

Virginia Buechele - Windsor Court - Town of Poughkeepsie

Comments

Hudson Heritage Scoping Session - October 22, 2008 - Town of Poughkeepsie

First (so I don't forget) - I would request this Board to not close this Scoping Session this evening but rather hold it open for further comment at a future session.

Second - I would like to request under Traffic Impacts

Add Intersections just north of the proposed project:

Rte 9 and Big Meadow Lane

And

Rte 9 and River Point Road

Both of these intersections located in T/Hyde Park are now dangerous at best during high traffic hours. I previously requested these intersections be included in the 2006 Route 9 Land Use & Transportation Study but I do not believe they were. With a project this size in close proximity to the T/Hyde Park - this Board cannot look at the traffic impacts of this project in a vacuum. **[July 30, 2008 Scoping Document - Pages 9 & 10 - I. Traffic]**

Third: I find it extremely disconcerting with a project located on a significant historical parcel within the Town that the Town's own Historical Preservation Commission is **not** listed as a Involved or Interested Agency

I request that the Town's HPC be listed and invited & encouraged to comment on this project and as such be listed as such in the scoping document.

July 30, 2008 Scoping Document - Pages 12 - I. Cultural Resources 3) Proposed Mitigation - Add - c. On-going coordination with the Town of Poughkeepsie Historical Preservation Commission.

A cursory review of the EAF and Scoping Document as well as the 1989 (?) National Register Application for this site seems to note that there are other locally significant historical structures other than those confined within Register designated area.

I would also like to suggest that this Board consider appointing a local historical advisory council specifically for this project to including but not limited to a representative of the Town's HPC, the Dutchess County Historical Society, the HRPC Museum, someone from Scenic Hudson and the Dutchess Land Conservancy. Also a landscape architect.

FOURTHLY-[Last but by no means least] - All Tax Impacts need to be studied thoroughly by an independent party [not the developer and not the Dutchess County Economic Development Agency].

As tax issues pertain to the Fairview Fire District - our current problem relates to the inability to adequately staff the Department without placing an unsustainable burden on the already overburdened Taxpayers in the District. The district does

not need buildings or equipment - we need a tax base which will support the on-going expense of increased staffing. If when built this project does not produce assessment values which will support the personnel issue we will not be helped at all nor will we be helped if school taxes increase while perhaps and only perhaps Fire District taxes decrease.

All for now - please hold the scoping session open.

Thank You

**Hudson Heritage Continued Scoping Session - Nov. 19, 2008
Virginia Buechele - Windsor Court - Poughkeepsie**

In addition to the comments I made on Oct. 22, 2008 regarding Traffic Impacts, Tax Impacts and add the Town of Poughkeepsie Historic Preservation Commission as an Involved or Interested Agency

I would like to add the following.

Flora and Fauna

EAF Page 8 Item 9 - no substantial affect on non -threatened or non-endangered species?

I am concerned that there will be a substantial affect on the great numbers of White-tail Deer, Wild Turkey and Coyotes. You only have to live where I do to see the large parades of deer and turkey in and around my home from the site. In the winter I have seen parades of 35 turkeys foraging for food in the winter - not to mention seeing and hearing the coyotes in the field behind my unit or hearing their yelps when the windows are open in the summer.

In the scoping document please add to page 9 Item H2 - Please ad C. Loss or changes to habitate of non threatened and on endangers species. I don't consider these nuiance species - however I am concerned about changes in their habitat that may affect the quality of life at Windsor Court in the future.

Noise

EAF Page 4 Item 8 - Will Blasting occur - To be determined

EAF Page 4 Item 20 - Will project produce noise exceeding the local ambient noise levels - NO.

I may have missed it but I don't see noise addressed at all in the scoping document.

It seems to me that there is a possibility of much demolition on the project site, not knowing at this point what local ambient noise levels are at this point - I would like to express a concern about noise associated with the project and see the scoping document include mitigation efforts in the regard. The current storehouse is extremely close to the Windsor Court Town House Complex - property owners in this complex will surely be affected by noise associated with contruction and demolition work on this site not to mention if blasting is to take place.

Conservation Easements - I would like the concept of conservation easements with the associated necessary oversight being placed on the site when any buildings are within a 50 foot proximity to neighboring property owners. Can this be added and addressed in the Scoping Document.

Character - Please insure the character of the proposed project fits in with the character of the Hudson Valley and not the character of Bath, England.

Residents: Research ex-psych center plan impact

Concerns include traffic, aesthetics

By Michael Valkys • Poughkeepsie Journal • October 23, 2008

Kicking off what could be a two-year approval process, residents Wednesday night commented on plans to redevelop the Hudson River Psychiatric Center's sprawling former Town of Poughkeepsie campus.

Residents said officials should address a number of issues as the proposal advances - from traffic and aesthetics to ensuring any leftover hazardous materials are removed from the 156-acre site off Route 9.

Fairview resident Virginia Buechele told the town board studies of traffic effects should include areas well beyond the development site.

"This board cannot look at the traffic impacts of this project in a vacuum," Buechele said.

The board hosted a scoping session at town hall on the project's potential environmental impacts. The public hearing is required as officials prepare what is known as an environmental impact statement, needed for the project to proceed.

The development proposal is massive in scope and could dramatically alter the town's northern Route 9 corridor. It could also add hundreds of students to the nearby Hyde Park school system.

New York City-based CPC Resources wants to build 750 housing units and create 350,000 square feet of commercial space. The project could cost \$250 million and take years to complete once town approvals are granted. The approval process should extend into 2010.

Landscaping desired

Resident Annon Adams said she wants to see the project include aspects of Hudson Valley landscaping.

"This site has deep roots in the proud Hudson Valley landscape history," Adams said. She also called for a detailed study of the buildings on the site, which was once a self-sufficient community and home to thousands of workers and patients during its peak of operation in the mid-20th century.

Doreen Tignanelli urged that the environmental review include a study of potential hazardous materials on the site, which could include refuse left behind in landfills on the property.

"All of these things need to be examined," Tignanelli said. "You want any possible problems taken care of" before construction of the new complex begins.

The state three years ago sold much of the hospital's former campus to the developers for \$2.75 million after years of negotiations.

The new owners have said they plan to preserve the site's historic 19th-century main building. Part of that structure will have to be replaced after it was damaged in a May 2007 fire.

The developers also plan to preserve the sweeping 18-acre lawn at the site's western end.

The center's historic main building dates to 1871. The hospital operated there for more than a century before the building was closed in 2001.

The psychiatric center is open off Route 9G on state land not included in the 2005 sale.

Reach Michael Valkys at mvalkys@poughkeepsiejournal.com or 845-437-4816.