution and affidavit with the State Comptroller's office.
- 7) Any amendments to the resolution are subject to the same filing and posting requirements as the original resolution.

I have included a log for your use to fulfill the reporting requirements. Please be sure to file the log with the Clerk by May 31, 2016.

Attachment (1)



Office of the New York

State Comptroller

NYS Comptroller

Thomas P. DiNapoli



NYSLRS

New York State & Local Retirement System

Regulation on Reporting for Elected or Appointed Officials

315.4 Additional reporting requirements for elected or appointed officials who work for a participating employer of the retirement system and are required to be reported to the retirement system.

• (a) Record of work activities.

- (1) Except as otherwise provided in this subdivision, any elected or appointed official who is not paid hourly or does not participate in an employer's time keeping system that consists of a daily record of actual time worked and time charged to accruals, shall record his or her work activities for a period of three consecutive months. The elected or appointed official should extend the period of his or her record of work activities by the amount of time utilized for vacations, illness, holidays or other reasons during the three-month period. The record of work activities must represent months that are not unusually slow or busy. If a position is seasonal in nature, the record of work activities should be kept for an extended period of up to 12 months to capture an accurate account of work activities. In recording the description of work activities, such elected or appointed official shall include the start and end time of each activity performed. The elected or appointed official may also include activities performed outside the normal working hours that require his or her attention to attend to official duties, including responding to an emergency, attending an employer sponsored event or meeting with or responding to members of the public on matters of official business. During a period that an elected or appointed official is required to be on-call, he or she may only record the time actually spent performing a work-related activity. The elected or appointed official may not include activities that would not be considered work-related such as attending electoral or campaign events, socializing after town board meetings or attending a candidates' forum. The elected or appointed official's initial three-month record of work activities shall be completed within 150 days of commencing a new or subsequent term of office, or upon joining the Retirement System, on or after August 12, 2009. The elected or appointed official must sign the record of work activities attesting to its accuracy and submit it to the secretary or clerk of the governing board within 30 days of completion. Each such record of work activities and any subsequent recertification shall be retained by the employer for a period of at least 30 years and full and complete copies thereof shall be provided to the State Comptroller upon his or her request. A record of work activities shall not be valid for more than eight years from the date it was initially maintained. If the hours worked have not substantially or materially increased or decreased during the eight year period, the elected or appointed official may certify to such in writing to the governing board in lieu of maintaining a new record of work activities. The elected or appointed official must submit this certification to the governing board within 180 days of taking a subsequent term of office. If the hours worked have substantially increased or decreased during the eight year period, the elected and appointed official must prepare, sign and submit a new record of activities.
- (2) In the event the elected or appointed official or the employer determines the initial recording of work activities for a period of three consecutive months is not representative of the average number of hours worked by the elected or appointed official, he or she must record work activities during the same calendar year for an alternative period of three consecutive months which is representative of the average number of hours worked by such official. Such record of work activities shall be signed by such elected or appointed official and submitted to the secretary or clerk of the governing board within 30 days of the completion of the record. The failure of an elected or appointed official to record, sign and submit a record of work activities within the required time frame shall result in the suspension of service crediting and retirement system membership benefits. The suspension of service crediting will remain in effect until such time as the elected or appointed official completes a record of work activities that complies with the requirements of this regulation and submits it to the secretary or clerk of the governing board. The record of work activities must be submitted to the secretary or clerk prior to the elected or appointed official ending service in that title.

• (b) Completion of the standard work day and reporting resolution.

In addition to the reporting requirements set forth in section 315.3 of this Part, and for the sole purpose of reporting days worked to the retirement system, the governing board of a participating employer of an elected or appointed official shall establish, by resolution, a standard work day for each elective or appointive office or position using the standard work day and reporting resolution form provided by the retirement system or a form or format approved by the retirement system. Such standard work day and reporting resolution shall indicate:

- (1) the title of the position;
- (2) the first and last name of the elected or appointed official holding the position;
- (3) the last four digits of the social security number of each elected or appointed official;
- (4) the registration number of each elected or appointed official;
- (5) the number of hours prescribed as a standard work day equal to no fewer than six hours nor more than eight hours for each such elective or appointed office or position;
- (6) the full month, day and year of the commencement and expiration of the term for each such office or position.

For each elected or appointed official who is not paid hourly or does not participate in an employer's time keeping system that consists of a daily record of actual time worked and time charged to accruals and who has submitted a record of work activities pursuant to paragraph (a)(1) of this section, the employer shall indicate the average number of days worked per month in the resolution. In the event that the official has not recorded and submitted to the secretary or clerk of the governing board his or her record of work activities for a period of three consecutive months the employer shall so indicate in the resolution. The governing board shall determine whether activities listed on the record of work activities are official duties of the position. Activities that do not consist of official duties as described in paragraph (a)(1) of this section are to be excluded from the calculation of the average number of days worked per month to be listed on the standard work day and reporting resolution. Such standard work day and reporting resolution shall be adopted at the first regular meeting held after a record of work activities has been submitted. In the event an elected or appointed official submits a new record of work activities pursuant to paragraph (a)(1) of this section, the governing board must pass an additional resolution for that individual amending the average number of days worked per month based on such record of work activities.

• (c) Standard work day and reporting resolution: filing and posting requirements.

The standard work day and reporting resolution required by subdivision (b) of this section shall be prominently posted on the employer's website for a minimum of 30 days or, in the event the employer does not maintain a website available to the public, such standard work day and reporting resolution shall be posted on the official sign-board or at the main entrance to the office of the clerk for the municipality or similar office of the employer. After the 30-day posting period, the standard work day and reporting resolution shall be made available either through the website or upon request. The elected or appointed official's social security number (last four digits) and registration number must be omitted from the copy of the standard work day and reporting resolution that is publicly posted. A certified copy of the standard work day and reporting resolution and an affidavit of posting shall be filed by the secretary or clerk of the governing board with the Office of the State Comptroller within 15 days after the public posting period has ended. The failure of the governing board to adopt such standard work day and reporting resolution shall result in the suspension of service crediting and retirement system membership benefits for the elected or appointed official until such time as the standard work day and reporting resolution is adopted, posted and filed with the comptroller. In the event the governing board submits an additional standard work day and reporting resolution amending the average number of days worked per month for an elected or an appointed official pursuant to subdivision (b) of this section, such additional standard work day and reporting resolution shall be subject to the posting and filing requirements set forth in this subdivision.

• (d) Reporting days worked on the monthly (quarterly/semi-annual/annual) report

Once a standard work day and reporting resolution is passed, the average number of days worked per month listed on the standard work day and reporting resolution must be provided to the individual(s) responsible for reporting days worked to the retirement system on the employer's behalf. These individual(s) must ensure that the days worked reported on the standard work day and reporting resolution are accurately converted to correspond with the official's payroll frequency and recorded on the report submitted to the retirement system. In the event that the report submitted to the retirement system does not reflect the average days worked per month documented on a standard work day and reporting resolution, then retroactive adjustments must be submitted for the period covered by the corresponding record of work activities. A record of work activities submitted by an elected or appointed official, pursuant to this section, should be used as the basis for his or her days worked reported for prior terms served in the same title, if no record of work activities was submitted for the prior terms.

*New York Codes, Rules and Regulations (NYCRR) Section 315.4 current through August 15, 2015

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Office of the New York State Comptroller
New York State and Local Retirement System
Employees' Retirement System
Police and Fire Retirement System
110 State Street, Albany, New York 12244-0001

Recertification of the Record of Activities

RS 2419
(Rev. 9/12)

I, _____, certify that I completed a 3-month record of activities for the term that began _____ for my position as _____.

I attest that the record of activities maintained for the above named term is still representative of my hours worked and that my responsibilities have not substantially or materially changed. My current term begins on _____ and ends on _____.

Signature of Member

Date

NYSLRS Registration Number: _____

Employer Location Code: _____

NOTE: A record of activities and any certification based upon such record shall not be valid for more than eight years from the date of the taking of office for which the record of activities was initially maintained.

Please keep this form on file in your records and submit a copy to NYSLRS only upon request.

4. **FROM CORBALLY, GARTLAND AND RAPPLEYEA, LLP**, a notice of intent for Devil, Inc., (located at 6 Crannel Street) to obtain a Liquor License. Referred to Corporation Counsel
5. **FROM SOBO & SOBO, LLP**, a notice of personal injury sustained by Raymond Gooden, on July 7, 2016. Tabled to the meeting of October 17, 2016

X. OLD BUSINESS:

XI. NEW BUSINESS:

XII. ADJOURNMENT:

A motion was made by Councilmember Cherry and Councilmember Johnson to adjourn the meeting at 8:15 p.m.

Dated: November 2, 2016

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Wednesday, October 5, 2016

**Respectfully submitted,
Deanne L. Flynn
City Chamberlain**