

TOWN OF POUGHKEEPSIE : TOWN BOARD

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In the Matter of  
Public Scoping Session  
HUDSON HERITAGE PROJECT

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August 19, 2015  
7:30 p.m.  
Town Hall  
Poughkeepsie, New York

TOWN BOARD:        TODD TANCREDI, Supervisor  
                      JON BAISLEY, Councilman  
                      BILL CARLOS, Councilman  
                      JOSEPH CONTE, Councilman  
                      MICHAEL CIFONE, Councilman  
                      JOSEPH LEPORE, Councilman  
                      ANN SHERSHIN, Councilwoman  
                      FELICIA SALVATORE, Town Clerk  
                      NEIL WILSON, Development Director  
                      ERIC HOLLMAN, Planning Department  
                      DAVID COOPER, Special Counsel  
                      ADRIENNE ODIEMA, Town Attorney

1 FOR APPLICANT:

2 GEORGE CARFAGNO, AICP/PP

3 Diversified Realty Advisors

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5

6 SPEAKERS:

7 Neil Wilson

8 Jay Arzu

9 Michael McDevitt

10 Greer Rychuk

11 Robert Yasinsac

12 Yvonne Lomi

13 Kelly Ljutich

14 Richard Golden

15 Doreen Tignanelli

16 Virginia Buechele

17 Jim Beretta

18 Charles

19 Karen Cosgrove

20 Nicole Spangenburg

21

22

23

24

1 P R O C E E D I N G S

2 (7:39 p.m.)

3

4 SUPERVISOR TANCREDI: I want  
5 to welcome you to the Town Board  
6 meeting of August 19th. Please stand  
7 for the pledge.

8 (Pledge of Allegiance.)

9 SUPERVISOR TANCREDI: Roll  
10 call.

11 (Roll call was taken.)

12 SUPERVISOR TANCREDI: All  
13 right, we have a couple of public  
14 hearings on the agenda tonight. So I  
15 think we'll get right into public  
16 hearing number one. This is the  
17 scoping session for the Hudson  
18 Heritage Project. I know Hudson  
19 Heritage has been here before the Town  
20 Board two or three times. I think  
21 they were before the Planning Board  
22 once. Their project hasn't changed  
23 much.

24 I am going to ask our

1 development director to come up and  
2 introduce the public hearing, and then  
3 we will start taking public comments.

4 I would just ask, as you  
5 comment -- we have a lot of people, if  
6 you could just limit your comments to  
7 three minutes.

8 I will just remind you that  
9 written comments on this project, on  
10 this scoping session are still going  
11 to be accepted until August 31st, so  
12 it's not like if you don't speak  
13 tonight you'll miss out. We'll still  
14 receive written comment until August  
15 31st.

16 MR. NEIL WILSON: Neil  
17 Wilson, Town Development Director, and  
18 of course Special Counsel David Cooper  
19 is with us as well.

20 The public hearing is on the  
21 scoping document, a copy of which, if  
22 somebody wishes one, we actually have  
23 some additional ones on the table  
24 outside the hallway.

1                   As the Supervisor said, we  
2                   will be accepting written comment on  
3                   the scoping document until the 31st of  
4                   this month. After that I will be  
5                   convening separate meetings with our  
6                   consultant team to go through the  
7                   comments we hear tonight, through the  
8                   transcript and through the written  
9                   comments that we receive by the  
10                  deadline and compare them against the  
11                  draft scoping document that this board  
12                  released last month and is the subject  
13                  of tonight's meeting with an eye  
14                  toward making recommendations later in  
15                  September to the Town Board as to  
16                  whether or not to change or modify the  
17                  scoping document in response to those  
18                  comments. So that will be part of our  
19                  ongoing process.

20                  I would like to turn it over  
21                  very quickly to David to sort of  
22                  summarize the environmental review  
23                  process going forward.

24                  MR. DAVID COOPER: Great.

1                   Good evening, everyone.  
2                   Good to see you again. For the  
3                   record, David Cooper from the law firm  
4                   of Zarin & Steinmetz; we are special  
5                   counsel on this matter. Also with us  
6                   tonight is Nina Peek from APRF, your  
7                   planning consultants for this project.

8                   Quickly, as we met in July,  
9                   we've gone through the initial  
10                  procedural steps. The board has  
11                  already declared itself lead agency  
12                  and coordinator of the SEQRA review of  
13                  this project. You are now reviewing a  
14                  draft scoping document that was  
15                  provided to you, as we discussed last  
16                  month. The scoping document is  
17                  essentially the table of contents for  
18                  what will become the Draft  
19                  Environmental Impact Statement, which  
20                  will be voluminous studies, analyses,  
21                  with empirical data, expert opinion,  
22                  etcetera, on a whole host of potential  
23                  impacts, potential issues that this  
24                  board and the town and other involved

1 agencies will also want to take a look  
2 at in judging this application.

3 You have before you a draft  
4 scope. It's a hefty document, about  
5 27 pages, laying out just the types of  
6 analyses that will be gone through  
7 with this process. The purpose of  
8 tonight is to hear from the public and  
9 other involved agencies and interested  
10 agencies who haven't already sent  
11 comments to your board -- a bunch have  
12 already -- to see if there are any  
13 other potential issues that you should  
14 be looking at that aren't in this  
15 document.

16 One thing that I would say  
17 is tonight is not a public hearing to  
18 express pros or cons on the project  
19 itself. That of course, as you  
20 probably know, will occur when a DEIS  
21 is -- when there is a public hearing  
22 on the DEIS. There will be other  
23 public hearings throughout the process  
24 to discuss the project itself, the

1 pros, cons, substantive process.

2 Tonight, this public comment  
3 period is really to help your board  
4 focus on whether there are any other  
5 issues in this scope that's before you  
6 or not in the scope that's before you  
7 that should be before you. So  
8 hopefully comments that we hear  
9 tonight will be focused on than so we  
10 can help you in judging and finalizing  
11 the scope, which should be finalized  
12 in mid September. As the Supervisor  
13 said, we are still going to accept  
14 written comments up until August 31st.  
15 We will then compile the comments and  
16 go forward with them from there.

17 With that, unless there are  
18 any questions, I'd turn it over to the  
19 floor.

20 MR. WILSON: I would just  
21 also like to say tonight we have not  
22 asked the applicants representatives,  
23 who are present, we have not asked for  
24 a presentation. We've already heard

1 several presentations before this  
2 board as well as the Planning Board.  
3 We did ask them to bring along some of  
4 their maps and aerials, and they will  
5 put those up in just a minute, if  
6 people wish to refer to them. But as  
7 David said, this is not a question and  
8 answer type of public hearing. This  
9 is to get input.

10 To the extent there are  
11 questions those will be dealt with at  
12 the point in time where we have a  
13 public hearing on the Draft EIS  
14 further down the road.

15 Now with respect to the  
16 comments, we have already received a  
17 number of outside agency comments. As  
18 the written comments come in we are  
19 actually having them posted to our  
20 website so people can see what other  
21 posters are say. We will continue to  
22 do so. If you go to the home page, in  
23 the upper right-hand corner you'll see  
24 a reference to Hudson Heritage

1 Project. Click the link, and it will  
2 take you to the scoping document and  
3 all the other documents that will be  
4 posted as well. And in the future,  
5 that will include the draft and then  
6 the Final EIS as well.

7 SUPERVISOR TANCREDI: Great.  
8 Okay, thank you, gentlemen.

9 MR. DAVID COOPER: Thank  
10 you.

11 MR. WILSON: Thank you.

12 SUPERVISOR TANCREDI: So I  
13 would like to suspend the rules for  
14 public comment for public hearing  
15 number one, scoping session Hudson  
16 Heritage.

17 COUNCILMAN CONTE: Second.

18 SUPERVISOR TANCREDI: All  
19 those in favor?

20 (Board votes unanimously.)

21 SUPERVISOR TANCREDI: Does  
22 anyone here wish to address the board?

23 Yes, sir.

24 Please, when you come up,

1 just print your name on the sheet for  
2 the record.

3 MR. ALAN STRAUBER: Good  
4 evening, members of the board. My name  
5 is Alan Strauber. I am president of  
6 Calvert Vaux Preservation Alliance.  
7 We are based in Staatsburg.

8 I suppose I am doing this a  
9 little backwards. I have a brief  
10 statement I would like to make.  
11 Cosigners along with our organization  
12 on the statement include Preservation  
13 League of New York State, Albany;  
14 Springside Landscape Restoration,  
15 Poughkeepsie; Hudson River Heritage,  
16 Rhinebeck; J. Winthrop Aldrich,  
17 Retired New York State Deputy  
18 Commissioner for Historic  
19 Preservation, New York State Office of  
20 Parks, Recreation and Historic  
21 Preservation, Albany; Francis R.  
22 Kowsky, SUNY Distinguished Professor  
23 Emeritus, Buffalo, New York; Harvey K.  
24 Flad, Professor Emeritus of Geography,

1 Vassar College, Poughkeepsie.  
2 It goes like this. We, the  
3 undersigned, are deeply concerned  
4 about maintaining the historic  
5 integrity of the grounds and remaining  
6 original structures of Poughkeepsie's  
7 Hudson River Hospital site, designated  
8 as a National Historic Landmark by the  
9 National Park Service in 1989. The  
10 grounds and buildings contain  
11 significant design elements by  
12 important nineteenth century  
13 designers, Calvert Vaus, Frederick Law  
14 Olmsted and Frederick Clarke Withers.  
15 While we do not consider ourselves to  
16 be "anti-development," certainly we do  
17 advocate for historic preservation and  
18 the concept of adaptive reuse. We  
19 hope that adaptive reuse dictates of  
20 the past can be incorporated into  
21 modern day usage and passed on to  
22 future generations in order to  
23 preserve our uniquely American  
24 heritage.

1                   In his book, "The  
2                   Architecture of Frederick Clark  
3                   Withers and the Process of the Gothic  
4                   Revival in America After 1850," noted  
5                   Architectural Historian and cosigner  
6                   of this letter Francis R. Kowsky has  
7                   written of the Hudson River Hospital  
8                   that "Withers' elevations were the  
9                   first significant example in the  
10                  United States of the application of  
11                  high Victorian gothic design to  
12                  hospital construction. Professor  
13                  Kowsky's words, incidentally, were  
14                  quoted extensively in the National  
15                  Park Service's landmark designation  
16                  form. In addition, we know that  
17                  Olmsted, Vaux & Co, who designed  
18                  Manhattan's Central Park, Brooklyn's  
19                  Prospect and Fort Greene Parks, among  
20                  many other important designs -- and  
21                  many of those are located here in the  
22                  Hudson Valley -- furnished plans for  
23                  the hospital grounds in 1866. And  
24                  this is corroborated by design

1 documents held at the Frederick Law  
2 Olmsted National Historic Site,  
3 project job number is 12065, and  
4 correspondence contained in the  
5 Olmsted Papers at the Library of  
6 Congress from the period when Olmsted  
7 served on the committee authorized to  
8 choose a location for the hospital  
9 site.

10 We are glad to have learned  
11 that the entire Vaux and Olmsted  
12 "Great Lawn" will be preserved,  
13 according to the developer's plans,  
14 but remain concerned about the roads  
15 and the landscapes as laid out in the  
16 original design. We also remain  
17 concerned about preserving the entire  
18 remains of Withers' designs for the  
19 administration building and its  
20 surviving wings. We refer the  
21 developers to the adaptive reuse of  
22 the similar National Historic Landmark  
23 structures at the Buffalo Psychiatric  
24 Center, designed by H.H. Richardson in

1 1870 with landscape plans by Olmsted  
2 and Vaux, currently undergoing  
3 restoration and construction as the  
4 Richardson Olmsted Complex in Buffalo.

5 In addition, we hope that  
6 the developers will avail themselves  
7 of federal and New York State tax  
8 credits for the preservation and  
9 adaptive reuse of the remaining  
10 elements of this historic site. These  
11 tax credits of course reward the  
12 preservation and adaptive reuse of  
13 historic sites in accordance with U.S.  
14 Department of Interior standards.

15 Given that the site of the  
16 proposed Hudson Heritage development  
17 is located in the heart of the Hudson  
18 River National Historic Landmark  
19 District, as you know designated in  
20 1990, the opportunity to contribute to  
21 the thriving tourism economy of the  
22 Mid-Hudson Valley should also be an  
23 important consideration. Our  
24 suggestion would be to incorporate the

1 remaining element of the Withers'  
2 design in the main administration  
3 building and its wings into an  
4 historic heritage hotel, preserving  
5 its signature wide corridors in the  
6 process. This will reflect the unique  
7 characteristics of late nineteenth  
8 century Mid-Hudson Valley for the  
9 enjoyment of tourists and visitors to  
10 the region that we all love.

11 Overall, we are pleased that  
12 the developers are undertaking this  
13 long-awaited adaptive reuse project  
14 and will incorporate the significant  
15 landmark designated elements of the  
16 Hudson River Hospital site into their  
17 design. We strongly urge that these  
18 elements, specifically the "Great  
19 Lawn", remaining landscape and road  
20 design, as well as the main  
21 administration building along with its  
22 surviving wings be preserved to the  
23 fullest extent possible in their  
24 adaptive reuse.

1                    Respectfully submitted, the  
2 organizations and individuals that  
3 I've already mentioned.

4                    SUPERVISOR TANCREDI: Thank  
5 you.

6                    Anybody else? Yes, sir.

7                    MR. JAY ARZU: I would like  
8 to first thank the board for being  
9 here tonight.

10                    Second, I would like to  
11 introduce myself. My name is Jay  
12 Arzu. I am currently a senior at  
13 Marist College, which is adjacent to  
14 the hospital site. So the site plays  
15 a special role for Marist students.  
16 For most of us it's what's that large  
17 building over there. But for me, I  
18 think that it helped me connect to the  
19 valley a lot more. I previously lived  
20 in the Bronx, and when I first visited  
21 the site I thought it was one of the  
22 most beautiful places I've ever been.

23                    But to get to the point and  
24 be brief, I agree with the gentleman

1           that was just speaking. I think that  
2           we need to look more into adaptive  
3           reuse policies, and we also need to  
4           make sure that we make the site a  
5           walkable site.

6                         Just looking at the  
7           preliminary plans you see that there's  
8           a sea of parking lots, and I think  
9           that that's something that's going to  
10          push against walkability of the site.  
11          Also, I would like to note that the  
12          Fairview Town Center was once rezoned  
13          be a walkable neighborhood, and as you  
14          see now, it's Home Depot, McDonald's  
15          and a very unwalkable site. I would  
16          hope that the development coming for  
17          the Heritage site that we could at  
18          least make it a place that would be  
19          walkable and preserve the architecture  
20          for future generations.

21                        SUPERVISOR TANCREDI: Thank  
22          you for being here.

23                        Yes.

24                        MR. MICHAEL McDEVITT: Hi.

1 My name is Michael McDevitt, and I am  
2 representing the community in  
3 Preservation Works. Preservation  
4 Works is a national advocacy community  
5 from all walks of life committed to  
6 preserving plans by sharing knowledge  
7 and resources that support local  
8 preservation efforts and educate the  
9 public on the historic and global  
10 significance of these irreplaceable  
11 enlightenment structures.

12 The adaptive reuse of these  
13 magnificent buildings is common sense  
14 and achievable. Strengthening  
15 economic growth and culture identity  
16 in the respective communities.

17 Just to let the board know  
18 and the developers, also thank you for  
19 allowing us to comment. We are  
20 running a Facebook group and through  
21 social media have gained over 500  
22 people in the span of one month. News  
23 updates published to our Facebook page  
24 are able to reach an audience of over

1 5,000 people as of August 17, 2015.

2 I have a bunch of comments,  
3 but I will be short and brief and  
4 limit them to the administration  
5 building in south wing. My concerns  
6 with the administration building -- I  
7 know that it sits within phase two of  
8 the scope, phase one being demolition  
9 of the buildings on the south end of  
10 the site. But looking to the  
11 administration building, things start  
12 to -- you need to look now.

13 For the administration  
14 building, the illegal removal of  
15 copper flashing during the last 18  
16 months has caused extensive  
17 deterioration of the administration  
18 building. A temporary weather barrier  
19 is needed to prevent further water  
20 damage to interior spaces, similar in  
21 nature to roof repairs done last fall  
22 on the amusement hall.

23 Work to clear brush  
24 surrounding the administration

1 building. Brush has grown unimpeded  
2 since 2005. Dense brush conceals  
3 illegal activity. Dense brush affects  
4 police patrols.

5 Installation of temporary  
6 solar powered light to illuminate  
7 front, side and coupled with removal  
8 of brush and illumination of the area  
9 will help deter illegal activity and  
10 reduce risk of arson.

11 Steps should be taken to  
12 properly secure the administration  
13 building. Stabilization of this  
14 building today is vital to the  
15 adaptive reuse plan. Continuation of  
16 boarding windows. Currently only the  
17 first floor is boarded, which was done  
18 by the state. A fully boarded  
19 administration building will greatly  
20 deter trespass certifies.

21 Block underground access to  
22 the administration building by sealing  
23 the service tunnel that extends from  
24 the north wing into the northernmost

1 sub basement of the building.

2 My comments for south wing  
3 are as follows: Preservation of  
4 ornate iron work at the entrance tower  
5 to wards 4, 8 and 16; incorporate into  
6 new construction.

7 Reclaim existing slate roof  
8 of south wing, wards 4, 8 and 16.  
9 Incorporate reclaimed slate into the  
10 adaptive reuse of the central  
11 administration building.

12 Reclaim existing belt  
13 molding and stone work from south and  
14 north wing if demolition follows  
15 through to be incorporated into the  
16 new construction of buildings in close  
17 proximity to central administration  
18 building.

19 Reuse of 1868 date stones  
20 located on south wing. These stones  
21 can be found on the western facade.  
22 Care should be given to removal,  
23 relocate and preserve these  
24 significant features. Possible uses

1 included incorporation into new  
2 construction or use in a memorial.

3 Reclaim stained glass metal  
4 framed windows.

5 It is understood that a  
6 certain level of demolition will take  
7 place. What we ask is that careful  
8 planning and examination of on-site  
9 resources take place in order to  
10 preserve components of the historic  
11 facade of south and west wing. We  
12 hope elements of these wings can be  
13 incorporated into new construction at  
14 the site to link the past with the  
15 present.

16 We are excited for what the  
17 future holds and hope the project  
18 continues to move toward. Thank you.

19 SUPERVISOR TANCREDI: Thank  
20 you.

21 Anyone else? Yes, ma'am.

22 MS. GREER RYCHUK: Good  
23 evening. My name is Greer Rychuk. I  
24 am the superintendent of the Hyde Park

1 Central School Direct.

2 We welcome the project. We  
3 have capacity to educate the students  
4 in our existing schools and look  
5 forward to receiving the full  
6 financial support that accompanies  
7 this development and the potential  
8 increase in our tax base that will be  
9 necessary to educate the additional  
10 students. Thank you.

11 SUPERVISOR TANCREDI: Thank  
12 you.

13 Yes, sir.

14 MR. ROBERT YASINSAC: Good  
15 evening. My name is Robert Yasinsac.  
16 I appreciate the opportunity to come  
17 out here and speak today.

18 As with many in the  
19 community I am pleased to see that  
20 there are plans for this property, and  
21 I would like to speak to some aspects  
22 that are particularly of interest to  
23 me. I have authored or co-authored  
24 two books on architecture in Hudson

1 Valley with the particular focus on  
2 buildings that have been or still are  
3 candidates for adaptive reuse and can  
4 be beneficial for the community in the  
5 future. Often buildings outgrow their  
6 original purpose, but they can be  
7 preserved and incorporate into new  
8 uses.

9                   There is certainly a very  
10 long list of buildings successfully  
11 preserved here in the Hudson Valley,  
12 whether they are industrial sites or  
13 private homes and many other buildings  
14 in between. One of the greatest  
15 examples is a building contemporary to  
16 Hudson River State Hospital in time  
17 and architectural style which is  
18 Kingston City Hall. Perhaps as  
19 politicians many of you have even  
20 spent time over there. But you may  
21 not be aware it was abandoned for  
22 about 30 years and in very poor  
23 condition, and it actually was  
24 restored about 15 years ago and

1 brought back to new use as a beacon  
2 for the city of Kingston.

3 I would hope that similar  
4 work can be done here with the  
5 preservation of the administration  
6 building at Hudson River State  
7 Hospital and perhaps other buildings  
8 or structures, but certainly we'd like  
9 to encourage the preservation of the  
10 main building and particularly focus  
11 on preservation to details and  
12 landscape features that make an  
13 important structure.

14 So I just want to reinforce  
15 some of the comments that were made by  
16 those who spoke earlier. So thank you  
17 again for giving us the time here to  
18 speak. And I wish the developers best  
19 of luck in reincorporating the  
20 structures into their project.

21 SUPERVISOR TANCREDI: Thank  
22 you.

23 Yes, ma'am.

24 MS. YVONNE LOMI: Good

1 evening. My name Yvonne Lomi  
2 [phonetic], and I am a resident of  
3 Poughkeepsie, and I am also a member  
4 of the Preservation Works Hudson  
5 organization.

6 And to further emphasis  
7 everything that the preceding  
8 gentlemen have spoke about, one of the  
9 other aspects that I am interested in  
10 in the future use of the site are  
11 incorporating within the ground a  
12 self-guided walking tour.

13 Something -- I know that  
14 there have been slated some paths and  
15 walkways, trails in the plans, but  
16 something similar to an example at  
17 Locust Grove where they have panels  
18 that show a picture and an  
19 interpretive history to go along and  
20 talk about the history of the site.  
21 That would be one recommendation that  
22 I would like to see happen.

23 And then the other are to  
24 secure the time capsules that are

1 buried in the site. They are in the  
2 cornerstones of the -- pardon me,  
3 Cheney building, the south wing and  
4 the rec center. And these have been  
5 noted to us by the Hudson River School  
6 of Nursing Alumni Association, and we  
7 would like to try to coordinate with  
8 the developers and the demo crew to  
9 have an unveiling of the time capsules  
10 and then also incorporate them --  
11 probably their future home to see that  
12 they go to the Nursing Alumni Museum.  
13 Thank you.

14 SUPERVISOR TANCREDI: Thank  
15 you. Yes.

16 MS. KELLY LJUTICH: Hi. My  
17 name is Kelly. I just have a couple  
18 things to say.

19 First one is historic  
20 communities don't come from knocking  
21 historic buildings down. Driving  
22 around historic cities, parts of them  
23 like Albany, Catskill, Hudson, these  
24 cities have been revived, and they are

1 beautiful driving down the roads.  
2 There are beautiful architecture  
3 revived, looking so much better than  
4 three, four-story square buildings  
5 that have no personality, no  
6 architecture to it. But walking  
7 through something like that, that's  
8 history.

9 I love the idea of putting  
10 plaques and describing history of the  
11 buildings. And I just think that  
12 keeping the buildings that have  
13 historical significance is extremely  
14 important. Because if you knock those  
15 buildings down to put up a building  
16 just like Cheney, then you're knocking  
17 down Cheney, that doesn't make any  
18 sense. These buildings are beautiful,  
19 and I really think they need to be  
20 seriously considered to be saved. The  
21 wings, admin, everything. Not the  
22 south wing, but -- not the south part,  
23 but the northern part I think it's  
24 extremely important to save. Thanks.

1 SUPERVISOR TANCREDI: Okay,  
2 thank you.

3 Anyone else? Yes, in the  
4 back.

5 MR. RICHARD GOLDEN: Good  
6 evening. My name is Richard Golden,  
7 and I am an attorney, and I am  
8 representing the Fairview Fire  
9 District.

10 Basically what is stated is  
11 what the scope needs to be -- it's  
12 critical that the scope be revised in  
13 order to properly analyze the true  
14 impact of this project and other  
15 cumulative impact projects on the fire  
16 district and its ability to go ahead  
17 and deal with human health and safety  
18 concerns.

19 As the Town Board is aware,  
20 the Fairview Fire District  
21 commissioned an independent report by  
22 the Center for Governmental research  
23 to address the operational and capital  
24 needs of the fire district in order

1           for them to be able to properly and  
2           safely serve the people and the  
3           businesses in that area. The detailed  
4           report is dated November 3rd, 2014.  
5           It should be listed on page ten of the  
6           scope as an important policy document.  
7           And importantly, the scope should  
8           require that this public policy  
9           document, including its substance,  
10          findings, conclusions and mitigation  
11          measures, be substantively addressed  
12          in the EIS.

13                        The report provides review  
14          of the capabilities and the needs of  
15          the fire district so that we don't  
16          simply gloss over and in general  
17          fashion deal with these issues. They  
18          need to be dealt with on a very  
19          specific issue, dealing with specific  
20          facilities, equipment, personnel,  
21          etcetera.

22                        Not to do that I think would  
23          go ahead and really miss the mark with  
24          respect to the significant health and

1 safety needs of the town residents and  
2 businesses within the district.

3 Embedded in the need to  
4 expand the necessary fire and  
5 emergency response capabilities of the  
6 fire district in order to address the  
7 Hudson Heritage Project is the issue  
8 of cost. And I go into more detail in  
9 the written submission, but I won't go  
10 over the detail of that with you here.  
11 But it's important that also be  
12 addressed in the scope in order that  
13 it be fully addressed in the EIS.

14 Related to the issue of cost  
15 is the need to have sufficient time  
16 for the fire district to go ahead and  
17 design the facilities, hire and train  
18 new personnel and purchase the  
19 equipment that's going to be necessary  
20 in order to go ahead and add quality  
21 service this area.

22 In order to do that, it's  
23 going to have to be phased in a proper  
24 fashion, so that they do have time to

1 do all of those things. We can't go  
2 ahead and have the project up and  
3 running and yet there is a lag from  
4 the fire department to go ahead and  
5 purchase the necessary equipment,  
6 design and build the necessary  
7 facilities and hire and train the  
8 necessary personnel.

9 In the written materials it  
10 also discusses with respect to the  
11 fire district facilities and how it  
12 does not make sense to go ahead and  
13 have a fire facility simply onsite  
14 here from an operational point of  
15 view. The fire district cannot  
16 operate in such a disjointed fashion.  
17 The fire district has plans and  
18 intentions as to how this can be  
19 properly administered, possibly by an  
20 expansion of a large public service  
21 facility for both the fire, police,  
22 ambulance, etcetera.

23 Also important for the fire  
24 safety, fire fighting and ambulance

1           and also police, is the need to have  
2           another internal roadway connection  
3           within the site. The way it's  
4           configured right now does not  
5           adequately lend itself to go ahead and  
6           be the safest and most opportune way  
7           to ensure fire safety and ambulance.

8                         It's unfortunate that the  
9           proposed scope relegates the  
10          significant human, health and safety  
11          concerns and capability of the  
12          Fairview Fire District to that section  
13          of the scope simply entitled  
14          Demographics and Community Facilities,  
15          on page 20. The scope should be  
16          modified to require that all of the  
17          issues noted right now and in my  
18          materials be addressed in a separate  
19          section of the EIS concerning human  
20          health issues. SEQRA's definition of  
21          environment specifically includes a  
22          requirement to address human health,  
23          thus SEQRA mandates that the  
24          cumulative impact of this and the

1 other projects on the issue of human  
2 health must be addressed in the EIS.

3           There can be no doubt that  
4 the ability of the Fairview Fire  
5 District to timely and adequately  
6 respond to fire and other emergency  
7 calls is a human health issue.  
8 Indeed, it's a life and death human  
9 health issue. It is therefore  
10 imperative that the Hudson Heritage  
11 scope be modified to require that its  
12 EIS address in a separate section on  
13 human health the issues of the present  
14 and future capacity of the Fairview  
15 Fire District to meet its human health  
16 responsibilities, including the  
17 equipment, facilities, personnel and  
18 also the necessary additional roadway  
19 connections to the existing project  
20 network.

21           So on behalf of the Fairview  
22 Fire District, I request respectfully  
23 that the scope be modified in order to  
24 address all these concerns. And I

1 have the full statement here as well  
2 as the report that I referenced, so  
3 that it can be a part of the record.  
4 Thank you.

5 SUPERVISOR TANCREDI: Anyone  
6 else?

7 Doreen.

8 MS. DOREEN TIGNANELLI:  
9 Since you ask for limited comment, I  
10 will be submitting additional written  
11 comments.

12 But I would like to say that  
13 no one has yet addressed the fact that  
14 this is 750 residential units and 350  
15 thousand square feet of commercial  
16 use. That's larger than the average  
17 Walmart super center. While we hear  
18 that this will bring in much needed  
19 tax revenue, a majority of studies  
20 have shown that cost of services from  
21 residential growth exceeds tax  
22 revenues generated.

23 And then we also have the  
24 fact that several years down the road

1 I'm sure that this project will come  
2 forward, like many other projects have  
3 come forward, and ask to have their  
4 tax assessment lowered, therefore  
5 reducing the amount of tax revenue.

6 So under fiscal and economic  
7 impacts, I think anticipated impacts  
8 should translate population growth  
9 into consequent public service costs,  
10 project the revenues generated by  
11 growth, compare development-induced  
12 cost to revenues, and then take future  
13 reductions and assessed value into  
14 consideration.

15 And again, 750 units is a  
16 huge impact I believe. It's likely  
17 that the developer will say he needs  
18 that many in order for the project to  
19 be economically feasible, but I ask  
20 you to keep in mind that they will be  
21 getting tax credits from the New York  
22 State Brownfield Cleanup Program, and  
23 that could be anywhere from, you know,  
24 a million to up to \$20 million. So

1 again, reduction of the number of  
2 units is called for.

3           Regarding flora and fauna,  
4 as the Environmental Assessment Form  
5 says there is potential for a large  
6 impact on threatened or endangered  
7 species. Any mapping of plant and  
8 animal life should take place over a  
9 range of seasons at optimal times.

10           Regarding existing traffic  
11 conditions, traffic accident reports  
12 for the last three years that are to  
13 be analyzed should include traffic  
14 accident reports from the Town of  
15 Poughkeepsie Police Department as well  
16 as the DOT. They just mention the DOT  
17 in the draft scope. And a lot of  
18 times the police department has  
19 records of accidents that the DOT does  
20 not get, due to the amount of property  
21 damage that may have been caused.

22           Impact on noise. The EAF  
23 also says there is potential large  
24 impacts from noise, so an evaluation

1 of noise impact should include those  
2 associated with removal of buildings  
3 that currently act as noise barriers.  
4 And in addition to removal of  
5 buildings, impact from removal of  
6 trees on the project site should be  
7 evaluated, as trees also act as noise  
8 barriers. And those impacts should be  
9 determined for leaf-on and leaf-off  
10 conditions, as sound carries  
11 difficulty depending on the seasons.

12           Regarding geology, soils,  
13 topography and steep slopes. Soil  
14 analysis is needed to test for  
15 residual PCBs. There was prior  
16 contamination on the site due to a  
17 transformer fire, and a remediation  
18 plan should be prepared for any  
19 additional contaminated sites that  
20 might be encountered.

21           And steep slopes should be  
22 quantified using the town's definition  
23 which is ground areas have having a  
24 topographical gradient equal to or

1 greater than 20%.

2           Regarding surface and  
3 subsurface water resources, existing  
4 conditions should address -- there's  
5 three in the DEC database -- there's  
6 three remediation projects, VOO-657.  
7 C-314120, and C-314121. And they  
8 cover the landfill that was on the  
9 site, which contained coal ash as well  
10 as municipal waste. And then some of  
11 the other sites, again, there's PCB  
12 contamination found in stream sediment  
13 due that transformer explosion. So  
14 any contamination found obviously  
15 needs to be addressed.

16           And then regarding  
17 delineation of existing streams,  
18 wetland an wetland buffers. During  
19 periods of below-normal rainfall  
20 protocols for delineations under such  
21 conditions should be followed.  
22 Because you would not be finding  
23 vernal pools in the middle of a  
24 drought.

1                   So again, I will be  
2                   submitting my written comments, but I  
3                   do believe that the potential impacts  
4                   from this project need to be reduced,  
5                   and reducing the number of residential  
6                   units would help. Thank you.

7                   SUPERVISOR TANCREDI: Thank  
8                   you, Doreen.

9                   Anyone else? Virginia.

10                  MS. VIRGINIA BUECHELE: Good  
11                  evening. Virginia Buechele, Windsor  
12                  Court.

13                  First of all, in regard to  
14                  historical and cultural resources I  
15                  want to say I agree with the speakers  
16                  who spoke in regard to adaptive reuse  
17                  and historic preservation before me.

18                  Hudson River State Hospital  
19                  holds a special place in the hearts  
20                  and minds of many around here. If you  
21                  have lived here any length of time or  
22                  had family from here, it's bound to  
23                  have touched your life or the life of  
24                  someone you loved or had loved at some

1 point.

2 With that said, also in  
3 regard to historical and cultural  
4 resources, unless I missed something,  
5 I only note consultations with the  
6 town's Historic Preservation  
7 Commission and SHPO, the State  
8 Historical Preservation Office.

9 This is a huge project with  
10 a long history and very historically  
11 significant. Therefore, I would  
12 request in some form -- I don't know  
13 how it would be added to the scope or  
14 whatever -- and since this is a local  
15 project with local significant  
16 historical impact that consultations  
17 also be conducted with the Dutchess  
18 County Historical Society and the  
19 Dutchess County Historian. I don't  
20 know why we should leave out such very  
21 important degreed people in the  
22 historical field that are right here  
23 in our own backyard. So please  
24 consider consulting with the Dutchess

1 County Historian and the Dutchess  
2 County Historical Society.

3 In regard to traffic, I see  
4 the Route 9 land use study quoted, and  
5 would be referred to. It's been some  
6 time since I saw that study. I am  
7 asking that somewhere -- it may  
8 already be in there and I missed it --  
9 that the option is left open for a  
10 connecting road from 9 to 9G. It  
11 would help alleviate the traffic, and  
12 once certain structures are built or  
13 paved over, that option could be cut  
14 out. I would like to see somewhere in  
15 the plans that that option is left  
16 open for some point in the future.

17 I do see that you are going  
18 to address in the scope connections to  
19 adjacent roads. I am hoping Windsor  
20 Court isn't one of them. I don't  
21 think we want the traffic coming  
22 through Windsor Court, except for  
23 emergency access. Unless the town  
24 wants to take it over.

1 SUPERVISOR TANCREDI:

2 Probably not.

3 MS. BUECHELE: I will be  
4 addressing some other comments in  
5 writing before the 31st. Thank you  
6 for your time, and thank you for this  
7 opportunity to speak.

8 SUPERVISOR TANCREDI: Thank  
9 you, Virginia.

10 Anybody else? Jim.

11 One gentlemen up here, and  
12 then you can be next.

13 MR. JIM BERETTA: Thank you.  
14 Jim Beretta, 29 Colburn Drive. My  
15 comments will be related to community  
16 character and quality of life.

17 I have to tell you that as a  
18 person that travels frequently between  
19 Town of Poughkeepsie, about the  
20 Spackenkill road point, north to Hyde  
21 Park and often to Rhinebeck, my wife  
22 does it more than me, I dread the day  
23 this project will move forward.

24 Because this will extend the traffic

1 mess up beyond Marist College, which  
2 is sort of a cutoff point for us now,  
3 where the traffic goes from six and  
4 seven lanes down to four and then, you  
5 know, down to two up in Hyde Park.

6 750 units, plus a shopping  
7 plaza, plus a potential hotel is going  
8 to -- I mean just the 750 units, I  
9 mean I haven't seen the data, but  
10 that's got to add at least a thousand  
11 cars there. You're going to add a  
12 hotel, you're going to add the  
13 shopping. How many traffic lights is  
14 this going to add?

15 It is just, you know,  
16 horrendous to have to travel back and  
17 forth on Route 9, you know, as it is,  
18 and this would just extend that mess  
19 as far as I am concerned.

20 In terms of, you know,  
21 Fairview Fire District, you know,  
22 talked for themselves. I mean being a  
23 Commissioner in a neighboring fire  
24 district, you know, I have a little

1 bit of sense for looking at this. And  
2 I read the articles in the paper and  
3 everybody talks about the tax revenue.  
4 Granted, you know, this will provide  
5 some revenue, and Fairview needs it.  
6 But I also see a tremendous load  
7 there. I mean we're talking for  
8 police and fire. And you know, that  
9 never comes out. I don't know who's  
10 got a model that's going to be able to  
11 show that those services are going to  
12 get the revenue to cover the load they  
13 are going to get on it. So the Town  
14 Board and Planning Board and the  
15 residents all need to consider that  
16 too.

17 To follow up on a point that  
18 was made earlier, you know, very, very  
19 often we see these project come in and  
20 tout all this tax revenue, and then  
21 they come in after a year and ask for  
22 tax certs. In terms of a fire  
23 district you don't get an opportunity  
24 to vote as to whether the town accepts

1           that or not. The schools sometimes,  
2           you know, have an opportunity to do  
3           that, as I understand. But fire  
4           districts, you know, you might think  
5           you're getting a good deal up front,  
6           and then the Town Board votes for a  
7           tax cert, and your tax revenue is  
8           starting to vanish.

9                        I would end with one thing.  
10          I used to work with a guy that I found  
11          out lived in Paramus, New Jersey.  
12          Knowing what a mess Paramus, New  
13          Jersey was and that Route 4, Route 17  
14          area, when he told me that he lived in  
15          Paramus, I just hope the expression on  
16          my face didn't show what I was  
17          thinking, which is why in god's name  
18          would anybody want to live in Paramus.  
19          But I didn't want to insult him,  
20          because he's a friend of mine. Now I  
21          know what happens. This stuff just  
22          grows up around you. It's not a  
23          conscious decision sometimes. You  
24          don't choose to live there. We have

1 lived here for 33 years. We enjoyed  
2 the area. We enjoyed the convenience,  
3 but it's go getting worse and worse  
4 and worse. And this will just add to  
5 that impact.

6 SUPERVISOR TANCREDI: Thank  
7 you, Jim.

8 CHARLES: My name is  
9 Charles. I am a Dutchess County  
10 resident, voter and property tax  
11 payer. And I don't know if anyone  
12 else mentioned these two issues. One  
13 of them comes from my own  
14 specialization from the construction  
15 company that I work for in terms of  
16 accounting and the processing of the  
17 tax credits when you're making  
18 purchases for tax exempt jobs. And my  
19 concern is developers and some  
20 contractors do purchases that are --  
21 which will look on its face as being  
22 tax exempt or they can claim it to be,  
23 but in the end it's not really  
24 material for the actual building or

1 demolition.

2           The second one is -- and  
3 this is coming from the company that I  
4 work for -- it's really essential when  
5 you're going into a massive project  
6 like this and you're having one  
7 property developer involved is doing  
8 an extensive audit of their  
9 accounting, making sure they have  
10 enough funds to complete the job.  
11 Because the reason why I am mentioning  
12 that is on some jobs -- I can't go  
13 into details because of  
14 confidentiality that my company  
15 specifies not to be disclosed in their  
16 employee handbook, but we've had  
17 situations where a developer comes in,  
18 awards the company or a company to do  
19 a job, and then suddenly decides we're  
20 going to file bankruptcy, leaving the  
21 construction company that was doing  
22 the work and the property owner or the  
23 local community holding the bag to try  
24 to complete the job. And that's one

1           that has unfortunately happened to us.  
2           And I wouldn't want residents and  
3           businesses like, you know, everyone  
4           living in this area to be holding the  
5           bag to try to fund it afterward.

6                        The other thing I want to  
7           mention, and that is on the newer  
8           topographic maps it doesn't show, but  
9           on the older ones of the 1946  
10          topographic survey, there's a stream  
11          running right through the property and  
12          goes all the way down into the Hudson  
13          River. My concern is, as happened  
14          with I believe it was Metropolitan  
15          State Hospital in Massachusetts, when  
16          you have coal fired furnaces or oil  
17          burning coal, after burning, the  
18          residue that was dumped right next to  
19          where their furnaces were or their  
20          industrial plant actually was -- had  
21          to be identified as a Superfund site,  
22          because of mercury and other  
23          contaminants that were polluting the  
24          area, in addition to PCBs and asbestos

1           that might trickle into water areas  
2           such as this. So to me that's really  
3           more concerning, especially when we  
4           are trying to keep the Hudson as clean  
5           as possible to try to bringing back  
6           the environment and make the Hudson  
7           somewhat more swimmable. Thank you.

8                         SUPERVISOR TANCREDI: Thank  
9           you.

10                        Anyone else? Yes, in the  
11           back.

12                        MS. KAREN COSGROVE: My name  
13           is Karen Cosgrove. I am a 45-year  
14           resident of Poughkeepsie and now Hyde  
15           Park.

16                        I am just speaking as a  
17           person who is concerned about  
18           development in the area, and I think  
19           this is a beautiful historical site  
20           and it deserves something special.  
21           And this project is not special.

22                        And I also hope that the  
23           developers have been vetted. That  
24           they will be held to what they said

1           they will do, and they would be able  
2           to finish the project and not pull  
3           out, as often happens.

4                        So I again, I think this  
5           piece of property deserves a very  
6           special touch, because we all know,  
7           once something is flubbed, it's gone  
8           forever, and we all say we could have,  
9           we should have, and then it's ruined.  
10          So I hope we take that into  
11          consideration before we let it happen.  
12          Thank you.

13                      SUPERVISOR TANCREDI: Thank  
14          you.

15                      Anyone else?

16                      MS. NICOLE SPANGENBURG: So  
17          I just wanted to say had that --

18                      SUPERVISOR TANCREDI: Name,  
19          please.

20                      MS. SPANGENBURG: My name is  
21          Nicole Spangenburg. I am 17 years  
22          old, and I live in New Jersey. I am a  
23          high school student.

24                      I realize the biggest way to

1 spread a love for history is to show  
2 people in real life that it happened  
3 and it should happen. I've seen  
4 different places be destroyed such as  
5 the Graystone Psychiatric Hospital in  
6 Morristown, New Jersey. It was  
7 knocked down, and so many people are  
8 already regretting it.

9 I just want to say although  
10 economic aspects of this project are  
11 very real, and everything people have  
12 said is very real and the traffic and  
13 the economic responsibility of abating  
14 the building and whatnot. It's  
15 reality, and we have to face that.  
16 But also keep in mind that the  
17 historic treasure that this is, we  
18 have to just keep trying. You just  
19 can't give up. Although it's a big  
20 load, you just have to recognize it's  
21 a historical beauty. That's all I  
22 wanted to say.

23 SUPERVISOR TANCREDI: Thank  
24 you.

1                   Anyone else?

2                   (No response.)

3                   I make a motion to close the  
4 public hearing.

5                   COUNCILMAN CONTE:    Second.

6                   SUPERVISOR TANCREDI:  All  
7 those in favor?

8  
9                   (The Board voted unanimously  
10 aye.)

11                  (Whereupon, the  
12 above-captioned Public Scoping Session  
13 concluded at 7:54 p.m.)

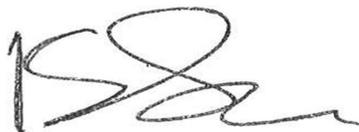
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## C E R T I F I C A T I O N

I, Karen Schmieder, a  
Certified Shorthand Reporter,  
Certificate No. 768, and Notary  
Public, do hereby certify that I  
recorded stenographically the  
proceedings herein at the time and  
place noted in the heading hereof, and  
that the foregoing transcript is true  
and accurate to the best of my  
knowledge, skill and ability.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 8th day of  
September 2015.

A handwritten signature in black ink, appearing to read 'KS' followed by a stylized flourish.

KAREN SCHMIEDER, CSR, RMR  
Registered Diplomat Reporter

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<b>\$20 (1)</b> 37:24	<b>addition (4)</b> 13:16;15:5;39:4; 50:24	<b>Albany (3)</b> 11:13,21;28:23	51:18	<b>barrier (1)</b> 20:18
<b>[</b>	<b>additional (5)</b> 4:23;24:9;35:18; 36:10;39:19	<b>Aldrich (1)</b> 11:16	<b>areas (2)</b> 39:23;51:1	<b>barriers (2)</b> 39:3,8
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<b>A</b>	<b>addressing (1)</b> 44:4	<b>alleviate (1)</b> 43:11	<b>arson (1)</b> 21:10	<b>based (1)</b> 11:7
<b>abandoned (1)</b> 25:21	<b>addressed (7)</b> 31:11;32:12,13; 34:18;35:2;36:13; 40:15	<b>Alliance (1)</b> 11:6	<b>articles (1)</b> 46:2	<b>basement (1)</b> 22:1
<b>abating (1)</b> 53:13	<b>adequately (2)</b> 34:5;35:5	<b>allowing (1)</b> 19:19	<b>Arzu (3)</b> 2:8;17:7,12	<b>Basically (1)</b> 30:10
<b>ability (2)</b> 30:16;35:4	<b>adjacent (2)</b> 17:13;43:19	<b>along (4)</b> 9:3;11:11;16:21; 27:19	<b>asbestos (1)</b> 50:24	<b>beacon (1)</b> 26:1
<b>able (4)</b> 19:24;31:1;46:10; 52:1	<b>admin (1)</b> 29:21	<b>although (2)</b> 53:9,19	<b>ash (1)</b> 40:9	<b>beautiful (5)</b> 17:22;29:1,2,18; 51:19
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<b>accept (1)</b> 8:13	<b>administration (15)</b> 14:19;16:2,21; 20:4,6,11,13,17,24; 21:12,19,22;22:11, 17;26:5	<b>ambulance (3)</b> 33:22,24;34:7	<b>assessed (1)</b> 37:13	<b>become (1)</b> 6:18
<b>accepted (1)</b> 4:11	<b>Advisors (1)</b> 2:3	<b>America (1)</b> 13:4	<b>assessment (2)</b> 37:4;38:4	<b>behalf (1)</b> 35:21
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