

TOWN OF POUGHKEEPSIE : TOWN BOARD

In the Matter of
Public Scoping Session
HUDSON HERITAGE PROJECT

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

4 * * * * *

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.)

14 * * * * *

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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', with a stylized flourish extending to the right.

KAREN SCHMIEDER, CSR, RMR
Registered Diplomate Reporter

	32:20;45:10,11,12, 14;48:4	AICP/PP (1) 2:2	29:2,6	49:23;50:5
\$	added (1) 42:13	ALAN (2) 11:3,5	area (8) 21:8;31:3;32:21; 47:14;48:2;50:4,24;	bankruptcy (1) 49:20
\$20 (1) 37:24	addition (4) 13:16;15:5;39:4; 50:24	Albany (3) 11:13,21;28:23	51:18	barrier (1) 20:18
[additional (5) 4:23;24:9;35:18; 36:10;39:19	Aldrich (1) 11:16	areas (2) 39:23;51:1	barriers (2) 39:3,8
[phonetic] (1) 27:2	address (8) 10:22;30:23;32:6; 34:22;35:12,24;40:4; 43:18	Allegiance (1) 3:8	around (3) 28:22;41:20;47:22	base (1) 24:8
A	addressing (1) 44:4	alleviate (1) 43:11	arson (1) 21:10	based (1) 11:7
abandoned (1) 25:21	addressed (7) 31:11;32:12,13; 34:18;35:2;36:13; 40:15	Alliance (1) 11:6	articles (1) 46:2	basement (1) 22:1
abating (1) 53:13	adequately (2) 34:5;35:5	allowing (1) 19:19	Arzu (3) 2:8;17:7,12	Basically (1) 30:10
ability (2) 30:16;35:4	adjacent (2) 17:13;43:19	along (4) 9:3;11:11;16:21; 27:19	asbestos (1) 50:24	beacon (1) 26:1
able (4) 19:24;31:1;46:10; 52:1	admin (1) 29:21	although (2) 53:9,19	ash (1) 40:9	beautiful (5) 17:22;29:1,2,18; 51:19
above-captioned (1) 54:12	administered (1) 33:19	Alumni (2) 28:6,12	aspects (3) 24:21;27:9;53:10	beauty (1) 53:21
accept (1) 8:13	administration (15) 14:19;16:2,21; 20:4,6,11,13,17,24; 21:12,19,22;22:11, 17;26:5	ambulance (3) 33:22,24;34:7	assessed (1) 37:13	become (1) 6:18
accepted (1) 4:11	Advisors (1) 2:3	America (1) 13:4	assessment (2) 37:4;38:4	below-normal (1) 40:19
accepting (1) 5:2	advocacy (1) 19:4	American (1) 12:23	associated (1) 39:2	behalf (1) 35:21
accepts (1) 46:24	advocate (1) 12:17	among (1) 13:19	Association (1) 28:6	belong (1) 22:12
access (2) 21:21;43:23	aerials (1) 9:4	amount (2) 37:5;38:20	attorney (1) 30:7	beneficial (1) 25:4
accident (2) 38:11,14	affects (1) 21:3	amusement (1) 20:22	audience (1) 19:24	Beretta (3) 2:17;44:13,14
accidents (1) 38:19	afterward (1) 50:5	analyses (2) 6:20;7:6	audit (1) 49:8	best (1) 26:18
accompanies (1) 24:6	against (2) 5:10;18:10	analysis (1) 39:14	August (5) 3:6;4:11,14;8:14; 20:1	better (1) 29:3
accordance (1) 15:13	agencies (3) 7:1,9,10	analyze (1) 30:13	authored (1) 24:23	beyond (1) 45:1
according (1) 14:13	agency (2) 6:11;9:17	analyzed (1) 38:13	authorized (1) 14:7	big (1) 53:19
accounting (2) 48:16;49:9	agenda (1) 3:14	animal (1) 38:8	avail (1) 15:6	biggest (1) 52:24
achievable (1) 19:14	again (7) 6:2;26:17;37:15; 38:1;40:11;41:1;52:4	anticipated (1) 37:7	average (1) 36:16	bit (1) 46:1
act (2) 39:3,7	against (2) 5:10;18:10	anti-development (1) 12:16	awards (1) 49:18	Block (1) 21:21
activity (2) 21:3,9	agencies (3) 7:1,9,10	APPLICANT (1) 2:1	aware (2) 25:21;30:19	Board (21) 3:5,20,21;5:11,15; 6:10,24;7:11;8:3;9:2, 2;10:20,22;11:4; 17:8;19:17;30:19; 46:14,14;47:6;54:9
actual (1) 48:24	agency (2) 6:11;9:17	applicants (1) 8:22	aye (1) 54:10	boarded (2) 21:17,18
actually (4) 4:22;9:19;25:23; 50:20	agenda (1) 3:14	application (2) 7:2;13:10	B	boarding (1) 21:16
adaptive (13) 12:18,19;14:21; 15:9,12;16:13,24; 18:2;19:12;21:15; 22:10;25:3;41:16	ago (1) 25:24	appreciate (1) 24:16	back (5) 26:1;30:4;45:16; 51:5,11	book (1) 13:1
add (6)	agree (2) 17:24;41:15	APRF (1) 6:6	backwards (1) 11:9	books (1) 24:24
	ahead (8) 30:16;31:23;32:16, 20;33:2,4,12;34:5	Architectural (2) 13:5;25:17	backyard (1) 42:23	both (1)
		Architecture (5) 13:2;18:19;24:24;	bag (2)	

33:21 bound (1) 41:22 brief (3) 11:9;17:24;20:3 bring (2) 9:3;36:18 bringing (1) 51:5 Bronx (1) 17:20 Brooklyn's (1) 13:18 brought (1) 26:1 Brownfield (1) 37:22 brush (5) 20:23;21:1,2,3,8 Buechele (4) 2:16;41:10,11;44:3 Buffalo (3) 11:23;14:23;15:4 buffers (1) 40:18 build (1) 33:6 building (24) 14:19;16:3,21; 17:17;20:5,6,11,14, 18;21:1,13,14,19,22; 22:1,11,18;25:15; 26:6,10;28:3;29:15; 48:24;53:14 buildings (17) 12:10;19:13;20:9; 22:16;25:2,5,10,13; 26:7;28:21;29:4,11, 12,15,18;39:2,5 built (1) 43:12 bunch (2) 7:11;20:2 buried (1) 28:1 burning (2) 50:17,17 businesses (3) 31:3;32:2;50:3	11:6;12:13 can (13) 8:10;9:20;12:20; 22:21;23:12;25:3,6; 26:4;33:18;35:3; 36:3;44:12;48:22 candidates (1) 25:3 capabilities (2) 31:14;32:5 capability (1) 34:11 capacity (2) 24:3;35:14 capital (1) 30:23 capsules (2) 27:24;28:9 Care (1) 22:22 careful (1) 23:7 CARFAGNO (1) 2:2 carries (1) 39:10 cars (1) 45:11 Catskill (1) 28:23 caused (2) 20:16;38:21 Center (5) 14:24;18:12;28:4; 30:22;36:17 Central (4) 13:18;22:10,17; 24:1 century (2) 12:12;16:8 cert (1) 47:7 certain (2) 23:6;43:12 certainly (3) 12:16;25:9;26:8 certifies (1) 21:20 certs (1) 46:22 change (1) 5:16 changed (1) 3:22 character (1) 44:16 characteristics (1) 16:7 Charles (3) 2:18;48:8,9 Cheney (3) 28:3;29:16,17 choose (2)	14:8;47:24 cities (2) 28:22,24 City (2) 25:18;26:2 claim (1) 48:22 Clark (1) 13:2 Clarke (1) 12:14 clean (1) 51:4 Cleanup (1) 37:22 clear (1) 20:23 Click (1) 10:1 close (2) 22:16;54:3 Co (1) 13:17 coal (3) 40:9;50:16,17 co-authored (1) 24:23 Colburn (1) 44:14 College (3) 12:1;17:13;45:1 coming (3) 18:16;43:21;49:3 comment (7) 4:5,14;5:2;8:2; 10:14;19:19;36:9 comments (20) 4:3,6,9;5:7,9,18; 7:11;8:8,14,15;9:16, 17,18;20:2;22:2; 26:15;36:11;41:2; 44:4,15 commercial (1) 36:15 Commission (1) 42:7 commissioned (1) 30:21 Commissioner (2) 11:18;45:23 committed (1) 19:5 committee (1) 14:7 common (1) 19:13 communities (2) 19:16;28:20 community (7) 19:2,4;24:19;25:4; 34:14;44:15;49:23 company (6) 48:15;49:3,14,18,	18,21 compare (2) 5:10;37:11 compile (1) 8:15 complete (2) 49:10,24 Complex (1) 15:4 components (1) 23:10 conceals (1) 21:2 concept (1) 12:18 concern (2) 48:19;50:13 concerned (5) 12:3;14:14,17; 45:19;51:17 concerning (2) 34:19;51:3 concerns (4) 20:5;30:18;34:11; 35:24 concluded (1) 54:13 conclusions (1) 31:10 condition (1) 25:23 conditions (4) 38:11;39:10;40:4, 21 conducted (1) 42:17 confidentiality (1) 49:14 configured (1) 34:4 Congress (1) 14:6 connect (1) 17:18 connecting (1) 43:10 connection (1) 34:2 connections (2) 35:19;43:18 cons (2) 7:18;8:1 conscious (1) 47:23 consequent (1) 37:9 consider (3) 12:15;42:24;46:15 consideration (3) 15:23;37:14;52:11 considered (1) 29:20 construction (8)	13:12;15:3;22:6, 16;23:2,13;48:14; 49:21 consultant (1) 5:6 consultants (1) 6:7 consultations (2) 42:5,16 consulting (1) 42:24 contain (1) 12:10 contained (2) 14:4;40:9 contaminants (1) 50:23 contaminated (1) 39:19 contamination (3) 39:16;40:12,14 CONTE (2) 10:17;54:5 contemporary (1) 25:15 contents (1) 6:17 Continuation (1) 21:15 continue (1) 9:21 continues (1) 23:18 contractors (1) 48:20 contribute (1) 15:20 convenience (1) 48:2 convening (1) 5:5 Cooper (4) 4:18;5:24;6:3;10:9 coordinate (1) 28:7 coordinator (1) 6:12 copper (1) 20:15 copy (1) 4:21 corner (1) 9:23 cornerstones (1) 28:2 correspondence (1) 14:4 corridors (1) 16:5 corroborated (1) 13:24 Cosgrove (3) 2:19;51:12,13
C				
C-314120 (1) 40:7 C-314121 (1) 40:7 call (2) 3:10,11 called (1) 38:2 calls (1) 35:7 Calvert (2)				

cosigner (1) 13:5	12:21;44:22	designers (1) 12:13	document (11) 4:21;5:3,11,17; 6:14,16;7:4,15;10:2; 31:6,9	18;23:12
Cosigners (1) 11:11	deadline (1) 5:10	designs (2) 13:20;14:18	documents (2) 10:3;14:1	elevations (1) 13:8
cost (4) 32:8,14;36:20; 37:12	deal (3) 30:17;31:17;47:5	destroyed (1) 53:4	done (3) 20:21;21:17;26:4	else (10) 17:6;23:21;30:3; 36:6;41:9;44:10; 48:12;51:10;52:15; 54:1
costs (1) 37:9	dealing (1) 31:19	detail (2) 32:8,10	Doreen (4) 2:15;36:7,8;41:8	Embedded (1) 32:3
COUNCILMAN (2) 10:17;54:5	dealt (2) 9:11;31:18	detailed (1) 31:3	DOT (3) 38:16,16,19	emergency (3) 32:5;35:6;43:23
Counsel (2) 4:18;6:5	death (1) 35:8	details (2) 26:11;49:13	doubt (1) 35:3	Emeritus (2) 11:23,24
County (5) 42:18,19;43:1,2; 48:9	DEC (1) 40:5	deter (2) 21:9,20	down (10) 9:14;28:21;29:1, 15,17;36:24;45:4,5; 50:12;53:7	emphasis (1) 27:6
couple (2) 3:13;28:17	decides (1) 49:19	deterioration (1) 20:17	draft (7) 5:11;6:14,18;7:3; 9:13;10:5;38:17	empirical (1) 6:21
coupled (1) 21:7	decision (1) 47:23	determined (1) 39:9	drive (1) 44:14	employee (1) 49:16
course (3) 4:18;7:19;15:11	declared (1) 6:11	developer (3) 37:17;49:7,17	Driving (2) 28:21;29:1	encountered (1) 39:20
Court (3) 41:12;43:20,22	deeply (1) 12:3	developers (8) 14:21;15:6,16,12; 19:18;26:18;28:8; 48:19;51:23	dread (1) 44:22	encourage (1) 26:9
cover (2) 40:8;46:12	definition (2) 34:20;39:22	developer's (1) 14:13	Drive (1) 44:14	end (3) 20:9;47:9;48:23
credits (4) 15:8,11;37:21; 48:17	degreed (1) 42:21	development (6) 4:1,17;15:16; 18:16;24:7;51:18	drought (1) 40:24	endangered (1) 38:6
crew (1) 28:8	DEIS (2) 7:20,22	development-induced (1) 37:11	due (3) 38:20;39:16;40:13	enjoyed (2) 48:1,2
critical (1) 30:12	delineation (1) 40:17	dictates (1) 12:19	dumped (1) 50:18	enjoyment (1) 16:9
cultural (2) 41:14;42:3	delineations (1) 40:20	different (1) 53:4	during (2) 20:15;40:18	enlightenment (1) 19:11
culture (1) 19:15	demo (1) 28:8	difficulty (1) 39:11	Dutchess (5) 42:17,19,24;43:1; 48:9	enough (1) 49:10
cumulative (2) 30:15;34:24	Demographics (1) 34:14	Direct (1) 24:1	E	
currently (4) 15:2;17:12;21:16; 39:3	demolition (4) 20:8;22:14;23:6; 49:1	director (2) 4:1,17	EAF (1) 38:22	entire (2) 14:11,17
cut (1) 43:13	Dense (2) 21:2,3	disclosed (1) 49:15	earlier (2) 26:16;46:18	entitled (1) 34:13
cutoff (1) 45:2	Department (4) 15:14;33:4;38:15, 18	discuss (1) 7:24	economic (4) 19:15;37:6;53:10, 13	entrance (1) 22:4
D		discusses (1) 33:10	economically (1) 37:19	environment (2) 34:21;51:6
damage (2) 20:20;38:21	Deputy (1) 11:17	disjointed (1) 33:16	economy (1) 15:21	environmental (3) 5:22;6:19;38:4
data (2) 6:21;45:9	describing (1) 29:10	Distinguished (1) 11:22	educate (3) 19:8;24:3,9	equal (1) 39:24
database (1) 40:5	deserves (2) 51:20;52:5	District (19) 15:19;30:9,16,20, 24;31:15;32:2,6,16; 33:11,15,17;34:12; 35:5,15,22;45:21,24; 46:23	efforts (1) 19:8	equipment (4) 31:20;32:19;33:5; 35:17
date (1) 22:19	design (9) 12:11;13:11,24; 14:16;16:2,17,20; 32:17;33:6	discussed (1) 6:15	EIS (7) 9:13;10:6;31:12; 32:13;34:19;35:2,12	especially (1) 51:3
dated (1) 31:4	designated (3) 12:7;15:19;16:15	discusses (1) 33:10	element (1) 16:1	essential (1) 49:4
David (6) 4:18;5:21,24;6:3; 9:7;10:9	designation (1) 13:15	districts (1) 47:4	elements (5) 12:11;15:10;16:15,	essentially (1) 6:17
day (2)	designed (2) 13:17;14:24	Diversified (1) 2:3		etcetera (3) 6:22;31:21;33:22
				evaluated (1) 39:7

evaluation (1) 38:24	19:20,23	first (6) 13:9;17:8,20; 21:17;28:19;41:13	funds (1) 49:10	46:4
even (1) 25:19	facilities (6) 31:20;32:17;33:7, 11;34:14;35:17	fiscal (1) 37:6	furnaces (2) 50:16,19	Graystone (1) 53:5
evening (7) 6:1;11:4;23:23; 24:15;27:1;30:6; 41:11	facility (2) 33:13,21	Flad (1) 11:24	furnished (1) 13:22	Great (4) 5:24;10:7;14:12; 16:18
everybody (1) 46:3	fact (2) 36:13,24	flashing (1) 20:15	further (3) 9:14;20:19;27:6	greater (1) 40:1
everyone (2) 6:1;50:3	Fairview (9) 18:12;30:8,20; 34:12;35:4,14,21; 45:21;46:5	floor (2) 8:19;21:17	future (10) 10:4;12:22;18:20; 23:17;25:5;27:10; 28:11;35:14;37:12; 43:16	greatest (1) 25:14
examination (1) 23:8	fall (1) 20:21	flora (1) 38:3	G	greatly (1) 21:19
example (2) 13:9;27:16	family (1) 41:22	flubbed (1) 52:7		Greene (1) 13:19
examples (1) 25:15	far (1) 45:19	focus (3) 8:4;25:1;26:10	gained (1) 19:21	Greer (3) 2:10;23:22,23
exceeds (1) 36:21	fashion (3) 31:17;32:24;33:16	focused (1) 8:9	general (1) 31:16	ground (2) 27:11;39:23
except (1) 43:22	fauna (1) 38:3	follow (1) 46:17	generated (2) 36:22;37:10	grounds (3) 12:5,10;13:23
excited (1) 23:16	favor (2) 10:19;54:7	followed (1) 40:21	generations (2) 12:22;18:20	group (1) 19:20
exempt (2) 48:18,22	feasible (1) 37:19	follows (2) 22:3,14	gentleman (1) 17:24	Grove (1) 27:17
existing (7) 22:7,12;24:4; 35:19;38:10;40:3,17	features (2) 22:24;26:12	forever (1) 52:8	gentlemen (3) 10:8;27:8;44:11	grown (1) 21:1
expand (1) 32:4	federal (1) 15:7	form (3) 13:16;38:4;42:12	Geography (1) 11:24	grows (1) 47:22
expansion (1) 33:20	feet (1) 36:15	Fort (1) 13:19	geology (1) 39:12	growth (4) 19:15;36:21;37:8, 11
expert (1) 6:21	field (1) 42:22	forth (1) 45:17	GEORGE (1) 2:2	guy (1) 47:10
explosion (1) 40:13	fighting (1) 33:24	forward (6) 5:23;8:16;24:5; 37:2,3;44:23	Given (2) 15:15;22:22	H
express (1) 7:18	file (1) 49:20	found (4) 22:21;40:12,14; 47:10	giving (1) 26:17	hall (2) 20:22;25:18
expression (1) 47:15	Final (1) 10:6	four (1) 45:4	glad (1) 14:10	hallway (1) 4:24
extend (2) 44:24;45:18	finalized (1) 8:11	four-story (1) 29:4	glass (1) 23:3	handbook (1) 49:16
extends (1) 21:23	finalizing (1) 8:10	framed (1) 23:4	global (1) 19:9	happen (3) 27:22;52:11;53:3
extensive (2) 20:16;49:8	financial (1) 24:6	Francis (2) 11:21;13:6	gloss (1) 31:16	happened (3) 50:1,13;53:2
extensively (1) 13:14	finding (1) 40:22	Frederick (4) 12:13,14;13:2;14:1	god's (1) 47:17	happens (2) 47:21;52:3
extent (2) 9:10;16:23	findings (1) 31:10	frequently (1) 44:18	goes (3) 12:2;45:3;50:12	Harvey (1) 11:23
extremely (2) 29:13,24	finish (1) 52:2	friend (1) 47:20	Golden (3) 2:14;30:5,6	health (10) 30:17;31:24;34:10, 20,22;35:2,7,9,13,15
eye (1) 5:13	Fire (28) 30:8,15,20,24; 31:15;32:4,6,16;33:4, 11,13,15,17,21,23,24; 34:7,12;35:4,6,15,22; 39:17;45:21,23;46:8, 22;47:3	front (2) 21:7;47:5	Good (9) 6:1,2;11:3;23:22; 24:14;26:24;30:5; 41:10;47:5	hear (4) 5:7;7:8;8:8;36:17
F	fired (1) 50:16	full (2) 24:5;36:1	Gothic (2) 13:3,11	heard (1) 8:24
facade (2) 22:21;23:11	firm (1) 6:3	fullest (1) 16:23	Governmental (1) 30:22	hearing (9) 3:16;4:2,20;7:17, 21;9:8,13;10:14;54:4
face (3) 47:16;48:21;53:15		fully (2) 21:18;32:13	gradient (1) 39:24	hearings (2) 3:14;7:23
Facebook (2)		fund (1) 50:5	Granted (1)	heart (1)

15:17 hearts (1) 41:19 hefty (1) 7:4 held (2) 14:1;51:24 help (5) 8:3,10;21:9;41:6; 43:11 helped (1) 17:18 Heritage (11) 3:18,19;9:24; 10:16;11:15;12:24; 15:16;16:4;18:17; 32:7;35:10 HH (1) 14:24 Hi (2) 18:24;28:16 high (2) 13:11;52:23 hire (2) 32:17;33:7 Historian (3) 13:5;42:19;43:1 Historic (19) 11:18,20;12:4,8, 17;14:2,22;15:10,13, 18;16:4;19:9;23:10; 28:19,21,22;41:17; 42:6;53:17 historical (10) 29:13;41:14;42:3, 8,16,18,22;43:2; 51:19;53:21 historically (1) 42:10 history (6) 27:19,20;29:8,10; 42:10;53:1 holding (2) 49:23;50:4 holds (2) 23:17;41:19 home (3) 9:22;18:14;28:11 homes (1) 25:13 hope (9) 12:19;15:5;18:16; 23:12,17;26:3;47:15; 51:22;52:10 hopefully (1) 8:8 hoping (1) 43:19 horrendous (1) 45:16 Hospital (12) 12:7;13:7,12,23; 14:8;16:16;17:14;	25:16;26:7;41:18; 50:15;53:5 host (1) 6:22 hotel (3) 16:4;45:7,12 Hudson (24) 3:17,18;9:24; 10:15;11:15;12:7; 13:7,22;15:16,17; 16:16;24:24;25:11, 16;26:6;27:4;28:5, 23;32:7;35:10;41:18; 50:12;51:4,6 huge (2) 37:16;42:9 human (9) 30:17;34:10,19,22; 35:1,7,8,13,15 Hyde (4) 23:24;44:20;45:5; 51:14	incorporate (6) 15:24;16:14;22:5, 9;25:7;28:10 incorporated (3) 12:20;22:15;23:13 incorporating (1) 27:11 incorporation (1) 23:1 increase (1) 24:8 Indeed (1) 35:8 independent (1) 30:21 individuals (1) 17:2 industrial (2) 25:12;50:20 initial (1) 6:9 input (1) 9:9 Installation (1) 21:5 insult (1) 47:19 integrity (1) 12:5 intentions (1) 33:18 interest (1) 24:22 interested (2) 7:9;27:9 Interior (2) 15:14;20:20 internal (1) 34:2 interpretive (1) 27:19 into (21) 3:15;12:20;16:3, 16;18:2;21:24;22:5, 9,15;23:1,13;25:7; 26:20;32:8;37:9,13; 49:5,13;50:12;51:1; 52:10 introduce (2) 4:2;17:11 involved (3) 6:24;7:9;49:7 iron (1) 22:4 irreplaceable (1) 19:10 issue (6) 31:19;32:7,14; 35:1,7,9 issues (8) 6:23;7:13;8:5; 31:17;34:17,20; 35:13;48:12	J Jay (3) 2:8;17:7,11 Jersey (4) 47:11,13;52:22; 53:6 Jim (5) 2:17;44:10,13,14; 48:7 job (4) 14:3;49:10,19,24 jobs (2) 48:18;49:12 judging (2) 7:2;8:10 July (1) 6:8	26:12 landscapes (1) 14:15 lanes (1) 45:4 large (4) 17:16;33:20;38:5, 23 larger (1) 36:16 last (5) 5:12;6:15;20:15, 21;38:12 late (1) 16:7 later (1) 5:14 law (3) 6:3;12:13;14:1 Lawn (2) 14:12;16:19 laying (1) 7:5 lead (1) 6:11 leaf-off (1) 39:9 leaf-on (1) 39:9 League (1) 11:13 learned (1) 14:10 least (2) 18:18;45:10 leave (1) 42:20 leaving (1) 49:20 left (2) 43:9,15 lend (1) 34:5 length (1) 41:21 letter (1) 13:6 level (1) 23:6 Library (1) 14:5 life (7) 19:5;35:8;38:8; 41:23,23;44:16;53:2 light (1) 21:6 lights (1) 45:13 likely (1) 37:16 limit (2) 4:6;20:4 limited (1)
	I		K	
	idea (1) 29:9 identified (1) 50:21 identity (1) 19:15 illegal (3) 20:14;21:3,9 illuminate (1) 21:6 illumination (1) 21:8 Impact (11) 6:19;30:14,15; 34:24;37:16;38:6,22; 39:1,5;42:16;48:5 impacts (6) 6:23;37:7,7;38:24; 39:8;41:3 imperative (1) 35:10 important (10) 12:12;13:20;15:23; 26:13;29:14,24;31:6; 32:11;33:23;42:21 importantly (1) 31:7 incidentally (1) 13:13 include (4) 10:5;11:12;38:13; 39:1 included (1) 23:1 includes (1) 34:21 including (2) 31:9;35:16		Karen (3) 2:19;51:12,13 keep (4) 37:20;51:4;53:16, 18 keeping (1) 29:12 Kelly (3) 2:13;28:16,17 Kingston (2) 25:18;26:2 knock (1) 29:14 knocked (1) 53:7 knocking (2) 28:20;29:16 Knowing (1) 47:12 knowledge (1) 19:6 Kowsky (2) 11:22;13:6 Kowsky's (1) 13:13	
			L	
			lag (1) 33:3 laid (1) 14:15 land (1) 43:4 landfill (1) 40:8 Landmark (5) 12:8;13:15;14:22; 15:18;16:15 Landscape (4) 11:14;15:1;16:19;	

36:9 link (2) 10:1;23:14 list (1) 25:10 listed (1) 31:5 little (2) 11:9;45:24 live (3) 47:18,24;52:22 lived (5) 17:19;41:21;47:11, 14;48:1 living (1) 50:4 Ljutich (2) 2:13;28:16 load (3) 46:6,12;53:20 local (4) 19:7;42:14,15; 49:23 located (3) 13:21;15:17;22:20 location (1) 14:8 Locust (1) 27:17 Lomi (3) 2:12;26:24;27:1 long (2) 25:10;42:10 long-awaited (1) 16:13 look (5) 7:1;18:2;20:12; 24:4;48:21 looking (5) 7:14;18:6;20:10; 29:3;46:1 lot (3) 4:5;17:19;38:17 lots (1) 18:8 love (3) 16:10;29:9;53:1 loved (2) 41:24,24 lowered (1) 37:4 luck (1) 26:19	12:4 majority (1) 36:19 making (3) 5:14;48:17;49:9 mandates (1) 34:23 Manhattan's (1) 13:18 many (10) 13:20,21;24:18; 25:13,19;37:2,18; 41:20;45:13;53:7 mapping (1) 38:7 maps (2) 9:4;50:8 Marist (3) 17:13,15;45:1 mark (1) 31:23 Massachusetts (1) 50:15 massive (1) 49:5 material (1) 48:24 materials (2) 33:9;34:18 matter (1) 6:5 may (3) 25:20;38:21;43:7 McDevitt (3) 2:9;18:24;19:1 McDonald's (1) 18:14 mean (4) 45:8,9,22;46:7 measures (1) 31:11 media (1) 19:21 meet (1) 35:15 meeting (2) 3:6;5:13 meetings (1) 5:5 member (1) 27:3 members (1) 11:4 memorial (1) 23:2 mention (2) 38:16;50:7 mentioned (2) 17:3;48:12 mentioning (1) 49:11 mercury (1) 50:22	mess (3) 45:1,18;47:12 met (1) 6:8 metal (1) 23:3 Metropolitan (1) 50:14 Michael (3) 2:9;18:24;19:1 mid (1) 8:12 middle (1) 40:23 Mid-Hudson (2) 15:22;16:8 might (3) 39:20;47:4;51:1 million (2) 37:24,24 mind (2) 37:20;53:16 minds (1) 41:20 mine (1) 47:20 minute (1) 9:5 minutes (1) 4:7 miss (2) 4:13;31:23 missed (2) 42:4;43:8 mitigation (1) 31:10 model (1) 46:10 modern (1) 12:21 modified (3) 34:16;35:11,23 modify (1) 5:16 molding (1) 22:13 month (4) 5:4,12;6:16;19:22 months (1) 20:16 more (6) 17:19;18:2;32:8; 44:22;51:3,7 Morristown (1) 53:6 most (3) 17:16,22;34:6 motion (1) 54:3 move (2) 23:18;44:23 much (3) 3:23;29:3;36:18	municipal (1) 40:10 Museum (1) 28:12 must (1) 35:2 myself (1) 17:11 <hr/> N <hr/> name (14) 11:1,4;17:11;19:1; 23:23;24:15;27:1; 28:17;30:6;47:17; 48:8;51:12;52:18,20 National (7) 12:8,9;13:14;14:2, 22;15:18;19:4 nature (1) 20:21 necessary (7) 24:9;32:4,19;33:5, 6,8;35:18 need (10) 18:2,3;20:12; 29:19;31:18;32:3,15; 34:1;41:4;46:15 needed (3) 20:19;36:18;39:14 needs (7) 30:11,24;31:14; 32:1;37:17;40:15; 46:5 neighborhood (1) 18:13 neighboring (1) 45:23 Neil (3) 2:7;4:16,16 network (1) 35:20 New (17) 11:13,17,19,23; 15:7;22:6,16;23:1, 13;25:7;26:1;32:18; 37:21;47:11,12; 52:22;53:6 newer (1) 50:7 News (1) 19:22 next (2) 44:12;50:18 Nicole (3) 2:20;52:16,21 Nina (1) 6:6 nineteenth (2) 12:12;16:7 noise (5) 38:22,24;39:1,3,7 north (3)	21:24;22:14;44:20 northern (1) 29:23 northernmost (1) 21:24 note (2) 18:11;42:5 noted (3) 13:4;28:5;34:17 November (1) 31:4 number (6) 3:16;9:17;10:15; 14:3;38:1;41:5 Nursing (2) 28:6,12 <hr/> O <hr/> obviously (1) 40:14 occur (1) 7:20 Office (2) 11:19;42:8 Often (4) 25:5;44:21;46:19; 52:3 oil (1) 50:16 old (1) 52:22 older (1) 50:9 Olmsted (8) 12:14;13:17;14:2, 5,6,11;15:1,4 once (4) 3:22;18:12;43:12; 52:7 one (19) 3:16;4:22;7:16; 10:15;17:21;19:22; 20:8;25:14;27:8,21; 28:19;36:13;43:20; 44:11;47:9;48:12; 49:2,6,24 ones (2) 4:23;50:9 ongoing (1) 5:19 only (2) 21:16;42:5 onsite (1) 33:13 on-site (1) 23:8 open (2) 43:9,16 operate (1) 33:16 operational (2) 30:23;33:14
M				
ma'am (2) 23:21;26:23 magnificent (1) 19:13 main (3) 16:2,20;26:10 maintaining (1)				

<p>opinion (1) 6:21</p> <p>opportune (1) 34:6</p> <p>opportunity (5) 15:20;24:16;44:7; 46:23;47:2</p> <p>optimal (1) 38:9</p> <p>option (3) 43:9,13,15</p> <p>order (10) 12:22;23:9;30:13, 24;32:6,12,20,22; 35:23;37:18</p> <p>organization (2) 11:11;27:5</p> <p>organizations (1) 17:2</p> <p>original (3) 12:6;14:16;25:6</p> <p>ornate (1) 22:4</p> <p>ourselves (1) 12:15</p> <p>out (9) 4:13;7:5;14:15; 24:17;42:20;43:14; 46:9;47:11;52:3</p> <p>outgrow (1) 25:5</p> <p>outside (2) 4:24;9:17</p> <p>over (11) 5:20;8:18;17:17; 19:21,24;25:20; 31:16;32:10;38:8; 43:13,24</p> <p>Overall (1) 16:11</p> <p>own (2) 42:23;48:13</p> <p>owner (1) 49:22</p>	<p>12:9;13:15,18; 23:24;44:21;45:5; 51:15</p> <p>parking (1) 18:8</p> <p>Parks (2) 11:20;13:19</p> <p>part (4) 5:18;29:22,23;36:3</p> <p>particular (1) 25:1</p> <p>particularly (2) 24:22;26:10</p> <p>parts (1) 28:22</p> <p>passed (1) 12:21</p> <p>past (2) 12:20;23:14</p> <p>paths (1) 27:14</p> <p>patrols (1) 21:4</p> <p>paved (1) 43:13</p> <p>payer (1) 48:11</p> <p>PCB (1) 40:11</p> <p>PCBs (2) 39:15;50:24</p> <p>Peek (1) 6:6</p> <p>people (10) 4:5;9:6,20;19:22; 20:1;31:2;42:21; 53:2,7,11</p> <p>Perhaps (2) 25:18;26:7</p> <p>period (2) 8:3;14:6</p> <p>periods (1) 40:19</p> <p>person (2) 44:18;51:17</p> <p>personality (1) 29:5</p> <p>personnel (4) 31:20;32:18;33:8; 35:17</p> <p>phase (2) 20:7,8</p> <p>phased (1) 32:23</p> <p>picture (1) 27:18</p> <p>piece (1) 52:5</p> <p>place (5) 18:18;23:7,9;38:8; 41:19</p> <p>places (2) 17:22;53:4</p>	<p>plan (2) 21:15;39:18</p> <p>Planning (5) 3:21;6:7;9:2;23:8; 46:14</p> <p>plans (9) 13:22;14:13;15:1; 18:7;19:6;24:20; 27:15;33:17;43:15</p> <p>plant (2) 38:7;50:20</p> <p>plaques (1) 29:10</p> <p>plays (1) 17:14</p> <p>plaza (1) 45:7</p> <p>Please (4) 3:6;10:24;42:23; 52:19</p> <p>pleased (2) 16:11;24:19</p> <p>pledge (2) 3:7,8</p> <p>plus (2) 45:6,7</p> <p>pm (2) 3:2;54:13</p> <p>point (8) 9:12;17:23;33:14; 42:1;43:16;44:20; 45:2;46:17</p> <p>police (6) 21:4;33:21;34:1; 38:15,18;46:8</p> <p>policies (1) 18:3</p> <p>policy (2) 31:6,8</p> <p>politicians (1) 25:19</p> <p>polluting (1) 50:23</p> <p>pools (1) 40:23</p> <p>poor (1) 25:22</p> <p>population (1) 37:8</p> <p>possible (3) 16:23;22:24;51:5</p> <p>possibly (1) 33:19</p> <p>posted (2) 9:19;10:4</p> <p>posters (1) 9:21</p> <p>potential (8) 6:22,23;7:13;24:7; 38:5,23;41:3;45:7</p> <p>Poughkeepsie (6) 11:15;12:1;27:3; 38:15;44:19;51:14</p>	<p>Poughkeepsie's (1) 12:6</p> <p>powered (1) 21:6</p> <p>preceding (1) 27:7</p> <p>preliminary (1) 18:7</p> <p>prepared (1) 39:18</p> <p>present (3) 8:23;23:15;35:13</p> <p>presentation (1) 8:24</p> <p>presentations (1) 9:1</p> <p>Preservation (18) 11:6,12,19,21; 12:17;15:8,12;19:3,3, 8;22:3;26:5,9,11; 27:4;41:17;42:6,8</p> <p>preserve (4) 12:23;18:19;22:23; 23:10</p> <p>preserved (4) 14:12;16:22;25:7, 11</p> <p>preserving (3) 14:17;16:4;19:6</p> <p>president (1) 11:5</p> <p>prevent (1) 20:19</p> <p>previously (1) 17:19</p> <p>print (1) 11:1</p> <p>prior (1) 39:15</p> <p>private (1) 25:13</p> <p>probably (3) 7:20;28:11;44:2</p> <p>procedural (1) 6:10</p> <p>process (7) 5:19,23;7:7,23;8:1; 13:3;16:6</p> <p>processing (1) 48:16</p> <p>Professor (3) 11:22,24;13:12</p> <p>Program (1) 37:22</p> <p>Project (30) 3:18,22;4:9;6:7,13; 7:18,24;10:1;14:3; 16:13;23:17;24:2; 26:20;30:14;32:7; 33:2;35:19;37:1,10, 18;39:6;41:4;42:9, 15;44:23;46:19;49:5; 51:21;52:2;53:10</p>	<p>projects (4) 30:15;35:1;37:2; 40:6</p> <p>proper (1) 32:23</p> <p>properly (4) 21:12;30:13;31:1; 33:19</p> <p>property (7) 24:20;38:20;48:10; 49:7,22;50:11;52:5</p> <p>proposed (2) 15:16;34:9</p> <p>pros (2) 7:18;8:1</p> <p>Prospect (1) 13:19</p> <p>protocols (1) 40:20</p> <p>provide (1) 46:4</p> <p>provided (1) 6:15</p> <p>provides (1) 31:13</p> <p>proximity (1) 22:17</p> <p>Psychiatric (2) 14:23;53:5</p> <p>public (20) 3:13,15;4:2,3,20; 7:8,17,21,23;8:2;9:8, 13;10:14,14;19:9; 31:8;33:20;37:9; 54:4,12</p> <p>published (1) 19:23</p> <p>pull (1) 52:2</p> <p>purchase (2) 32:18;33:5</p> <p>purchases (2) 48:18,20</p> <p>purpose (2) 7:7;25:6</p> <p>push (1) 18:10</p> <p>put (2) 9:5;29:15</p> <p>putting (1) 29:9</p>
P		Q		
<p>page (4) 9:22;19:23;31:5; 34:15</p> <p>pages (1) 7:5</p> <p>panels (1) 27:17</p> <p>paper (1) 46:2</p> <p>Papers (1) 14:5</p> <p>Paramus (4) 47:11,12,15,18</p> <p>pardon (1) 28:2</p> <p>Park (7)</p>	<p>personality (1) 29:5</p> <p>personnel (4) 31:20;32:18;33:8; 35:17</p> <p>phase (2) 20:7,8</p> <p>phased (1) 32:23</p> <p>picture (1) 27:18</p> <p>piece (1) 52:5</p> <p>place (5) 18:18;23:7,9;38:8; 41:19</p> <p>places (2) 17:22;53:4</p>	<p>plan (2) 21:15;39:18</p> <p>Planning (5) 3:21;6:7;9:2;23:8; 46:14</p> <p>plans (9) 13:22;14:13;15:1; 18:7;19:6;24:20; 27:15;33:17;43:15</p> <p>plant (2) 38:7;50:20</p> <p>plaques (1) 29:10</p> <p>plays (1) 17:14</p> <p>plaza (1) 45:7</p> <p>Please (4) 3:6;10:24;42:23; 52:19</p> <p>pleased (2) 16:11;24:19</p> <p>pledge (2) 3:7,8</p> <p>plus (2) 45:6,7</p> <p>pm (2) 3:2;54:13</p> <p>point (8) 9:12;17:23;33:14; 42:1;43:16;44:20; 45:2;46:17</p> <p>police (6) 21:4;33:21;34:1; 38:15,18;46:8</p> <p>policies (1) 18:3</p> <p>policy (2) 31:6,8</p> <p>politicians (1) 25:19</p> <p>polluting (1) 50:23</p> <p>pools (1) 40:23</p> <p>poor (1) 25:22</p> <p>population (1) 37:8</p> <p>possible (3) 16:23;22:24;51:5</p> <p>possibly (1) 33:19</p> <p>posted (2) 9:19;10:4</p> <p>posters (1) 9:21</p> <p>potential (8) 6:22,23;7:13;24:7; 38:5,23;41:3;45:7</p> <p>Poughkeepsie (6) 11:15;12:1;27:3; 38:15;44:19;51:14</p>	<p>quality (2) 32:20;44:16</p> <p>quantified (1) 39:22</p> <p>quickly (2) 5:21;6:8</p> <p>quoted (2) 13:14;43:4</p>	

	36:2	residual (1)	21:10	18:8
R	referred (1)	39:15	River (10)	sealing (1)
	43:5	residue (1)	11:15;12:7;13:7;	21:22
rainfall (1)	reflect (1)	50:18	15:18;16:16;25:16;	seasons (2)
40:19	16:6	resources (5)	26:6;28:5;41:18;	38:9;39:11
range (1)	regard (4)	19:7;23:9;40:3;	50:13	Second (4)
38:9	41:13,16;42:3;43:3	41:14;42:4	road (5)	10:17;17:10;49:2;
reach (1)	Regarding (5)	respect (3)	9:14;16:19;36:24;	54:5
19:24	38:3,10;39:12;	9:15;31:24;33:10	43:10;44:20	section (3)
read (1)	40:2,16	Respectfully (2)	roads (3)	34:12,19;35:12
46:2	region (1)	17:1;35:22	14:14;29:1;43:19	secure (2)
real (3)	16:10	responsive (1)	roadway (2)	21:12;27:24
53:2,11,12	regretting (1)	19:16	34:2;35:18	sediment (1)
reality (1)	53:8	respond (1)	Robert (3)	40:12
53:15	reincorporating (1)	35:6	2:11;24:14,15	self-guided (1)
realize (1)	26:19	response (3)	role (1)	27:12
52:24	reinforce (1)	5:17;32:5;54:2	17:15	senior (1)
really (6)	26:14	responsibilities (1)	Roll (2)	17:12
8:3;29:19;31:23;	Related (2)	35:16	3:9,11	sense (4)
48:23;49:4;51:2	32:14;44:15	responsibility (1)	roof (2)	19:13;29:18;33:12;
Realty (1)	released (1)	53:13	20:21;22:7	46:1
2:3	5:12	Restoration (2)	Route (4)	sent (1)
reason (1)	relegates (1)	11:14;15:3	43:4;45:17;47:13,	7:10
49:11	34:9	restored (1)	13	separate (3)
rec (1)	relocate (1)	25:24	ruined (1)	5:5;34:18;35:12
28:4	22:23	Retired (1)	52:9	September (2)
receive (2)	remain (2)	11:17	rules (1)	5:15;8:12
4:14;5:9	14:14,16	reuse (14)	10:13	SEQRA (2)
received (1)	remaining (4)	12:18,19;14:21;	running (3)	6:12;34:23
9:16	12:5;15:9;16:1,19	15:9,12;16:13,24;	19:20;33:3;50:11	SEQRA's (1)
receiving (1)	remains (1)	18:3;19:12;21:15;	Rychuk (3)	34:20
24:5	14:18	22:10,19;25:3;41:16	2:10;23:22,23	seriously (1)
Reclaim (3)	remediation (2)	revenue (7)		29:20
22:7,12;23:3	39:17;40:6	36:19;37:5;46:3,5,	S	serve (1)
reclaimed (1)	remind (1)	12,20;47:7		31:2
22:9	4:8	revenues (3)	safely (1)	served (1)
recognize (1)	removal (6)	36:22;37:10,12	31:2	14:7
53:20	20:14;21:7;22:22;	review (3)	safest (1)	Service (5)
recommendation (1)	39:2,4,5	5:22;6:12;31:13	34:6	12:9;21:23;32:21;
27:21	repairs (1)	reviewing (1)	safety (5)	33:20;37:9
recommendations (1)	20:21	6:13	30:17;32:1;33:24;	services (2)
5:14	report (4)	revised (1)	34:7,10	36:20;46:11
record (3)	30:21;31:4,13;36:2	30:12	save (1)	Service's (1)
6:3;11:2;36:3	reports (2)	Revival (1)	29:24	13:15
records (1)	38:11,14	13:4	saved (1)	session (4)
38:19	representatives (1)	revived (2)	29:20	3:17;4:10;10:15;
Recreation (1)	8:22	28:24;29:3	saw (1)	54:12
11:20	representing (2)	reward (1)	43:6	seven (1)
reduce (1)	19:2;30:8	15:11	School (3)	45:4
21:10	request (2)	rezoned (1)	24:1;28:5;52:23	several (2)
reduced (1)	35:22;42:12	18:12	schools (2)	9:1;36:24
41:4	require (3)	Rhinebeck (2)	24:4;47:1	sharing (1)
reducing (2)	31:8;34:16;35:11	11:16;44:21	scope (18)	19:6
37:5;41:5	requirement (1)	Richard (3)	7:4;8:5,6,11;20:8;	sheet (1)
reduction (1)	34:22	2:14;30:5,6	30:11,12;31:6,7;	11:1
38:1	research (1)	Richardson (2)	32:12;34:9,13,15;	shopping (2)
reductions (1)	30:22	14:24;15:4	35:11,23;38:17;	45:6,13
37:13	resident (3)	right (7)	42:13;43:18	short (1)
refer (2)	27:2;48:10;51:14	3:13,15;34:4,17;	scoping (11)	20:3
9:6;14:20	residential (3)	42:22;50:11,18	3:17;4:10,21;5:3,	show (5)
reference (1)	36:14,21;41:5	right-hand (1)	11,17;6:14,16;10:2,	27:18;46:11;47:16;
9:24	residents (3)	9:23	15;54:12	50:8;53:1
referenced (1)	32:1;46:15;50:2	risk (1)	sea (1)	shown (1)

36:20 SHPO (1) 42:7 side (1) 21:7 signature (1) 16:5 significance (2) 19:10;29:13 significant (8) 12:11;13:9;16:14; 22:24;31:24;34:10; 42:11,15 similar (4) 14:22;20:20;26:3; 27:16 simply (3) 31:16;33:13;34:13 site (25) 12:7;14:2,9;15:10, 15:16;16:17;14:14, 21;18:4,5,10,15,17; 20:10;23:14;27:10, 20;28:1;34:3;39:6, 16;40:9;50:21;51:19 sites (4) 15:13;25:12;39:19; 40:11 sits (1) 20:7 situations (1) 49:17 six (1) 45:3 slate (2) 22:7,9 slated (1) 27:14 slopes (2) 39:13,21 social (1) 19:21 Society (2) 42:18;43:2 Soil (1) 39:13 soils (1) 39:12 solar (1) 21:6 somebody (1) 4:22 someone (1) 41:24 sometimes (2) 47:1,23 somewhat (1) 51:7 somewhere (2) 43:7,14 sort (2) 5:21;45:2 sound (1)	39:10 south (10) 20:5,9;22:2,8,13, 20;23:11;28:3;29:22, 22 spaces (1) 20:20 Spackenkill (1) 44:20 span (1) 19:22 Spangenburg (4) 2:20;52:16,20,21 speak (5) 4:12;24:17,21; 26:18;44:7 SPEAKERS (2) 2:6;41:15 speaking (2) 18:1;51:16 Special (7) 4:18;6:4;17:15; 41:19;51:20,21;52:6 specialization (1) 48:14 species (1) 38:7 specific (2) 31:19,19 specifically (2) 16:18;34:21 specifies (1) 49:15 spent (1) 25:20 spoke (3) 26:16;27:8;41:16 spread (1) 53:1 Springside (1) 11:14 square (2) 29:4;36:15 Staatsburg (1) 11:7 Stabilization (1) 21:13 stained (1) 23:3 stand (1) 3:6 standards (1) 15:14 start (2) 4:3;20:11 starting (1) 47:8 State (11) 11:13,17,19;15:7; 21:18;25:16;26:6; 37:22;41:18;42:7; 50:15 stated (1)	30:10 Statement (4) 6:19;11:10,12;36:1 States (1) 13:10 steep (2) 39:13,21 Steinmetz (1) 6:4 steps (2) 6:10;21:11 still (4) 4:10,13;8:13;25:2 stone (1) 22:13 stones (2) 22:19,20 STRAUBER (2) 11:3,5 stream (2) 40:12;50:10 streams (1) 40:17 Strengthening (1) 19:14 strongly (1) 16:17 structure (1) 26:13 structures (6) 12:6;14:23;19:11; 26:8,20;43:12 student (1) 52:23 students (3) 17:15;24:3,10 studies (2) 6:20;36:19 study (2) 43:4,6 stuff (1) 47:21 style (1) 25:17 sub (1) 22:1 subject (1) 5:12 submission (1) 32:9 submitted (1) 17:1 submitting (2) 36:10;41:2 substance (1) 31:9 substantive (1) 8:1 substantively (1) 31:11 subsurface (1) 40:3 successfully (1)	25:10 suddenly (1) 49:19 sufficient (1) 32:15 suggestion (1) 15:24 summarize (1) 5:22 SUNY (1) 11:22 super (1) 36:17 Superfund (1) 50:21 superintendent (1) 23:24 SUPERVISOR (26) 3:4,9,12;5:1;8:12; 10:7,12,18,21;17:4; 18:21;23:19;24:11; 26:21;28:14;30:1; 36:5;41:7;44:1,8; 48:6;51:8;52:13,18; 53:23;54:6 support (2) 19:7;24:6 suppose (1) 11:8 sure (3) 18:4;37:1;49:9 surface (1) 40:2 surrounding (1) 20:24 survey (1) 50:10 surviving (2) 14:20;16:22 suspend (1) 10:13 swimmable (1) 51:7	54:6 tax (17) 15:7,11;24:8; 36:19,21;37:4,5,21; 46:3,20,22;47:7,7; 48:10,17,18,22 team (1) 5:6 temporary (2) 20:18;21:5 ten (1) 31:5 terms (3) 45:20;46:22;48:15 test (1) 39:14 Thanks (1) 29:24 therefore (3) 35:9;37:4;42:11 thinking (1) 47:17 thought (1) 17:21 thousand (2) 36:15;45:10 threatened (1) 38:6 three (6) 3:20;4:7;29:4; 38:12;40:5,6 thriving (1) 15:21 throughout (1) 7:23 thus (1) 34:23 Tignanelli (2) 2:15;36:8 timely (1) 35:5 times (3) 3:20;38:9,18 today (2) 21:14;24:17 told (1) 47:14 tonight (10) 3:14;4:13;5:7;6:6; 7:8,17;8:2,9,21;17:9 tonight's (1) 5:13 topographic (2) 50:8,10 topographical (1) 39:24 topography (1) 39:13 touch (1) 52:6 touched (1) 41:23 tour (1)
			T	
			table (2) 4:23;6:17 talk (1) 27:20 talked (1) 45:22 talking (1) 46:7 talks (1) 46:3 TANCREDI (24) 3:4,9,12;10:7,12, 18,21;17:4;18:21; 23:19;24:11;26:21; 28:14;30:1;36:5; 41:7;44:1,8;48:6; 51:8;52:13,18;53:23;	

27:12	7:5		wards (2)	Work (8)
tourism (1)		V	22:5,8	20:23;22:4,13;
15:21	U		waste (1)	26:4;47:10;48:15;
tourists (1)		Valley (6)	40:10	49:4,22
16:9	unanimously (2)	13:22;15:22;16:8;	water (3)	Works (3)
tout (1)	10:20;54:9	17:19;25:1,11	20:19;40:3;51:1	19:3,4;27:4
46:20	under (2)	value (1)	way (4)	worse (3)
toward (2)	37:6;40:20	37:13	34:3,6;50:12;52:24	48:3,3,4
5:14;23:18	undergoing (1)	vanish (1)	weather (1)	writing (1)
tower (1)	15:2	47:8	20:18	44:5
22:4	underground (1)	Vassar (1)	website (1)	written (11)
Town (14)	21:21	12:1	9:20	4:9,14;5:2,8;8:14;
3:5,19;4:17;5:15;	undersigned (1)	Vaus (1)	welcome (2)	9:18;13:7;32:9;33:9;
6:24;18:12;30:19;	12:3	12:13	3:5;24:2	36:10;41:2
32:1;38:14;43:23;	understood (1)	Vaux (4)	west (1)	Y
44:19;46:13,24;47:6	23:5	11:6;13:17;14:11;	23:11	
town's (2)	undertaking (1)	15:2	western (1)	Yasinsac (3)
39:22;42:6	16:12	vernal (1)	22:21	2:11;24:14,15
traffic (10)	unfortunate (1)	40:23	wetland (2)	year (1)
38:10,11,13;43:3,	34:8	vetted (1)	40:18,18	46:21
11,21;44:24;45:3,13;	unfortunately (1)	51:23	whatnot (1)	years (6)
53:12	50:1	Victorian (1)	53:14	25:22,24;36:24;
trails (1)	unimpeded (1)	13:11	what's (1)	38:12;48:1;52:21
27:15	21:1	view (1)	17:16	York (6)
train (2)	unique (1)	33:15	Whereupon (1)	11:13,17,19,23;
32:17;33:7	16:6	Virginia (5)	54:11	15:7;37:21
transcript (1)	uniquely (1)	2:16;41:9,10,11;	whole (1)	Yvonne (3)
5:8	12:23	44:9	6:22	2:12;26:24;27:1
transformer (2)	United (1)	visited (1)	who's (1)	Z
39:17;40:13	13:10	17:20	46:9	
translate (1)	units (6)	visitors (1)	wide (1)	Zarin (1)
37:8	36:14;37:15;38:2;	16:9	16:5	6:4
travel (1)	41:6;45:6,8	vital (1)	wife (1)	1
45:16	unless (3)	21:14	44:21	
travels (1)	8:17;42:4;43:23	voluminous (1)	Wilson (5)	
44:18	unveiling (1)	6:20	2:7;4:16,17;8:20;	
treasure (1)	28:9	VOO-657 (1)	10:11	
53:17	unwalkable (1)	40:6	windows (2)	12065 (1)
trees (2)	18:15	vote (1)	21:16;23:4	14:3
39:6,7	up (14)	46:24	Windsor (3)	15 (1)
tremendous (1)	4:1;8:14;9:5;	voted (1)	41:11;43:19,22	25:24
46:6	10:24;29:15;33:2;	54:9	wing (9)	16 (2)
trespass (1)	37:24;44:11;45:1,5;	voter (1)	20:5;21:24;22:2,8,	22:5,8
21:20	46:17;47:5,22;53:19	48:10	14,20;23:11;28:3;	17 (3)
trickle (1)	updates (1)	votes (2)	29:22	20:1;47:13;52:21
51:1	19:23	10:20;47:6	wings (5)	18 (1)
true (1)	upper (1)	W	14:20;16:3,22;	20:15
30:13	9:23		23:12;29:21	1850 (1)
try (4)	urge (1)	walkability (1)	Winthrop (1)	13:4
28:7;49:23;50:5;	16:17	18:10	11:16	1866 (1)
51:5	usage (1)	walkable (3)	wish (3)	13:23
trying (2)	12:21	18:5,13,19	9:6;10:22;26:18	1868 (1)
51:4;53:18	use (5)	walking (2)	wishes (1)	22:19
tunnel (1)	23:2;26:1;27:10;	27:12;29:6	4:22	1870 (1)
21:23	36:16;43:4	walks (1)	Withers (2)	15:1
turn (2)	used (1)	19:5	12:14;13:3	1946 (1)
5:20;8:18	47:10	walkways (1)	Withers' (3)	50:9
two (5)	uses (2)	27:15	13:8;14:18;16:1	1989 (1)
3:20;20:7;24:24;	22:24;25:8	Walmart (1)	within (4)	12:9
45:5;48:12	using (1)	36:17	20:7;27:11;32:2;	1990 (1)
type (1)	39:22	wants (1)	34:3	15:20
9:8		43:24	words (1)	19th (1)
types (1)			13:13	3:6

	43:4,10;45:17			
2	9G (1) 43:10			
20 (1) 34:15				
20% (1) 40:1				
2005 (1) 21:2				
2014 (1) 31:4				
2015 (1) 20:1				
27 (1) 7:5				
29 (1) 44:14				
3				
30 (1) 25:22				
31st (5) 4:11,15;5:3;8:14; 44:5				
33 (1) 48:1				
350 (1) 36:14				
3rd (1) 31:4				
4				
4 (3) 22:5,8;47:13				
45-year (1) 51:13				
5				
5,000 (1) 20:1				
500 (1) 19:21				
7				
7:39 (1) 3:2				
7:54 (1) 54:13				
750 (4) 36:14;37:15;45:6,8				
8				
8 (2) 22:5,8				
9				
9 (3)				