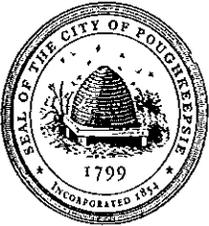


APPENDIX O



Gary E. Beck, Jr.
Building Inspector

THE CITY OF POUGHKEEPSIE
NEW YORK
ENGINEERING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4101

October 13, 2015

Andrew B. Seidel, P.E.
The Chazen Companies
1607 Route 300, Suite 101
Newburgh, NY 12550

Re: Hudson Heritage Project
"Will Serve" Letter
Town of Poughkeepsie, Dutchess County, New York

Dear Mr. Seidel:

In response to your September 14, 2015 request, we offer the following information.

The Sewage Treatment Plant is jointly owned by the Town and City of Poughkeepsie. As such, both municipalities will need to approve the proposed development sewage flow contributions. The respective capacity shares are City 6.67 MGD and Town 3.33 MGD, based on the plant SPDES permit of 10 MGD. A calculation of projected capacity versus the proposed flows appears below.

Sewer Treatment Plant Capacity (Jointly Owned City and Town): 10.0 MGD
City Share: 6.67 MGD
Town Share: 3.33 MGD

Historical Flow Data

(5 year max. ADF)

City of Poughkeepsie:	5.871 MGD (67%)
Town of Poughkeepsie:	2.892 MGD (33%)
2011 Plant ADF	8.764 MGD

Based on this distribution, the existing plant capacity surplus computes to $(10.0 - 8.54 = 1.455)$ 1.455MGD. This surplus capacity is allocated to the Town as indicated below:

Town of Poughkeepsie

Town Share of Plant Capacity:	3.333 MGD
Less: Town 5 year max. ADF:	2.892 MGD
Dutton Projected ADF:	0.01848 MGD
Hudson Heritage Projected ADF*	<u>0.21251 MGD</u>
Remaining Capacity (Town):	0.210 MGD

*Information provided by the developer's consultant indicates the total daily projected flow of the development is approximately 212,510 gpd or 0.21251 MGD. Thus, the proposed development flows have been applied to the respective Town share to determine the remaining capacity for the Town.

Sewage Disposal: The Town municipal sewage collection system serves Town properties and conveys flows to the Joint Water Pollution Control Plant (jointly owned City and Town). It will be the responsibility of the developer to provide the necessary sanitary facilities and improvements to direct sewerage to the existing municipal collection system.

DCBOH approval: It shall be the responsibility of the applicant to submit plans and specifications to the Dutchess County Board of Health. Approvals from this department will be necessary prior to construction.

Conclusion:

Based on this calculation, the present Town share of plant capacity by itself can accommodate the proposed Hudson Heritage Project and still provide for future development needs. It should be noted that this letter simply provides information regarding utilities and does not represent an opinion or approval of the proposed project in terms of site plan and layout, number of units, etc.

Should you have any questions regarding this letter please feel free to contact me at 845-451-4215.

Sincerely yours,

A handwritten signature in black ink that reads "Greg W. Bolner". The signature is written in a cursive style with a long horizontal flourish at the end.

Greg Bolner P.E.
City Engineer



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New York Field Office

3817 Luker Road

Cortland, NY 13045

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo>

To: Town Clerk, Town of Poughkeepsie

Date: Jul 30, 2015

USFWS File No: 7TA0414

Regarding your: Letter Fax Email

Dated: Jul 22, 2015

For project: Hudson Heritage Project Notice of Intent to Prepare a DEIS

Located: _____

In Town/County: Town of Poughkeepsie / Dutchess County

Pursuant to the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*), the U.S. Fish and Wildlife Service:

Acknowledges receipt of your "no effect" and/or no impact determination. No further ESA coordination or consultation is required.

Acknowledges receipt of your determination. Please provide a copy of your determination and supporting materials to any involved Federal agency for their final ESA determination.

Is taking no action pursuant to ESA or any legislation at this time, but would like to be kept informed of project developments.

As a reminder, until the proposed project is complete, we recommend that you check our website (<http://www.fws.gov/northeast/nyfo/es/section7.htm>) every 90 days from the date of this letter to ensure that listed species presence/absence information for the proposed project is current. Should project plans change or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered.

USFWS Contact(s): Robyn

Supervisor: Adina Field Date: 7/30/15



Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 23, 2015

Nicholas W. Minoia
Managing Partner
EFG/DRA Heritage, LLC
47 River Road
Summit, NJ 07901

Re: Hudson River State Hospital Redevelopment Plan
Poughkeepsie, Dutchess County
15PR04253

Dear Mr. Minoia:

Thank you for hosting the recent meeting where our office and the development team could gain a more thorough understanding of the project plan and our previous comments.

Your letter of October 22 provides a clear overview of what was discussed concerning this transformational mid-Hudson Valley project. We were very pleased to learn that you have committed to the retention and eventual adaptive reuse of the Administration Wing (Central Core of Building 51), the Library (Building 73), the Amusement Hall (Building 38), the Protestant Chapel (Building 35) and the Director's Residence (Building 59). In addition, we are also encouraged to see that your team has committed to the retention and possible restoration of the Olmsted Great Lawn and the North Tower.

The decision to retain and reuse these important resources demonstrates your company's clear commitment to the historic importance of the former state hospital and National Historic Landmark. Furthermore, the plan fulfills the preservation comments we had provided the local lead agency under SEQRA in our letters of July 16 and August 11, 2015. In those letters we also concurred with your assessment that the remaining historic buildings on the property have become structurally unsound due to vandalism, fire and/or extensive deterioration as a result of previous abandonment.

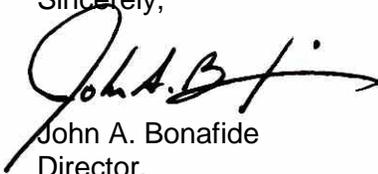
At this time we are not aware of any state or federal permit or funding involvement that might require additional review from this office. However, if such involvement does occur in the future we are confident that the consultation and commitments you have made will meet the requirements of such reviews and can be supported by this office.

Lastly, we thank you for offering to pull together documentation photography that was previously completed on the buildings throughout the campus. These images will be used to create a documentation package of the former state hospital that will remain with our office.

In closing, we offer our assistance to help with any technical preservation issues that may arise as the reuse of the historic buildings moves forward. We will also continue to seek information about the design of the "great lawn" and pass along any material that may be uncovered.

If I or my staff can be of any additional assistance, please do not hesitate to contact me at (518) 268-2166 or john.bonafide@parks.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Bonafide". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John A. Bonafide
Director,
Technical Preservation Services Bureau

cc: Jonathan Stein
Patricia Lynch
Mark Weingarten
Andrew Derickson
George Carfagno



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

April 14, 2016

Ms. Carol Barone
Town of Poughkeepsie Planning Department
1 Overocker Road
Poughkeepsie, NY 12603

Re: DEC
Hudson Heritage Project/Hudson River State Hospital Site Redevelopment
3532 North Road, Poughkeepsie, NY 12601
15PR04253

Dear Ms. Barone:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (5NYCRR Part 617).

I have reviewed the report of the Phase IB addendum archaeological survey and the Phase II evaluation of the Third Sprout archaeological site (02714.000520). OPRHP concurs with the report recommendation that the Third Sprout site does not meet the eligibility criteria of the State and/or National Registers of Historic Places, and that no additional archaeological work is necessary for the project.

If further correspondence is required regarding this project, please refer to the OPRHP Project Review (PR) number noted above. If you have any questions, I can be reached at 518-268-2186.

Sincerely,

Tim Lloyd, Ph.D., RPA
Scientist - Archaeology
timothy.lloyd@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Fairview Fire District
258 Violet Avenue
Poughkeepsie, NY 12601

Office: (845) 452-7453
Station: (845) 452-8770
Fax: (845) 452-0552

November 2, 2015

Tom Dworetsky
Camoin Associates
120 West Avenue, Suite 303
Saratoga Springs, NY 12866

Dear Mr. Dworetsky:

This letter is being written at your request after our phone conference that took place on October 22, 2015 regarding the pending Hudson Heritage project located in the Town of Poughkeepsie. You have represented that you preliminarily estimate the Hudson Heritage project to generate approximately 1,900 new Town residents, and 400 permanent employment positions on site. You have also estimated that the various other noted pending projects in the Town will add an additional 1,000 new Town residents, and an unspecified number of additional Marist students. According to the planning documents I have been provided, Hudson Heritage is proposing 750 residential units, 350,000 square feet of commercial space, and adaptive reuse of several existing buildings on-site. The following bullet points outlay much of the information discussed in our phone conversation and the follow-up email. Additionally, I have noted the impacts of the Hudson Heritage projects, as well as other projects in various stages of development in the Fairview Fire District.

Current Conditions:

- The Fire District has one station which is located at 258 Violet Ave, Poughkeepsie, NY 12601.
- EMS has an average response time from the time of dispatch of 3 min. 42 sec. Fire has an average response time of 5 min. 8 sec. Overall the average response time is 4 min. 36 sec.
- The Fire District has 12 career firefighters, 4 lieutenants, 1 captain, and 1 chief, as well as approximately 15 to 30 volunteer firefighters with various levels of training.
- The Fire District owns the following apparatus: 1 rescue pumper, 1 engine, 1 quint (ladder with pump and water), 2 ambulances, 1 command vehicle, 1 staff vehicle, and 1 heavy-duty pickup truck.
- The 2015 budget of the district was \$3,384,750.

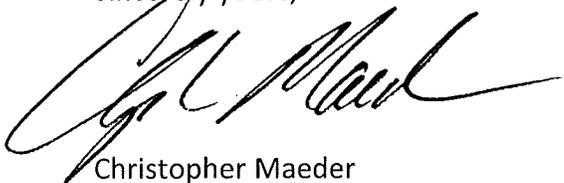
- Calls to date for 2015 total 1,661. Annual call data between 1980 and 2014 has been provided in spreadsheet format. For the last three years, the share of EMS versus fire calls has remained consistent.
- Mutual aid received and provided has been provided in spreadsheet format for the year 2010 to the present.
- The Fire District is currently at maximum capacity with respect to its ability to respond to the current call volume. Next year two new firefighters will be added during peak call volume periods to deal with increasing calls for service. It is hopeful that adding these two positions will allow us to accommodate our current call daytime volume when there are less volunteer personnel to supplement career staff.
- The Fire District has very little capacity at its existing fire station to adequately house staff. A new or expanded facility would be needed to meet the increased demand for space that will arise as new staff is added. The 2006 report prepared for the Fire District by CT Male addresses the capacity issues of the physical facility. A Request for Proposal has been developed by the Fire District to hire professionals who are able to do an existing need assessment.
- The existing inventory of apparatus is adequate to meet current needs, however additional call volume may change this.

Impacts:

- The impact on the Fire District of Hudson Heritage (as well as other pending projects) would be such that new staff would have to be added to adequately service the increased number of people and structures in the district and maintain the same level of service to the community. Because the physical fire station facility is at capacity, a new or expanded facility would need to be built. As related previously, a competitive bid process for a feasibility study on facility expansion is currently underway.
- The 2014 report prepared by CGR details the potential impacts of Hudson Heritage and other projects on the District, and the District is comfortable with the assumptions made and impacts projected in that report.

The Fairview Fire District looks forward to working with you and the developers on the Hudson Heritage project. If I can be of further assistance, please do not hesitate to contact me.

Sincerely yours,



Christopher Maeder
Chief of Department

**Town of Poughkeepsie Police Department
Total Calls for Service 2006 - 2015**

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Calls for Service	28,159	28,814	28,074	27,574	28,235	27,333	26,457	25,603	24,681	24,953



Town of Poughkeepsie
Police Department

Fleet Report

Id#	Year	Make	Model	Division
1	2013	Ford	Explorer	Patrol
2	2015	Ford	Taurus	Patrol
3	2015	Ford	Taurus	Patrol
4	2014	Ford	Taurus	Patrol
5	2013	Ford	Taurus	Patrol
6	2013	Ford	Taurus	Patrol
7	2013	Ford	Taurus	Patrol
8	2015	Ford	Taurus	Patrol
9	2014	Ford	Taurus	Patrol
10	2014	Ford	Taurus	Patrol
11	2015	Ford	Explorer	Patrol
12	2011	Ford	Crown / Vic	Patrol
13	2011	Ford	Crown / Vic	Patrol
14	2013	Ford	Taurus	Patrol
15	2013	Ford	Taurus	Patrol
16	2004	Dodge	Durango	Patrol
17	2008	Dodge	Durango	Patrol
18	2011	Ford	Crown / Vic	Patrol
19	2011	Ford	Crown / Vic	Patrol
20	2011	Chevrolet	Tahoe	Traffic
21	2013	Ford	Taurus	Traffic
22	2011	Ford	Crown / Vic	Traffic
23	2010	Ford	Crown / Vic	Traffic
24	1997	Ford	Bucket	Traffic
25	2002	Dodge	Ram 2500	Traffic
26	2009	Chevrolet	Impala	Lecomte
27	2004	Dodge	Durango	Det
28	2010	Chevrolet	Impala	Det
29	2008	Chevrolet	Impala	Det
30	2013	Ford	Taurus	Det
31	2011	Chevrolet	Impala	Det
32	2004	Dodge	Durango	Det.
33	2008	Chevrolet	Impala	Det.
34	2005	Dodge	Durango	Det
35	2004	Chevrolet	Impala	Schools
36	2002	Dodge	Stratus	Surveill.
37	2009	Chevrolet	Impala	Unassigned
38	2013	Ford	Taurus	Spero
39	2010	Ford	E450	Rescue
40	1984	Ford	E350 Van	Rescue
41	2008	Dodge	Durango	Comm. Pol.
42	2004	Chevrolet	2500 Van	A.C.O.
43	2000	Pace Amer	Trailer	K-9
44	2000	Pace Amer	Trailer	Level 4 shield
45	2003	Haulmark	Trailer	Car Seat