

RESOLUTION NO. 2026069

RE: AUTHORIZATION TO ACQUIRE A FEE ACQUISITION AND PERMANENT EASEMENTS FROM ROBERTA SELIGMAN, IN CONNECTION WITH THE COUNTY ROUTE 85 (SOUTH MILL ROAD) SLOPE FAILURE AND ROAD REPAIR PROJECT, TOWN OF RHINEBECK, DUTCHESS COUNTY

Legislators BRENDLI, KAUL, KEARNEY, LAWLER, REDL and RHODES offer the following and move its adoption:

WHEREAS, the Department of Public Works (“DPW”) has proposed a slope failure and road repair project of County Route 85 (South Mill Road) in the Town of Rhinebeck, a project which includes the acquisition of certain portions of property (the “Project”), and

WHEREAS, DPW has determined that the Project in an Unlisted Action pursuant to Article 8 of the Environmental Conservation Law (the “New York State Environmental Quality Review Act” or “SEQRA”) and its implementing regulations at 6 NYCRR Part 617, and will not have a significant effect on the environment, and

WHEREAS, DPW has made a determination that in order to complete the Project referenced above, it is necessary to acquire the following parcels all of which are located at 665 South Mill Road, in the Town of Rhinebeck, described as Parcel Identification Number 135089-6168-00-038680-0000, presently owned by Roberta Selgman:

- (1) a fee acquisition on a portion of property shown on Map 6, Parcel 7 (approximately 343 +/- square feet)
- (2) a permanent easement on a portion of property shown on Map 3, Parcel 3A (approximately 7,347 +/- square feet)
- (3) a permanent easement on a portion of property shown on Map 3, Parcel 3C (approximately 136 +/- square feet)
- (4) a permanent easement on a portion of property shown on Map 7, Parcel 8 (approximately 2,637 +/- square feet)
- (5) a permanent easement on a portion of property shown on Map 7, Parcel 9 (approximately 1,737 +/- square feet)
- (6) a permanent easement on a portion of property shown on Map 7, Parcel 10 (approximately 1,502 +/- square feet)
- (7) a permanent easement on a portion of property shown on Map 8, Parcel 11 (approximately 281 +/- square feet), and

WHEREAS, a proposed Agreement to Purchase Real Property between the County and the property owner is annexed hereto, and

WHEREAS, the Commissioner of Public Works has recommended that the subject property be purchased for the sum of \$540 for the fee acquisition and \$18,930 for the permanent easements, plus authorization to spend up to \$1,000 in related expenses, if any, and that the terms

PUBLIC WORKS

and conditions of the Agreement be carried forth, now, therefore, be it

RESOLVED, that the County Executive, or her designee, is authorized to execute the Agreement to Purchase Real Property in substantially the same form as annexed hereto along with any other necessary documents in connection with this easement, and be it further

RESOLVED, that upon receipt from the property owner of an executed Deed and easements to the aforementioned land, and such other documents as may be necessary to convey free and clear title to the County of Dutchess, the County shall pay to the property owner the sum of \$19,470 (\$540 and \$18,930 referenced above) and up to \$1,000 in related expenses, if any, for such conveyance, and be it further

RESOLVED, that the terms and conditions of the aforementioned Agreement to Purchase Real Property be carried out by the Dutchess County Department of Public Works.

CA-058-26
BP/rjw
R-1078
04/08/2026
Fiscal Impact: See Attached

APPROVED
Susan J. Serino
SUSAN J. SERINO
COUNTY EXECUTIVE

Date May 19, 2026

STATE OF NEW YORK
COUNTY OF DUTCHESS

ss:

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 11 day of May, 2026, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 12 day of May, 2026.



[Signature]
JULIE SHIROISHI, CLERK OF THE LEGISLATURE

COORDINATION

Initialing indicates information only:

AW County Executive

SP County Attorney (as to form)

RS/BS Public Works

HS/SP Finance

DAS/BS Comptroller

ym Budget

SUE SERINO
COUNTY EXECUTIVE



ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Robert H. Balkind, P.E., Commissioner
FROM: Matthew W. Davis, Assistant Civil Engineer I *WD*
DATE: April 6, 2026
**RE: RESOLUTION REQUEST TO ACQUIRE REAL PROPERTY OWNED BY
ROBERTA SELIGMAN IN CONNECTION WITH THE CR 85 (MILL ROAD)
SLOPE REPAIR PROJECT, TOWN OF RHINEBECK, NY**

Accompanying this memo is a Resolution Request Form, Fiscal Impact Statement and the signed Agreement to Purchase Real Property. The department is seeking authorization to acquire the following parcels.

a fee acquisition of 343+/- square feet of real property being further described on Map 6, Parcel 7, for the purchase price of \$540.00.

a permanent easement to 7,347+/- square feet of real property further described on Map 3, Parcel 3A, for the purchase price of \$10,220

a permanent easement to 136+/- square feet of real property further described on Map 3, Parcel 3C, for the purchase price of \$180

a permanent easement to 2,637+/- square feet of real property further described on Map 7, Parcel 8, for the purchase price of \$3,690

a permanent easement to 1,737+/- square feet of real property further described on Map 7, Parcel 9, for the purchase price of \$2,420

a permanent easement to 1,502+/- square feet of real property further described on Map 7, Parcel 10, for the purchase price of \$2,060

a permanent easement to 281+/- square feet of real property further described on Map 8, Parcel 11, for the purchase price of \$360

These parcels are a portion of the property located at 665 Mill Road, Rhinebeck, NY 12572, with the parcel number (135089-6168-00-038680-0000).

The subject project is an Unlisted Action pursuant to 617.6 of the State Environmental Review Act (SEQRA) and will not have a significant impact on the environment.

FISCAL IMPACT STATEMENT

☐ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost \$ 19,470

Total Current Year Revenue \$ _____
and Source

Source of County Funds *(check one)*: ☒ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount \$ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): \$19,470
Over Five Years: _____

Additional Comments/Explanation:

RESOLUTION REQUEST TO ACQUIRE REAL PROPERTY OWNED BY ROBERTA SELIGMAN IN CONNECTION WITH THE CR 85 (MILL ROAD) SLOPE REPAIR PROJECT, TOWN OF RHINEBECK, DUTCHESS COUNTY, NY

Prepared by: Matthew W. Davis 

Prepared On: 4/6/26

AGREEMENT TO PURCHASE REAL PROPERTY

Project: CR 85 (MILL ROAD) SLOPE REPAIR PROJECT, TOWN OF RHINEBECK, DUTCHESS COUNTY, NY

This Agreement by and between Roberta Seligman, 665 Mill Road, Rhinebeck, NY 12572, hereinafter referred to as "Seller", and the COUNTY OF DUTCHESS, with offices at 22 Market Street, Poughkeepsie, New York, 12601 hereinafter referred to as "Buyer."

1. PROPERTY DESCRIPTION. The Seller agrees to sell, grant, convey,

- ☒ *a fee acquisition of 343+/- square feet of real property.*
Purchase Price: \$540.00
- ☒ *permanent easements totaling 13,640+/- square feet of real property.*
Purchase Price: \$18,930.00
- ☒ *temporary easements totaling 19,497+/- square feet of real property.*
Purchase Price: \$6,005.00

Located at 665 Mill Road, Rhinebeck, NY 12572, being further described on Maps 3-8, attached hereto.

Being a portion of those same lands described in that certain deed dated November 2, 2000, and recorded November 13, 2000 as Document Number 02 2000 10193, in the Office of the County Clerk for Dutchess County, re: Parcel Number (135089-6168-00-038680-0000).

2. IMPROVEMENTS INCLUDED IN THE PURCHASE. The following improvements, if any, now in or on the property are included in this Agreement: One small tree with an improvement value of \$170.00 and one medium tree with an improvement value of \$730.00.
3. TEMPORARY EASEMENT USE. The temporary easement shall be exercised for the purpose of access and constructing or reconstructing the roadway and drainage facilities.
4. TERM OF TEMPORARY EASEMENT. The term of the temporary easement shall be for two (2) years. The commencement date may be up to nine (9) months after the date of execution of the temporary easement. If required, the temporary easement may be extended as agreed to by both the Seller and Buyer.

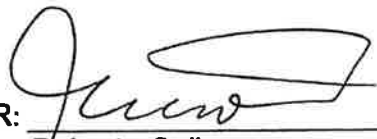
5. **PURCHASE PRICE.** The total purchase price is TWENTY-SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$26,375.00). This price includes the real property described in paragraph 1 and the improvements described in paragraph 2, if any.
6. **THE BUYER** is required to restore the property of the Seller that is disturbed as a result of construction operations to the condition that it was on the date of the execution of the temporary easement, to the extent reasonably possible.
7. **THE SELLER AND ITS HEIRS, SUCCESSORS AND/OR ASSIGNS** shall not be liable for personal injury or property damage caused by the carelessness, negligence or conduct of the Buyer, its employees, contractors, invitees or agents in the use of the easement premises in connection with this temporary easement. The Buyer agrees to defend, indemnify and hold harmless the Seller, its successor's and assigns from any and all claims and damages caused directly by the existence of this temporary easement, the use and occupancy by the Buyer of the easement premises, or the acts of the Buyer, its agents, employees or contractors.
8. **THE CONTRACTOR** hired by the Buyer shall maintain in effect during the term of the temporary easement, general liability insurance coverage to cover the work being done on the property that is the subject of the temporary easement. The Seller shall be listed as additional insured on the contractor's certificate of insurance.
9. **TITLE DOCUMENTS.** Buyer shall provide the following documents in connection with the sale:
 - A. **Deed.** Buyer will prepare and deliver to the Seller for execution at the time of closing all documents required to convey the real property interest(s) described in paragraph 1 above. Buyer will pay for a title search.
10. **MARKETABILITY OF TITLE.** Buyer shall pay for curative action, as deemed necessary by the Buyer, to insure good and valid marketable title in fee simple and/or permanent easement to the property. Such curative action is defined as the effort required to clear title, including but not limited to attending meetings, document preparation, obtaining releases and recording documents. Seller agrees to cooperate with Buyer in its curative action activities. The Seller shall be responsible for the cost to satisfy liens and encumbrances identified by the Buyer. Said cost shall be deducted from the amount stated in paragraph 3 and paid to the appropriate party by the Buyer at the time of closing. In the alternative, the Seller may elect to satisfy the liens and encumbrances from another source of funds.

11. **RECORDING COSTS AND CLOSING ADJUSTMENTS.** Buyer will pay all recording fees, if any. The following, as applicable and as deemed appropriate by the Buyer, will be prorated and adjusted between Seller and Buyer as of the date of closing: current taxes computed on a fiscal year basis, excluding delinquent items, interest and penalties; rent payments; current common charges or assessments.
12. **RESPONSIBILITY OF PERSONS UNDER THIS AGREEMENT; ASSIGNABILITY.** The stipulations aforesaid shall bind and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.
13. **ENTIRE AGREEMENT.** This Agreement when signed by both the Buyer and the Seller will be the record of the complete Agreement between the Buyer and Seller concerning the purchase and sale of the property. No verbal agreements or promises will be binding.
14. **BUYER'S POSSESSION OF THE PROPERTY.** For fee simple acquisitions and permanent and temporary easements, the Buyer shall have possession of the property rights on the day payment is received by the Seller. Any closing documents received by the Buyer prior to payment pursuant to paragraph 4 above, shall be held in escrow until such payment has been received by the Seller or the Seller's agent.
15. **NOTICES.** All notices under this agreement shall be deemed delivered upon receipt. Any notices relating to this Agreement may be given by the attorneys for the parties.
16. **CLOSING DATE AND PLACE.** Transfer of title shall take place through the mail or at a mutually acceptable location. This Agreement may be subject to the approval of the Dutchess County Legislature.
17. **COUNTERPARTS. SIGNATURES TRANSMITTED BY ELECTRONIC MEANS.** This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one Agreement, and any of the parties hereto may execute this Agreement by signing any such counterpart. A facsimile of signature transmitted by electronic means applied hereto or to any other document shall have the same and effect as a manually signed original. This provision contemplates giving legal force and effect to copies of signatures. This provision does not contemplate the use of "electronic signatures" as regulated by New York State Technology Law Article 3, "Electronic Signatures and Records Act."

IN WITNESS WHEREOF, on this _____ day of _____ 2026, the parties have entered into this Agreement.

APPROVED AS TO FORM:

Department of Law

SELLER: 
Roberta Seligman

APPROVED AS TO CONTENT:

Department of Public Works

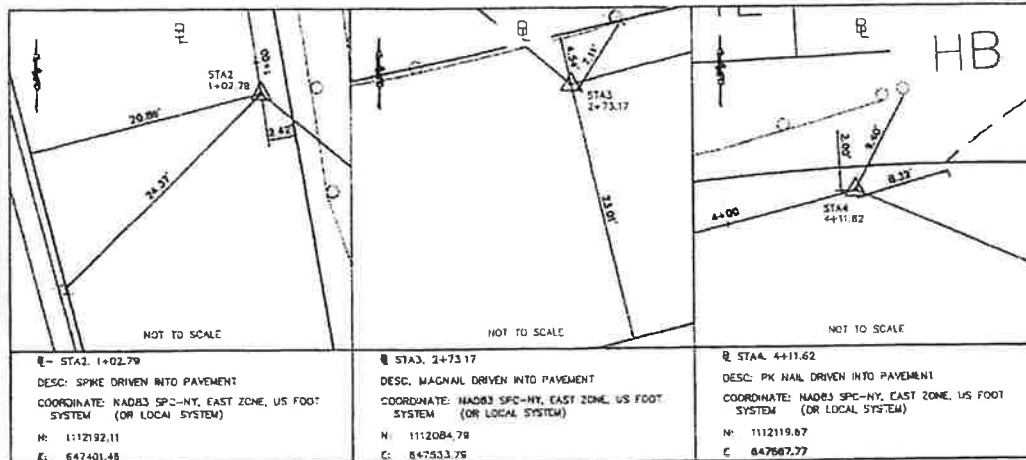
BUYER: _____
Sue Serino
County Executive



EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 3
PARCEL NO. 3A & 3C
SHEET 1 OF 3

CR-85 SLOPE FAILURE



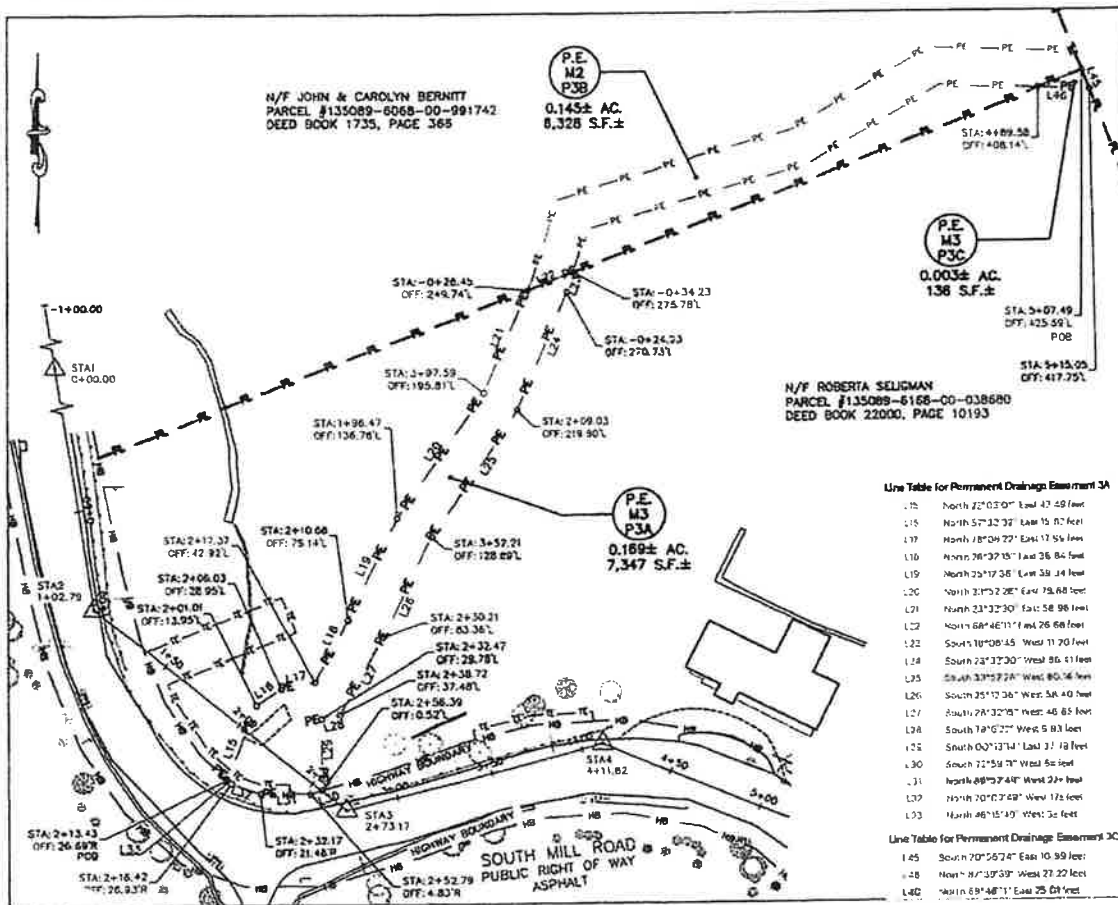
ACQUISITION DESCRIPTION:

Type: P.E.
Portion of Real Property Tax
Parcel ID No. 135089-6168-00-038680 &
135089-6068-00-991742

Town of Rhinebeck
County of Dutchess
State of New York

REPUTED OWNERS:

ROBERTA SELIGMAN
665 SOUTH MILL RD
RHINEBECK, NY 12572



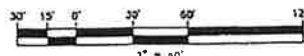
Line Table for Permanent Drainage Easement 3A

115	North 22°03'00" East 47.48 feet
116	North 57°32'30" East 15.00 feet
117	North 18°04'22" East 17.56 feet
118	North 76°37'15" East 36.84 feet
119	North 25°17'38" East 38.14 feet
120	North 21°52'28" East 78.48 feet
121	North 23°32'30" East 58.98 feet
122	North 68°46'11" East 26.68 feet
123	South 10°08'45" West 11.20 feet
124	South 23°37'30" West 36.11 feet
125	South 33°57'22" West 80.36 feet
126	South 25°17'38" West 58.40 feet
127	South 78°32'00" West 46.85 feet
128	South 78°07'22" West 5.83 feet
129	South 02°13'14" East 37.18 feet
130	South 71°58'37" West 56 feet
131	North 68°07'48" West 22+ feet
132	North 70°07'48" West 17+ feet
133	North 46°15'40" West 3+ feet

Line Table for Permanent Drainage Easement 3C

145	South 70°56'24" East 10.39 feet
146	North 87°30'50" West 27.22 feet
147	North 68°46'11" East 26.68 feet

ORIGINAL OF THIS MAP (SHEETS 1 & 2)
ARE ON FILE AT THE OFFICES OF THE DUTCHESS
COUNTY DEPARTMENT OF PUBLIC WORKS



MAP NUMBER 3
REVISED DATE _____
DATE PREPARED 02-03-2026

PREPARED BY SD

CHECKED BY DS

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 3
PARCEL NO. 3A
SHEET 2 OF 3

CR-85 SLOPE FAILURE

Permanent Drainage Easement 3A

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 3A, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northerly sideline of South Mill Road, said point being 27± feet distant southwesterly measured at right angles, from station 2+13± of the survey baseline referenced hereafter; thence through lands of the grantors herein the following seven (7) courses: (1) North 22°03'01" East 42.49 feet to a point distant northeasterly 13.95 feet measured at right angles, from station 2+01.01 of said baseline; (2) thence North 57°33'32" East 15.82 feet to a point distant northeasterly 28.95 feet measured at right angles, from station 2+06.03 of said baseline; (3) thence North 78°06'22" East 17.99 feet to a point distant northeasterly 42.92 feet measured at right angles, from station 2+17.37 of said baseline; (4) thence North 28°32'15" East 36.84 feet to a point distant northeasterly 79.14 feet measured at right angles, from station 2+10.66 of said baseline; (5) thence North 25°12'36" East 59.34 feet to a point distant northeasterly 136.76 feet measured at right angles, from station 1+96.47 of said baseline; (6) thence North 33°52'28" East 79.86 feet to a point distant northerly 195.81 feet measured at right angles, from station 3+97.59 of said baseline; (7) thence North 23°32'30" East 58.96 feet to a point in the existing southerly boundary of the lands now or formerly John & Carolyn Bernitt, Parcel Number 135089-6068-00-991742 distant easterly 249.74 feet measured at right angles, from station -0+28.45 of said baseline; thence along said existing southerly boundary of the lands now or formerly John & Carolyn Bernitt, North 68°46'11" East 26.68 feet to a point distant easterly 275.78 feet measured at right angles, from station -0+34.23 of said baseline; thence through the lands of the grantors herein the following seven (7) courses: (1) South 18°06'45" West 11.20 feet to a point distant easterly 270.73 feet measured at right angles, from station -0+24.23 of said baseline; (2) thence South 23°32'30" West 68.41 feet to a point distant northeasterly 219.90 feet measured at right angles, from station 2+09.03 of said baseline; (3) thence South 33°52'28" West 80.16 feet to a point distant northwesterly 128.89 feet measured at right angles, from station 3+52.21 of said baseline; (4) thence South 25°12'36" West 58.40 feet to a point distant northeasterly 83.38 feet measured at right angles, from station 2+30.21 of said baseline; (5) thence South 28°32'15" West 46.65 feet to a point distant northeasterly 37.48 feet measured at right angles, from station 2+38.72 of said baseline; (6) thence South 78°06'22" West 9.93 feet to a point distant northeasterly 29.78 feet measured at right angles, from station 2+32.47 of said baseline; (7) thence South 00°13'14" East 37.79 feet to a point in the existing northerly boundary of South Mill Road distant northeasterly 0.52 feet measured at right angles, from station 2+56.39 of said baseline; thence along said existing northerly boundary of South Mill Road the following four (4) courses: (1) South 72°59'11" West 6± feet to a point distant southwesterly 4.83 feet measured at right angles, from station 2+52.79 of said baseline; (2) thence North 89°52'49" West 27± feet to a point distant southwesterly 21.48 feet measured at right angles, from station 2+32.17 of said baseline; (3) thence North 70°03'49" West 17± feet to a point distant of 26.93 feet at right angles, from station 2+16.42 of said baseline; (4) thence North 46°15'49" West 3± feet to the point of beginning; being 7,347 square feet or 0.169 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 1 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station -1+00.00; thence South 08°43'01" East to station 0+00.00 and South 08°43'01" East to station 1+02.79 and South 50°57'29" East to station 2+73.17 and North 75°24'37" East to station 4+11.62 and South 66°59'02" East to station 5+46.16.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 3
REVISED DATE _____
DATE PREPARED 02-05-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

PREPARED BY DS

CHECKED BY DS

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 3
PARCEL NO. 3C
SHEET 3 OF 3

CR-85 SLOPE FAILURE

Permanent Drainage Easement 3C

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberta Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 3C, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the southeasterly corner boundary of the lands now or formerly John & Carolyn Bernitt, Parcel Number 135089-6068-00-991742, said point being 426± feet distant northeasterly measured at right angles, from station 5+07± of the survey baseline referenced hereafter; thence through lands of the grantors herein the following two (2) courses: (1) South 20°56'24" West 10.89 feet to a point distant northeasterly 417.75 feet measured at right angles, from station 5+15.05 of said baseline; (2) thence North 87°39'39" West 27.22 feet to a point in the existing southerly boundary of the lands now or formerly John & Carolyn Bernitt, Parcel Number 135089-6068-00-991742 distant northeasterly 408.14 feet measured at right angles, from station 4+89.58 of said baseline; thence along said existing southerly boundary of the lands now or formerly John & Carolyn Bernitt, North 68°46'11" East 25.01 feet to the point of beginning; being 136 square feet or 0.003 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 1 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station -1+00.00; thence South 08°43'01" East to station 0+00.00 and South 08°43'01" East to station 1+02.79 and South 50°57'29" East to station 2+73.17 and North 75°24'37" East to station 4+11.62 and South 66°59'02" East to station 5+46.16.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 20 26

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 3
REVISED DATE _____
DATE PREPARED 02-03-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

D. Santini

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

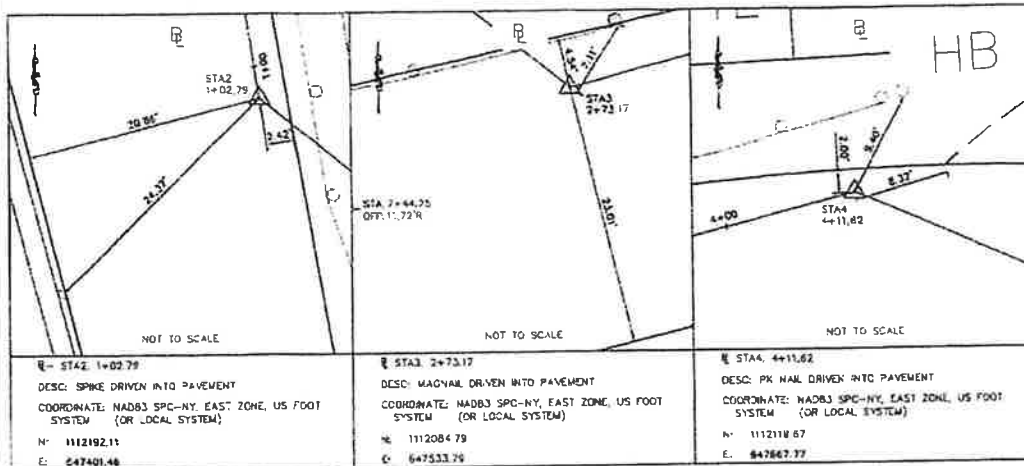
TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953



EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 4
PARCEL NO. 2+4
SHEET 1 OF 3

CR-85 SLOPE FAILURE



ACQUISITION DESCRIPTION:

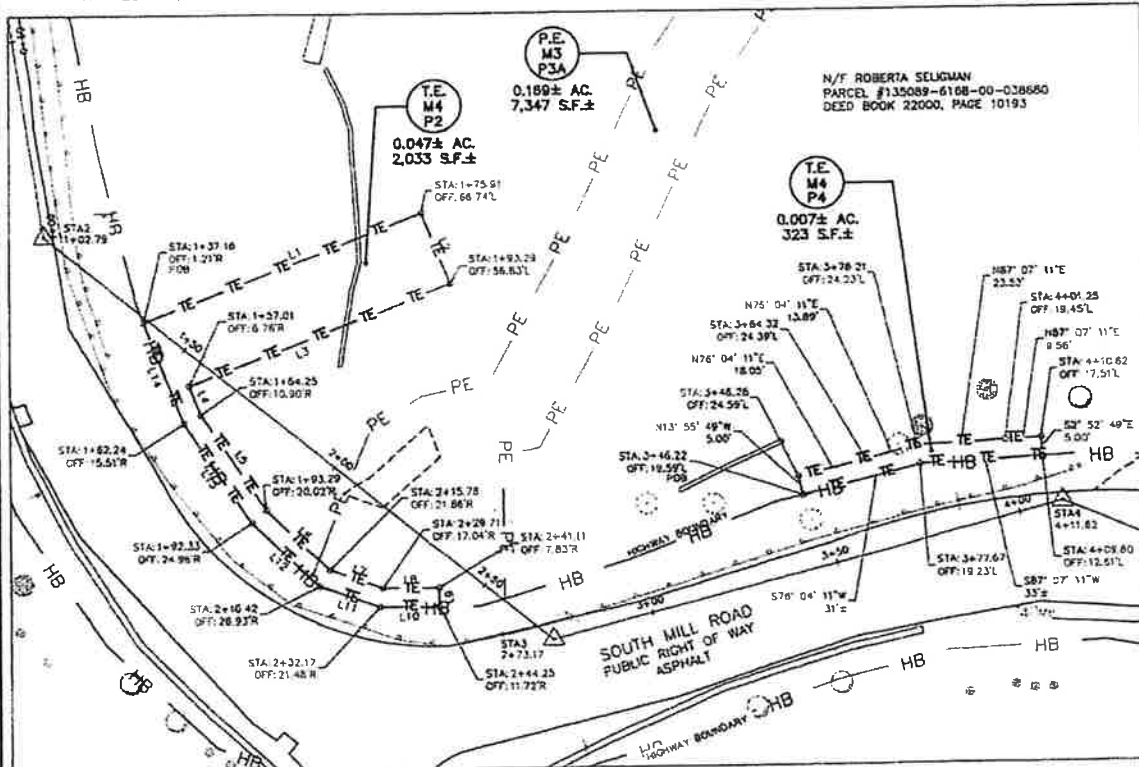
Type: T.E.
Portion of Real Property Tax
Parcel ID No. 135089-6168-00-038680
Town of Rhinebeck
County of Dutchess
State of New York

REPUTED OWNER:

ROBERTA SELIGMAN
665 SOUTH MILL RD
RHINEBECK, NY 12572

Line Table for Temporary Construction Easement 2

L1	North 68°14'41" East 76.22 feet
L2	South 2°15'49" East 20.00 feet
L3	South 68°44'11" West 70.22 feet
L4	South 2°15'49" East 8.33 feet
L5	South 33°13'48" East 30.44 feet
L6	South 46°15'49" East 22.56 feet
L7	South 70°05'49" East 14.77 feet
L8	South 86°53'08" East 14.65 feet
L9	South 00°06'57" West 8.00 feet
L10	North 86°53'08" West 16.65 feet
L11	North 20°03'49" West 11.77 feet
L12	North 46°15'49" West 2.66 feet
L13	North 33°13'49" West 32.66 feet
L14	North 21°15'49" West 28.66 feet



ORIGINAL OF THIS MAP (SHEETS 1 & 2)
ARE ON FILE AT THE OFFICES OF THE DUTCHESS
COUNTY DEPARTMENT OF PUBLIC WORKS

MAP NUMBER 4
REVISED DATE _____
DATE PREPARED 02-01-2025

PREPARED BY SS

CHECKED BY DS

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 4
PARCEL NO. 2
SHEET 2 OF 3

CR-85 SLOPE FAILURE

Temporary Construction Easement 2

A temporary easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of construction highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 2, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northeasterly sideline of South Mill Road, said point being 1± feet distant southwesterly measured at right angles, from station 1+37± of the survey baseline referenced hereafter; thence through lands of the grantor herein the following nine (9) courses: (1) North 68°44'11" East 78.22 feet to a point distant northeasterly 66.74 feet measured at right angles, from station 1+75.91 of said baseline; (2) thence South 21°15'49" East 20.00 feet to a point distant northeasterly 56.83 feet measured at right angles, from station 1+93.29 of said baseline; (3) thence South 68°44'11" West 73.22 feet to a point distant southwesterly 6.78 feet measured at right angles, from station 1+57.01 of said baseline; (4) thence South 21°15'49" East 8.33 feet to a point distant southwesterly 10.90 feet measured at right angles, from station 1+64.25 of said baseline; (5) thence South 33°31'49" East 30.44 feet to a point distant southwesterly 20.02 feet measured at right angles, from station 2+15.78 of said baseline; (6) thence South 46°15'49" East 22.56 feet to a point distant southwesterly 21.86 feet measured at right angles, from station 2+15.78 of said baseline; (7) thence South 70°03'49" 14.74 East feet to a point distant southwesterly 17.04 feet measured at right angles, from station 2+29.71 of said baseline; (8) thence South 89°53'08" East 14.65 feet to a point distant southwesterly 7.83 feet measured at right angles, from station 2+41.11 of said baseline; (9) thence South 00°06'52" West 5.00 feet to a point in the existing northeasterly boundary of South Mill Road distant southwesterly 11.72 feet measured at right angles, from station 2+44.25 of said baseline; thence along said existing northeasterly boundary of South Mill Road the following five (5) courses: (1) North 89°53'08" West 16± feet to a point distant southwesterly 21.48 feet measured at right angles, from station 2+32.17 of said baseline; (2) thence North 70°03'49" West 17± feet to a point distant southwesterly 26.93 feet measured at right angles, from station 2+16.42 of said baseline; (3) thence North 46°15'49" West 24± feet to a point distant southwesterly 24.96 feet measured at right angles, from station 1+92.33 of said baseline; (4) thence North 33°31'49" West 32± feet to a point distant southwesterly 15.51 feet measured at right angles, from station 1+62.24 of said baseline; (5) thence North 21°15'49" West 29± feet to the point of beginning; being 2,033 square feet or 0.047 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 1 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 1+02.79; thence South 50°57'29" East to station 2+73.17.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026



Robert H. Bakind, P.E.
Commissioner of Public Works



MAP NUMBER 3
REVISED DATE _____
DATE PREPARED 02-05-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026



DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 4
PARCEL NO. 4
SHEET 3 OF 3

CR-85 SLOPE FAILURE

Temporary Construction Easement 4

A temporary easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of construction highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 4, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northerly sideline of South Mill Road, said point being 20± feet distant northerly measured at right angles, from station 3+46± of the survey baseline referenced hereafter; thence through lands of the grantor herein the following six (6) courses: (1) thence North 13°55'49" West 5.00 feet to a point distant northerly 24.59 feet measured at right angles, from station 3+46.28 of said baseline; (2) thence North 76°04'11" East 18.05 feet to a point distant northerly 24.39 feet measured at right angles, from station 3+64.32 of said baseline; (3) thence North 76°04'11" East 13.89 feet to a point distant northerly 24.23 feet measured at right angles, from station 3+78.21 of said baseline; (4) thence North 87°07'11" East 23.53 feet to a point distant northerly 19.45 feet measured at right angles, from station 4+01.25 of said baseline; (5) thence North 87°07'11" East 9.56 feet to a point distant northerly 17.51 feet measured at right angles, from station 4+10.62 of said baseline; (6) thence South 02°52'49" East 5.00 feet to a point in the existing northerly boundary of South Mill Road distant northerly 12.61 feet measured at right angles, from station 4+09.60 of said baseline; thence along said existing northerly boundary of South Mill Road the following two (2) courses: (1) thence South 87°07'11" West 33± feet to a point distant northerly 19.23 feet measured at right angles, from station 3+77.67 of said baseline; (2) thence South 76°04'11" West 31± feet to the point of beginning; being 323 square feet or 0.007 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 1 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 2+73.17; thence North 75°24'37" East to station 4+11.62.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 4
REVISED DATE _____
DATE PREPARED 02-03-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

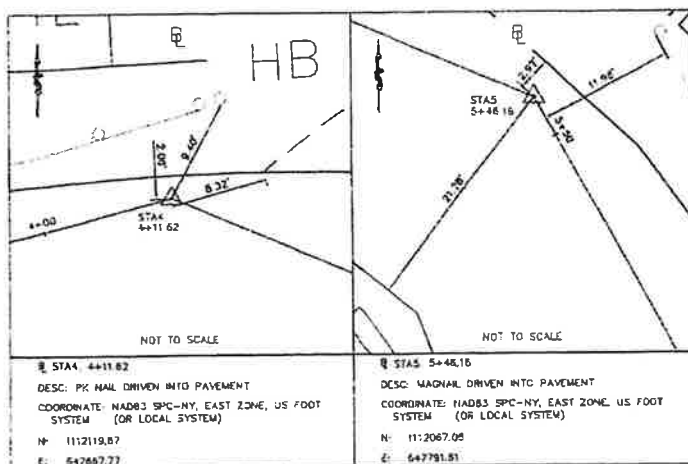
Date February 11, 2026

DIT

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

CR-85 SLOPE FAILURE



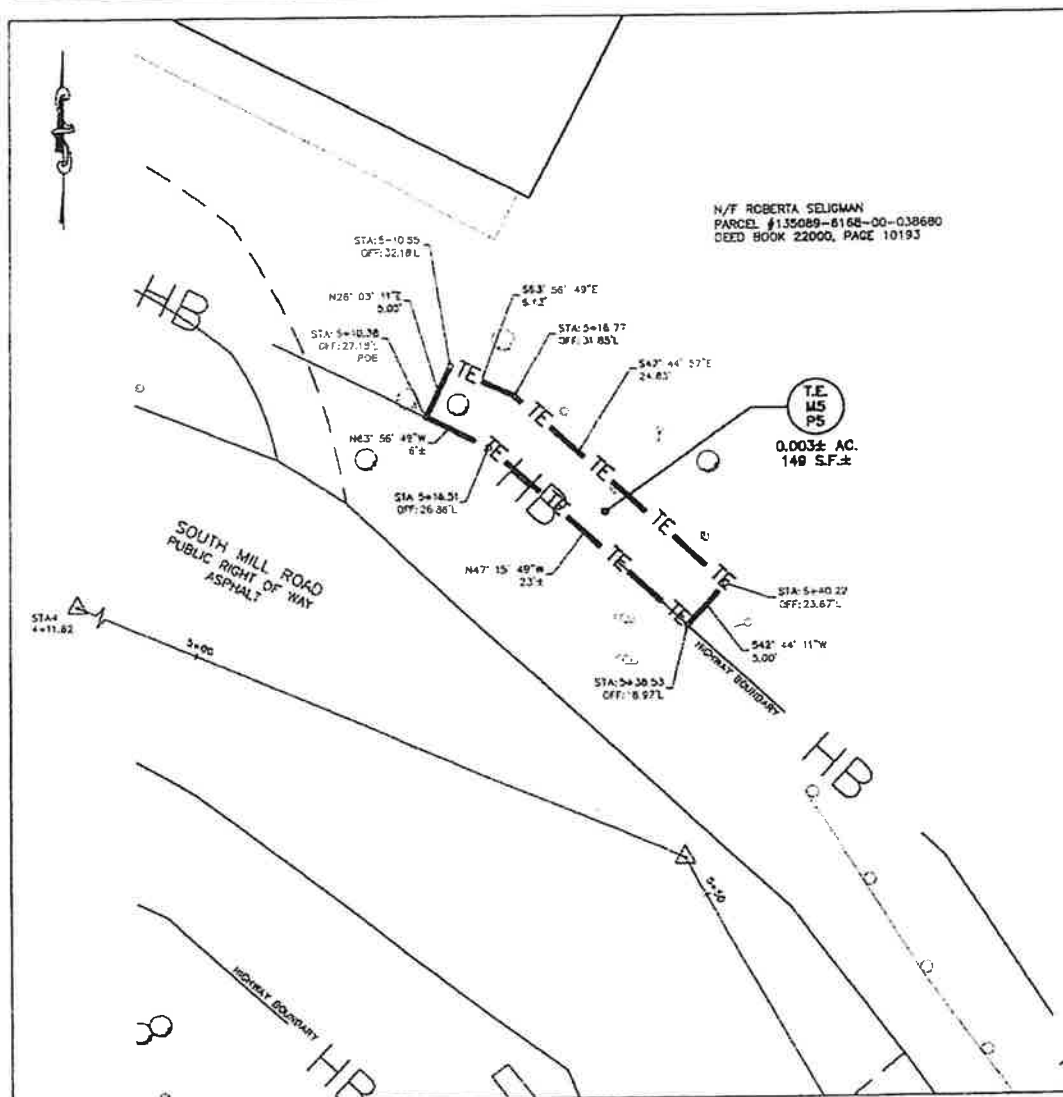
ACQUISITION DESCRIPTION:

Type: T.E.
Portion of Real Property Tax
Parcel ID No.
135089-6168-00-038680

Town of Rhinebeck
County of Dutchess
State of New York

REPUTED OWNER:

ROBERTA SELIGMAN
665 SOUTH MILL RD
RHINEBECK, NY 12572



ORIGINAL OF THIS MAP (SHEETS 1 & 2)
ARE ON FILE AT THE OFFICES OF THE DUTCHESS
COUNTY DEPARTMENT OF PUBLIC WORKS



MAP NUMBER 2
REVISED DATE _____
DATE PREPARED 07-03-2026

PREPARED BY: SD

CHECKED BY DS

TOTAL CHECK BY 05

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 5
PARCEL NO. 5
SHEET 2 OF 2

CR-85 SLOPE FAILURE

Temporary Construction Easement 5

A temporary easement to be exercised in, on and over the property of the lands now or formerly Roberto Selligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of construction highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 5, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northeasterly sideline of South Mill Road, said point being 27± feet distant northeasterly measured at right angles, from station 5+10± of the survey baseline referenced hereafter; thence through lands of the grantor herein the following four (4) courses: (1) North 26°03'11" East 5.00 feet to a point distant northeasterly 32.18 feet measured at right angles, from station 5+10.85 of said baseline; (2) thence South 63°56'49" East 6.13 feet to a point distant northeasterly 31.85 feet measured at right angles, from station 5+16.77 of said baseline; (3) thence South 47°44'57" East 24.83 feet to a point distant northeasterly 23.67 feet measured at right angles, from station 5+40.22 of said baseline; (4) thence South 42°44'11" West 5.00 feet to a point in the existing northeasterly boundary of South Mill Road distant northeasterly 18.97 feet measured at right angles, from station 5+38.53 of said baseline; thence along said existing northeasterly boundary of South Mill Road the following two (2) courses: (1) North 47°15'49" West 23± feet to a point distant northeasterly 25.86 feet measured at right angles, from station 5+16.51 of said baseline; (2) thence North 63°56'49" West 6± feet to the point of beginning; being 149 square feet or 0.003 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 1 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 4+11.62; thence South 66°59'02" East to station 5+46.16.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 20 26

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 5
REVISED DATE _____
DATE PREPARED 02-03-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

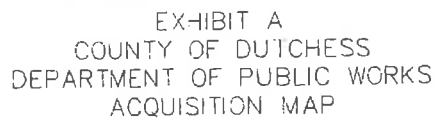
I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

Dominick T. Santini

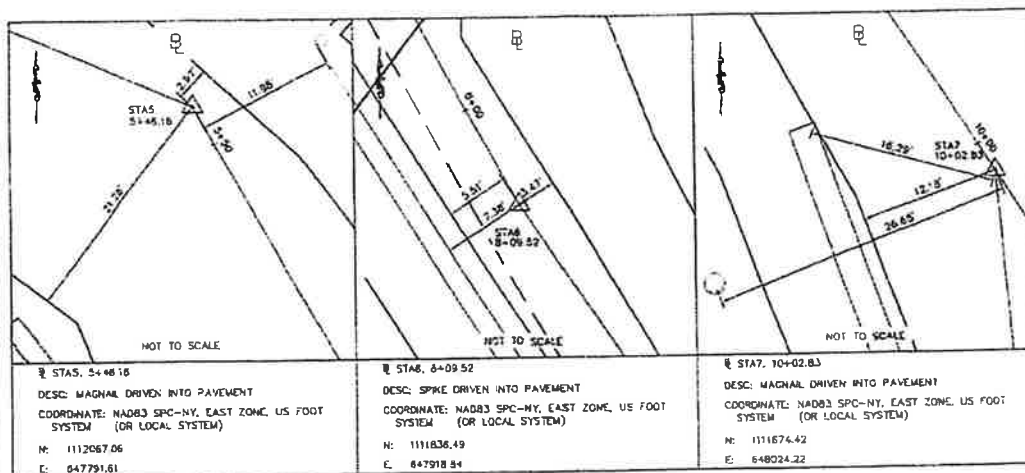
DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953



MAP NO. 6
PARCEL NO. 5+7
SHEET 1 OF 3

CR- 25 SLOPE FAILURE



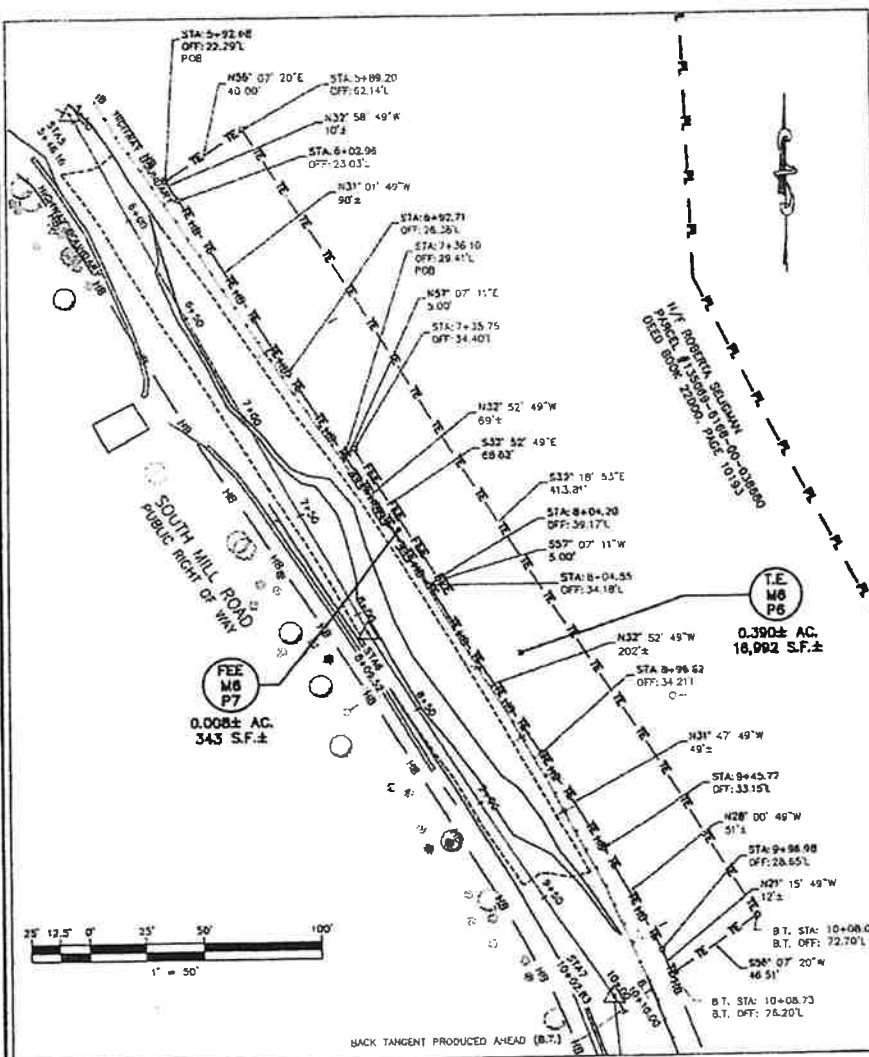
ACQUISITION DESCRIPTION:

Type: T.E. & F.F.E.
Portion of Real Property Tax
Parcel ID No.
135089-6168-00-038680

Town of Rhinebeck
County of Dutchess
State of New York

REPUTED OWNER:

ROBERTA SELIGMAN
665 SOUTH MILL RD
RHINEBECK, NY 12572



ORIGINAL OF THIS MAP (SHEETS 1 & 2)
ARE ON FILE AT THE OFFICES OF THE DUTCHESS
COUNTY DEPARTMENT OF PUBLIC WORKS

MAP NUMBER 8
REVISED DATE _____
DATE PREPARED 02-05-2014

PREPARED BY SO

CHEROKEE BY 25

FINAL CHECK BY QS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 6
PARCEL NO. 6
SHEET 2 OF 3

CR-85 SLOPE FAILURE

Temporary Construction Easement 6

A temporary easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of construction highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 6, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northeasterly sideline of South Mill Road, said point being 22± feet distant northeasterly measured at right angles, from station 5+93± of the survey baseline referenced hereafter; thence through lands of the grantor herein the following three (3) courses: (1) North 56°07'20" East 40.00 feet to a point distant northeasterly 62.14 feet measured at right angles, from station 5+89.20 of said baseline; (2) thence South 32°18'53" East 413.81 feet to a point distant northeasterly 72.70 feet measured at right angles, from the B.T. station 10+08.05 of said baseline; (3) thence South 56°07'20" West 46.51 feet to a point in the existing northeasterly boundary of South Mill Road distant northeasterly 26.20 feet measured at right angles, from the B.T. station 10+08.73 of said baseline; thence along said existing northeasterly boundary of South Mill Road the following six (6) courses: (1) North 21°15'49" West 12± feet to a point distant northeasterly 28.65 feet measured at right angles, from station 9+96.98 of said baseline; (2) thence North 28°00'49" West 51± feet to a point distant northeasterly 33.15 feet measured at right angles, from station 9+45.77 of said baseline; (3) thence North 31°47'49" West 49± feet to a point distant northeasterly 34.21 feet measured at right angles, from station 8+96.62 of said baseline; (4) thence North 32°52'49" West 202± feet to a point distant northeasterly 26.36 feet measured at right angles, from station 6+92.71 of said baseline; (5) thence North 31°01'49" West 90± feet to a point distant northeasterly 23.03 feet measured at right angles, from station 6+02.96 of said baseline; (6) thence North 32°58'49" West 10± feet to the point of beginning; being 16.992 square feet or 0.390 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 6 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 5+46.16; thence South 28°53'23" East to station 8+09.52 and South 33°02'04" East to station 10+02.83 with a back tangent produced ahead station to 10+10.00.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 6
REVISED DATE _____
DATE PREPARED 02-02-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

DITZ

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 6
PARCEL NO. 7
SHEET 3 OF 3

CR-85 SLOPE FAILURE

FEE 7

All that piece or parcel of property designated as Parcel No. 7, situate in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northeasterly sideline of South Mill Road, said point being 29± feet distant northeasterly measured at right angles, from station 7+36± of the survey baseline referenced hereafter; thence through lands of the grantor herein the following three (3) courses: (1) North 57°07'11" East 5.00 feet to a point distant northeasterly 34.40 feet measured at right angles, from station 7+35.75 of said baseline; (2) thence South 32°52'49" East 68.62 feet to a point distant northeasterly 39.17 feet measured at right angles, from station 8+04.20 of said baseline; (3) thence South 57°07'11" West 5.00 feet to a point in the existing northeasterly boundary of South Mill Road distant northeasterly 34.18 feet measured at right angles, from station 8+04.55 of said baseline; thence along said existing northeasterly boundary of South Mill Road, North 32°52'49" West 69± feet to the point of beginning; being 343 square feet or 0.008 acre more or less.

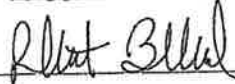
The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 5+46.16; thence South 28°53'23" East to station 8+09.52.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2024



Robert H. Balkind, P.E.
Commissioner of Public Works



"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026



DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

MAP NUMBER 8
REVISED DATE _____
DATE PREPARED 02-05-2026

PREPARED BY SG

CHECKED BY DS

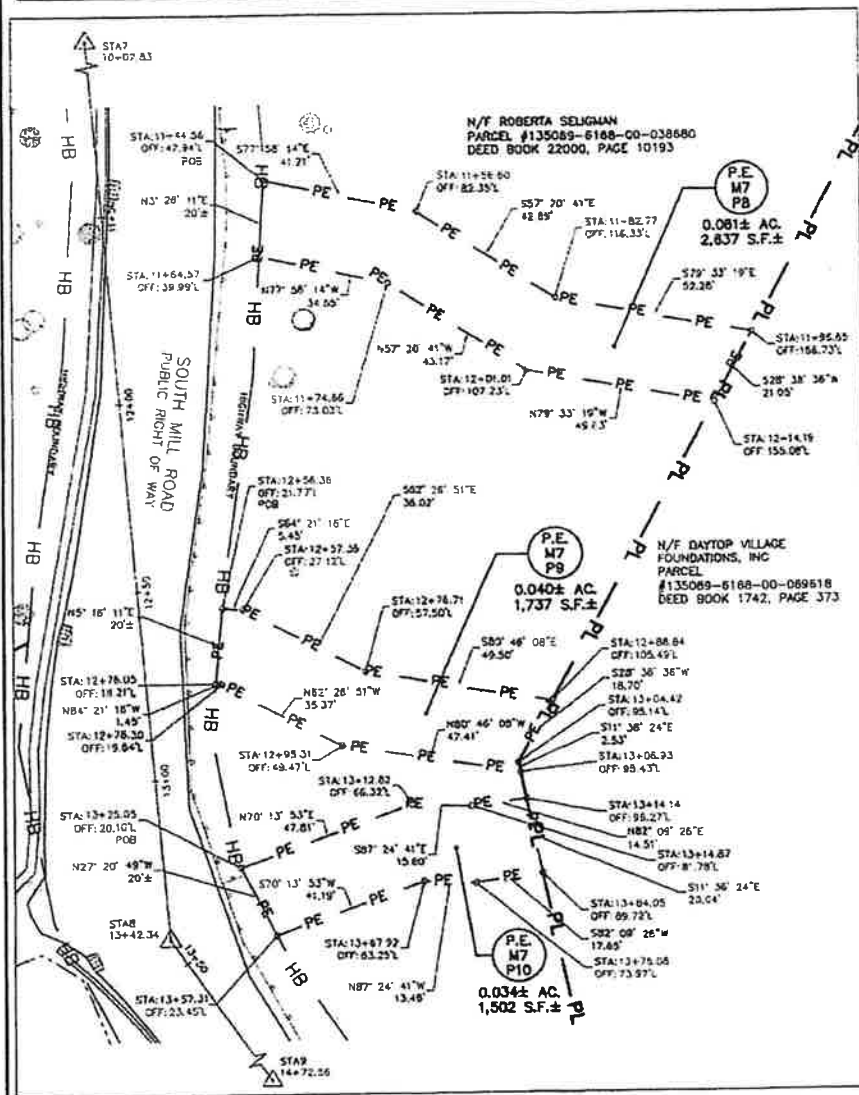
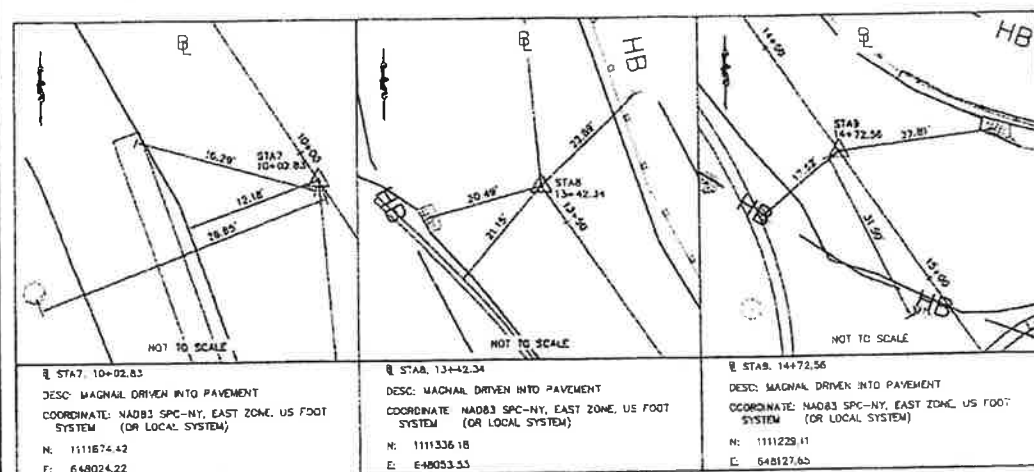
DRAWN BY DS



EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 7
PARCEL NO. 3+9+10
SHEET 1 OF 4

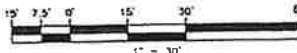
CR-85 SLOPE FAILURE



ACQUISITION DESCRIPTION:
Type: P.E.
Portion of Real Property Tax
Parcel ID No.
135089-6168-00-038680
Town of Rhinebeck
County of Dutchess
State of New York

REPUTED OWNER:
ROBERTA SELIGMAN
665 SOUTH MILL RD
RHINEBECK, NY 12572

ORIGINAL OF THIS MAP (SHEETS 1 & 2)
ARE ON FILE AT THE OFFICES OF THE DUTCHESS
COUNTY DEPARTMENT OF PUBLIC WORKS



MAP NUMBER 7
REVISED DATE _____
DATE PREPARED 02-28-2020

PREPARED BY SJ

CHECKED BY DS

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 7
PARCEL NO. 8
SHEET 2 OF 4

CR-85 SLOPE FAILURE

Permanent Drainage Easement 8

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 8, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the easterly sideline of South Mill Road, said point being 43± feet distant easterly measured at right angles, from station 11+45± of the survey baseline referenced hereafter; thence through lands of the grantors herein the following three (3) courses: (1) South 77°58'14" East 41.21 feet to a point distant easterly 82.35 feet measured at right angles, from station 11+56.60 of said baseline; (2) thence South 57°20'41" East 42.89 feet to a point distant easterly 116.33 feet measured at right angles, from station 11+82.77 of said baseline; (3) thence South 79°33'19" East 52.28 feet to a point in the existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc., Parcel Number 135089-6168-00-069618 distant easterly 166.73 feet measured at right angles, from station 11+96.65 of said baseline; thence along said existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc., South 28°38'36" West 21.05 feet to a point distant easterly 155.08 feet measured at right angles, from station 12+14.19 of said baseline; thence through lands of the grantors herein the following three (3) courses: (1) North 79°33'19" West 49.63 feet to a point distant easterly 107.23 feet measured at right angles, from station 12+01.01 of said baseline; (2) thence North 57°20'41" West 43.17 feet to a point distant easterly 73.03 feet measured at right angles, from station 11+74.66 of said baseline; (3) thence North 77°58'14" West 34.55 feet to a point in the existing easterly boundary of South Mill Road distant easterly 39.99 feet measured at right angles, from station 11+64.57 of said baseline; thence along said existing easterly boundary of South Mill Road, North 03°26'11" East 20± feet to the point of beginning; being 2,637 square feet or 0.061 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 8 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

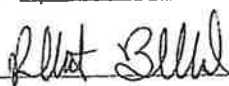
The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 10+02.83; thence South 04°57'08" East to station 13+42.34.

All bearings referred to NAD83

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026



Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 7
REVISED DATE _____
DATE PREPARED 02-02-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026


DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

PREPARED BY SD

CHECKED BY DE

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 7
PARCEL NO. 9
SHEET 3 OF 4

CR-85 SLOPE FAILURE

Permanent Drainage Easement 9

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 9, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the easterly sideline of South Mill Road, said point being 22± feet distant easterly measured at right angles, from station 12+56± of the survey baseline referenced hereafter; thence through lands of the grantors herein the following three (3) courses: (1) South 84°21'18" East 5.45 feet to a point distant easterly 27.12 feet measured at right angles, from station 12+57.36 of said baseline; (2) thence South 62°26'51" East 36.02 feet to a point distant easterly 57.30 feet measured at right angles, from station 12+76.71 of said baseline; (3) thence South 80°46'08" East 49.50 feet to a point in the existing westerly boundary of the lands now or formerly Daytop Village Foundation, inc, Parcel Number 135089-6168-00-069618 distant easterly 105.49 feet measured at right angles, from station 12+88.84 of said baseline; thence along said existing westerly boundary of the lands now or formerly Daytop Village Foundation, inc, the following two (2) courses: (1) South 28°38'36" West 18.70 feet to a point distant easterly 95.14 feet measured at right angles, from station 13+04.42 of said baseline; (2) thence South 11°36'24" East 2.53 feet to a point distant easterly 95.43 feet measured at right angles, from station 13+06.93 of said baseline; thence through lands of the grantors herein the following three (3) courses: (1) North 80°46'08" West 47.41 feet to a point distant easterly 49.47 feet measured at right angles, from station 12+95.31 of said baseline; (2) thence North 62°26'51" West 35.37 feet to a point distant easterly 19.64 feet measured at right angles, from station 12+76.30 of said baseline; (3) thence North 84°43'49" West 1.45 feet to a point in the existing easterly boundary of South Mill Road distant easterly 18.21 feet measured at right angles, from station 12+76.05 of said baseline; thence along said existing easterly boundary of South Mill Road North 05°16'11" East 20± feet to the point of beginning; being 1,737 square feet or 0.040 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 9 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 10+02.83; thence South 04°57'08" East to station 13+42.34.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkina

Robert H. Balkina, P.E.
Commissioner of Public Works



MAP NUMBER 7
REVISED DATE _____
DATE PREPARED 02-09-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

D. T. Santini

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 7
PARCEL NO. 10
SHEET 4 OF 4

CR-25 SLOPE FAILURE

Permanent Drainage Easement 10

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 10, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the easterly sideline of South Mill Road, said point being 20± feet distant easterly measured at right angles, from station 13+25± of the survey baseline referenced hereafter; thence through lands of the grantors herein the following three (3) courses: (1) North 70°13'53" East 47.81 feet to a point distant easterly 66.32 feet measured at right angles, from station 13+12.82 of said baseline; (2) thence South 87°24'41" East 15.60 feet to a point distant easterly 81.78 feet measured at right angles, from station 13+14.87 of said baseline; (3) thence North 82°09'26" East 14.51 feet to a point in the existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc., Parcel Number 135089-6168-00-069618 distant easterly 96.27 feet measured at right angles, from station 13+14.14 of said baseline; thence along said existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc., South 11°36'24" East 20.04 feet to a point distant northeasterly 89.72 feet measured at right angles, from station 13+84.05 of said baseline; thence through lands of the grantors herein the following three (3) courses: (1) South 82°09'26" West 17.65 feet to a point distant northeasterly 73.97 feet measured at right angles, from station 13+76.08 of said baseline; (2) thence North 87°24'41" West 13.48 feet to a point distant northeasterly 63.25 feet measured at right angles, from station 13+87.92 of said baseline; (3) thence South 70°13'53" West 41.19 feet to a point in the existing easterly boundary of South Mill Road distant northeasterly 23.45 feet measured at right angles, from station 13+57.31 of said baseline; thence along said existing easterly boundary of South Mill Road North 27°20'49" West 20± feet to the point of beginning; being 1,502 square feet or 0.034 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 10 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 10+02.83; thence South 04°57'08" East to station 13+42.34 and South 34°41'39" East to station 14+72.56.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 7
REVISED DATE _____
DATE PREPARED 02-05-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

DIT

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

FINAL CHECK BY DS

EXHIBIT A
COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
ACQUISITION MAP

MAP NO. 8
PARCEL NO. 11
SHEET 2 OF 2

CR-85 SLOPE FAILURE

Permanent Drainage Easement 11

A permanent easement to be exercised in, on and over the property of the lands now or formerly Roberto Seligman, Parcel Number 135089-6168-00-038680 as designated on the Dutchess County Tax Maps, for the purpose of drainage highway improvements. Such easement shall be exercised in and to all that piece or parcel of property designated as Parcel No. 11, situated in the Town of Rhinebeck, County of Dutchess, State of New York as shown on the accompanying map and described as follows:

Beginning at a point on the northeasterly sideline of South Mill Road, said point being 35± feet distant easterly measured at right angles, from station 14+69± of the survey baseline referenced hereafter; thence through lands of the grantors North 25°30'11" East 28.07 feet to a point in the existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc. Parcel Number 135089-6168-00-069618 distant northeasterly 59.25 feet measured at right angles, from station 14+55.53 of said baseline; thence along said existing westerly boundary of the lands now or formerly Daytop Village Foundation, Inc. South 11°36'24" East 33.15 feet to a point in the existing northeasterly boundary of South Mill Road distant northeasterly 46.25 feet measured at right angles, from station 14+86.02 of said baseline; thence along said existing easterly boundary of South Mill Road North 69°10'49" West 20± feet to the point of beginning; being 281 square feet or 0.006 acre more or less.

RESERVING, however, to the owner of any right, title or interest in and to the property delineated as Parcel No. 11 above, and such owner's successors or assigns, the right of access and the right of using said property and such use shall not be further limited or restricted under this easement beyond that which is necessary to effectuate its purposes for, and as established by, the construction or reconstruction and as so constructed or reconstructed, the maintenance, of the herein project.

The above mentioned survey baseline is a portion of the 2025 survey baseline for the reconstruction of the County Route 85 Slope Failure and described as follows:

Beginning at station 13+42.34; thence South 34°41'39" East to station 14+72.56 and South 34°41'39" East to station 15+72.56.

All bearings referred to NAD83.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date FEB 25 2026

Robert H. Balkind

Robert H. Balkind, P.E.
Commissioner of Public Works



MAP NUMBER 8
REVISED DATE 07-05-2026
DATE PREPARED 07-05-2026

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map is an accurate description and map made from an accurate survey, prepared under my direction.

Date February 11, 2026

Dominick T. Santini

DOMINICK T. SANTINI, IV Land Surveyor
P.L.S. License No. 51084

TECTONIC ENGINEERING & SURVEYING
CONSULTANTS P.C.
70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953

Public Works and Capital Projects Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 16 - Fishkill and Beacon	Valdés Smith*	X	
District 9 - City of Poughkeepsie	Atkins*	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn*	X	
District 3 - LaGrange	Polasek*	X	
District 12 - East Fishkill	Metzger*		ABSENT
District 6 - Town of Poughkeepsie	Kaul	X	
District 8 - City and Town of Poughkeepsie	Brendli (C)	X	
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 18 - City of Beacon and Fishkill	Rhodes (VC)	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 24 - Dover and Pawling	House		ABSENT

Present: <u> 9 </u>	Resolution: <u> </u>	Total : <u> 9 </u>
Absent: <u> 3 </u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026069 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION AND PERMANENT EASEMENTS FROM ROBERTA SELIGMAN, IN CONNECTION WITH THE COUNTY ROUTE 85 (SOUTH MILL ROAD) SLOPE FAILURE AND ROAD REPAIR PROJECT, TOWN OF RHINEBECK, DUTCHESS COUNTY

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	X	
District 9 - City of Poughkeepsie	Atkins	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	X	
District 3 - LaGrange	Polasek	X	
District 12 - East Fishkill	Metzger	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 15 - Wappinger	Faust	X	
District 17 - Town and Village of Fishkill	McHoul	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	X	
District 21 - East Fishkill	Caswell	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 23 - Pawling, Beekman and East Fishkill	Rolison	X	
District 24 - Dover and Pawling	House	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	
Present: <u>24</u>	Resolution: ____	Total : <u>24</u>	____
Absent: <u>1</u>	Motion: ____	Yes	No
Vacant: ____		Abstentions: ____	

CONSENT AGENDA: RESOLUTIONS 054, 064, 065, 066, 067, 068, 069, 070, 071, 072, 074, 075, 078, 079, 080, 081, 083, 084, 086, 087, 088 OF THE YEAR 2026