

Scoping Document
A. C. Dutton Tract Redevelopment
City and Town of Poughkeepsie,
New York

SEQRA Type I Action

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Draft Scoping Document A. C. Dutton Tract Redevelopment

This is a Scoping Document prepared pursuant to the New York State Environmental Quality Review Act (SEQRA) for the Draft Environmental Impact Statement (DEIS) for the redevelopment of the A. C. Dutton Tract in the City and Town of Poughkeepsie, New York. The project site is approximately 14.32 acres consisting of two tax parcels: 1) an approximately 11 acre parcel in the City of Poughkeepsie identified as tax parcel #6062-59-766443; and 2) an approximately three acre parcel in the Town of Poughkeepsie identified as tax parcel # 6062-02-736508. Both parcels are located along the Hudson River waterfront (refer to attached location map). A description of the proposed project is found in the following sections.

A coordinated review for Lead Agency status was initiated by the City of Poughkeepsie City Council on February 17, 2009-05-21. A copy of the EAF submitted by the applicant and a preliminary development plan were circulated to potentially involved and interested agencies. No objections to the City Council serving as Lead Agency were received. On April 6, 2009 the City Council declared itself Lead Agency for the SEQRA review of this project.

The DEIS will be prepared in accordance with 6 NYCRR Part 617, and will present only relevant and material facts directly applicable to the proposed project, as well as evaluate reasonable alternatives for the project. Technical report information, such as existing and projected traffic conditions and visual assessment results, will be summarized within the document to provide the reader with an understanding of environmental conditions and impacts and the extent to which mitigation will be conducted under the project. The following information will be included in the document.

GENERAL CONSIDERATIONS

Unless otherwise directed by the Scoping Document, the provisions of 6NYCRR Part 617 applying to preparation of a DEIS are incorporated herein by reference.

The document should be written in the third person without the use of the terms I, we and our. Narrative discussions should be accompanied to the greatest extent possible by the use of illustrative tables and graphics. All graphics must clearly identify the proposed project site. All maps shall be clear and legible at the scale to be included in the body of the DEIS. If necessary or appropriate, sets of larger scale maps shall also be submitted separately.

The DEIS may incorporate by reference all or portions of other documents which contain information relevant to this DEIS. Such documents shall only be referenced if they are available at City Hall for inspection. All assertions must be supported by evidence. Opinions of the applicant that are unsupported by evidence must be identified as such.

PROJECT DESCRIPTION

O'Neill Group-Dutton LLC is proposing to construct a mixed use development project on the former A.C. Dutton property on the eastern bank of the Hudson River north of Dutchess Avenue in the City and Town of Poughkeepsie, Dutchess County, New York.

The subject property was previously used for industrial purposes, including as an iron yard, a glass works and a lumberyard. The site is not currently used, however, several buildings associated with the prior uses remain on the site. The prior uses resulted in environmental contamination of the project site. It is currently listed as a hazardous waste site by the New York State Department of Environmental Conservation (DEC).

The proposed project consists of a rezoning of the property in both the City and Town to allow for a mixed-use development. The exact configuration of this development is subject to change, but for purposes of this EIS, the maximum development configuration is assumed to consist of the following elements:

- Three (3) five-story buildings containing a total of:
 - 257 one-bedroom residential units
 - 328 two-bedroom residential units
 - 15 three bedroom residential units
 - Commercial space
- Land along the Hudson River to be gifted to the municipalities for development of a walking path
- Associated parking, landscaping and utilities
- Off-site access improvements
- Public trail along the Hudson River connecting to the properties to the north and south.

Completion of construction is anticipated by the year 2015.

REASONS SUPPORTING POSITIVE DECLARATION

Potentially significant impacts include, but are not limited to: traffic, parking and access issues, provision of infrastructure/utilities, visual impact, public use of and access to the waterfront, including improvements to the site bulkhead, impacts to public services such as fire and police, stormwater management, consistency with City and Town Comprehensive Plans and Local Waterfront Revitalization Plans, impacts to cultural resources and impacts to community character.

CONTENT OF THE DEIS

Cover Sheet

The DEIS will contain a document cover that presents a project title, list of document authors and contacts, the name of the Lead Agency and a contact, the project location,

SEQRA status and relevant dates (i.e. date of acceptance by the Lead Agency, date by which comments must be received, date of public hearing and final date of acceptance).

Executive Summary

This section will describe the format of the document and will include the following elements:

- Description of proposed zoning changes in the City and Town
- Brief description of proposed plan, including necessary improvements
- List of required local, County, State and Federal approvals and permits
- Summary list of impacts
- Summary list of mitigation measures
- Summary and comparison of alternatives

Table of Contents

The Executive Summary will be followed by a Table of Contents listing document sections, figures, tables, maps, charts and appendices. The appendices will include technical reports, as required.

1.0 INTRODUCTION

1.1 Purpose and Process of the Draft Environmental Impact Statement

This section will provide a general overview of the SEQRA process. It will further discuss the specific SEQRA process for this project, including an anticipated timeline. It will also discuss the specific purposes of this DEIS.

1.2 Purpose and Need for the Project

This section will describe the history and background of the project. It will present the applicant's goals and objectives as well as the socio-economic benefits of the project to the City and Town of Poughkeepsie and other taxing jurisdictions. It will discuss the benefits of re-using the site.

The DEIS will provide a discussion of the types of markets envisioned to be served under the project. It will discuss housing prices and income levels to be served by the project. It will discuss the need for and benefits of the proposed commercial space. The form of ownership/management will be discussed.

1.3 Project Location, Description and Environmental Setting

a. Location

The boundaries of the project site with relation to municipal boundaries will be presented. Overall limits of disturbance will be discussed and illustrated on maps, with emphasis on geographic boundaries and the local context of the site to that of immediate surrounding areas.

Vehicle access and local neighborhood transportation routes will be presented, as well as a description of off-site infrastructure serving the site. The site's location with respect to park lands, local historic and archaeological resources, visually significant viewsheds and important natural and man-made features in the immediate area will be mapped.

The document will also identify property ownership, easements, rights-of-way, local restrictions and other legal constraints to developing portions of the project site. An aerial photograph of the site and neighboring areas will be prepared to depict the site and surrounding areas.

b. Description and Environmental Setting

The land use history of the site will be discussed, including its past industrial use. Current improvements on the site will be described. Previous and/or on-going environmental assessment or clean-up activities will be described, as well as any monitoring requirements. Any reclamation activities/requirements will be described.

1.4 Project Sponsor

This section will describe the project sponsor and its ability to undertake the project.

1.5 Required Approvals

This section will describe the approvals required for the project, including Federal, State and local agency permits and local board actions. The following approvals are anticipated:

- City of Poughkeepsie Common Council zoning amendments.
- Town of Poughkeepsie Town Board zoning amendments.
- City of Poughkeepsie Planning Board advisory opinion on zoning amendments.
- City of Poughkeepsie Planning Board site plan approval.

- Town of Poughkeepsie Planning Board advisory opinion on zoning amendments.
- Town of Poughkeepsie Planning Board site plan and special use permit approval.
- Town of Poughkeepsie Zoning Board of Appeals potential variance and/or special use permit approval.
- City of Poughkeepsie Local Waterfront Advisory Board LWRP Consistency Determination.
- City of Poughkeepsie documentation that the City wastewater treatment facility has sufficient capacity to receive the proposed sanitary flows and is in compliance with the existing SPDES permit.
- NYS Department of State Coastal Zone Program review for Coastal Zone Consistency Determination.
- US Army Corps of Engineers permits and reviews for activities along bank and in waters of the Hudson River.
- NYS Department of Environmental Conservation permits for activities along the Hudson River, which may include a permit for excavation and fill in navigable waters, and Stormwater SPDES Permit for stormwater discharges from construction activities and, potentially, Water Quality Certification.
- NYS Department of Health approvals for connection of water and sanitary sewer facilities.
- NYS Office of Parks, Recreation and Historic Preservation review of Cultural Resources Report.
- NYS Department of Transportation permit for any work in State right-of-ways.
- Dutchess County Department of Public Works permit for any work in County right-of-ways.
- Dutchess County Department of Planning and Development GML 239-m advisory review for zoning amendments and site plan applications.
- NYS Office of General Services approval for use of State-owned lands along and/or under the Hudson River.

This section will further describe the relationship between the Federal, State and local permitting processes and the SEQRA process.

2.0 PROJECT DESCRIPTION

2.1 Detailed Project Description

This section will present a detailed description of the project, to include site plans and a grading plan at a level of detail sufficient to allow understanding and analysis of the project. The plans will include building and improvement layout and architectural renderings. Architectural renderings and descriptions will include building style, form, materials and textures. Use of existing site features will be discussed. Plans for waterfront development, bulkhead restoration and site amenities such as trails will be included. Proposed vehicle access routes outside the development, as well as internal circulation within each development phase will be presented. Bicycle and pedestrian access and circulation will be discussed. Public and private access, including public parking, if any, will be discussed. Cultural amenities available to the City and Town of Poughkeepsie will be discussed. Provisions for water supply, sewage disposal and stormwater management will be described. Provision of private utilities will be described. Solid waste disposal will be discussed. Type of ownership of each facility component will be described. Sales and rental process, bedroom count and size and the proportions of each will be presented. Sales and rental prices and management structure will be discussed.

2.2 Construction Activities

This section will describe the proposed construction process. Site ingress and egress relative to vehicle routing, construction traffic and emergency response will be presented. The overall amount of site disturbance and proposed plans for reclamation will be discussed.

Special concerns such as rock blasting, demolition of existing structures, vibration impacts and on-site stockpiling and grading will be discussed. A construction schedule will be presented. The schedule should take into account Hudson River Rowing Association and Vassar College rowing programs and discuss the potential for impacts to such activities, including the need and procedures for coordination. A general description of the types of site grading and construction activities anticipated will be presented. In addition, a general discussion of scheduling of necessary construction of sanitary wastewater, water and stormwater systems, including the construction of off-site infrastructure, will be presented. This section will also discuss anticipated quantities of cut and fill and whether any material will be removed from or brought to the site.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

This section of the DEIS will describe the project's existing environmental setting and those aspects of the environment that may be adversely or beneficially impacted by the proposed action. Where potential impacts are identified, mitigation measures will be described to reduce or avoid the environmental impacts that may be identified. In all

relevant instances, potential impacts due to construction activities will be analyzed as well as those from site use upon completion.

This section will be organized by first describing existing conditions, then potential impacts of the project and finally, mitigation measures, if necessary, for each environmental subject area. Possible impacts and mitigation measures set forth below are preliminary only and shall be expanded or refined based on detailed analysis in each subject area.

3.1 Topography and Slope

a. Environmental Setting

This section will describe the topography of the site and will present a 2 foot interval topographic survey of the entire site. To the extent that investigation discloses the need for restoration of the bulkhead rather than minor repairs, this section will further present a bathymetric survey of the Hudson River waterfront. If required, the bathymetric survey will extend into the Hudson a sufficient distance to assess the impacts of bulkhead restoration.

b. Potential Impacts

Alteration of the site's topography and drainage patterns due to grading/excavation and/or blasting will be discussed. The influence of topography on site drainage and site planning will be discussed.

c. Mitigation Measures

Mitigation measures will be presented as required.

3.2 Soils and Geology

a. Environmental Setting

This section will provide a description of the site's soils and their capabilities to support site development based on published sources such as the Dutchess County Soil Survey. Characteristics that will be considered will include depth to seasonal high water table, depth to bedrock and erosion potential. Areas of special concern such as streams and wetlands will be identified. Available soils mapping will be presented.

This section will also provide a description of the site's geologic characteristics, including depth to bedrock, type of bedrock and bedrock outcroppings, based on published sources. Available geologic mapping will be presented.

This section will further describe the potential for soil contamination from past land use activities on the site. The results of the environmental investigations performed to date will be presented.

b. Potential Impacts

Potential adverse impacts to on-site soils and geology will be identified and discussed. Anticipated impacts relating to site grading, sediment and soil erosion, blasting, fill and environmental remediation will be described.

c. Mitigation Measures

Measures designed to minimize or eliminate anticipated impacts will be presented. A Stormwater Pollution Prevention Plan meeting the requirements of the NYSDEC will be presented. Soil and site remediation plans will be presented.

3.3 Hydrogeology

a. Environmental Setting

This section will describe the hydrogeological characteristics of the site based on published literature and past studies. The potential for groundwater contamination based on the results of the environmental investigations will be discussed.

b. Potential Impacts

Potential impacts to be discussed include the potential for alteration in groundwater flow and the potential for groundwater contamination from activities on-site or from disturbance of existing site conditions.

c. Mitigation Measures

Measures designed to prevent or eliminate adverse impacts, if any, will be presented.

3.4 Surface Water Resources and Stormwater Management

a. Environmental Setting

This section will describe and map existing water resources on the site, including the Hudson River. The NYSDEC water classification will be provided for all waters. This section will further describe and map the 100 and 500 year elevations of the Hudson River floodplain and the floodway. This section will identify aquatic resources and buffers.

b. Potential Impacts

This section will discuss impacts to aquatic resources, including alterations to drainage patterns as a result of the project. Impacts to the Hudson River shoreline and bottom from shoreline activities will be assessed. Impacts to the floodplain and floodway of the Hudson River will be addressed.

Stormwater analysis in accordance with the procedures specified in Urban Hydrology for Small Watersheds, SCS TR55 or other accepted methodology will be employed. Potential coverage under GP-0-08-001 or the need for an individual permit will be evaluated.

This section will address floodplain development permit requirements, including floodproofing and other requirements.

Existing and projected pollutant-loading calculations will be undertaken based on New York State Phase 2 stormwater modeling methodology and potential effects on the quality of receiving water bodies described.

This section will discuss potential impacts to the site from climate change and resulting sea level rise, consistent with guidance from the DEC.

c. Mitigation Measures

Mitigation measures to minimize impacts from storm water quantity and to minimize adverse storm water quality will be described. Such measures will include management and treatment of stormwater and protection of aquatic resources. Such measures shall include a discussion of the use of Low Impact Development (LID) techniques. Measures to minimize adverse impacts to the Hudson River will also be described.

3.5 Wetlands

a. Environmental Setting

This section will present a formal delineation of any State and Federally regulated wetlands on the site. A delineation report and map will be included, if wetlands are present. This section will further describe the functions and benefits of the wetlands on the project site.

b. Potential Impacts

This section will describe impacts to any wetlands on the site, including filling, alteration in surface and groundwater flows and clearing or cutting within wetlands areas. The potential for invasive species to affect the wetlands will be described.

c. Mitigation Measures

Mitigation measures to be described will include the creation of new wetlands and the enhancement of existing wetlands, if required. The effects of the mitigation measures on the functions and benefits of the wetlands will be described.

3.6 Flora and Fauna

a. Environmental Setting

Vegetative communities within the limits of the site will be identified, described and presented on a vegetation community map. Site-wide wildlife species and habitat potentials will be identified, relative to terrestrial and aquatic habitats (i.e. the Hudson River and on-site water bodies). Any areas of habitat within the Hudson River in the vicinity of the project site will be identified. Representatives of the New York State Natural Heritage Program and the US Fish and Wildlife Service will be contacted to determine the recorded presence of threatened, endangered, or unique and rare plant and animal species or rare or significant communicates or habitats on or in close proximity to the site.

b. Potential Impacts

A description of potential impacts to plant and animal communities on, or in the vicinity of the site, including in the Hudson River, will be provided. Impacts to wildlife as a result of habitat loss and change of habitat types and habitat fragmentation will be discussed. The New York State DEC has determined that documentation exists that indicates the presence of shortnose sturgeon (*Acipenser brevirostrum*) a NYS endangered species within close proximity to the project site. Evaluation of impacts to this species will be required if activities within the Hudson River, such as bulkhead restoration, are proposed.

c. Mitigation Measures

Mitigation measures will be presented as required. The use of native flora in the landscaping plans will be discussed.

3.7 Air Resources

a. Environmental Setting

Existing air quality at the site will be summarized based on NYSDEC monitoring data for the most recent five year period.

b. Potential Impacts

Impacts from construction activities will be described and assessed. Impacts from operation of the project will be qualitatively discussed.

c. Mitigation Measures

Measures to reduce construction impacts such as dust suppression will be described. Other mitigation measures will be presented as required.

3.8 Cultural Resources

a. Environmental Setting

A Phase 1A literature review and sensitivity assessment will be conducted for the site. If recommended by the Phase 1A study, A Phase 1B archaeological field reconnaissance will be conducted. The goal of the Phase 1B study will be to document the presence or absence of archaeological deposits and sites within the project area. The results of the survey will be presented in a report with recommendations on the need, if any, for further archaeological evaluation. The report will be submitted to OPRHP for review, who will make a final determination regarding the need for further study.

b. Potential Impacts

If cultural resources are found on the site, the potential for impacts to such resources will be discussed. If avoidance is not feasible, a Phase II archaeological study may be required.

c. Mitigation Measures

Mitigation measures, including the potential for preservation of some of the existing buildings on the site should be will be presented.

3.9 Land Use and Zoning

a. Environmental Setting

Existing land use and zoning controls for the project area will be described. Land use and zoning maps for the site and environs will be described. The type and character of land use in surrounding neighborhoods will be described as well as the site's relationship to nearby major land uses such as Waryas Park and the Vassar College boathouse. The relationship of the project to the Greenway trail will be discussed.

The compatibility of the proposed project to the City of Poughkeepsie Comprehensive Development Plan, the Town of Poughkeepsie Comprehensive Plan, the City of Poughkeepsie Local Waterfront Revitalization Program, and the Town of Poughkeepsie Local Waterfront Revitalization Program will be discussed. In addition, the relationship of the project to the practices and vision of the Hudson River Valley Greenway will be discussed and evaluated for consistency.

b. Potential Impacts

This section will summarize the proposed zoning amendments to the City and Town Zoning ordinances. The text of both amendments will be presented in an appendix.

This section will provide a description of how the project complies with the policies of the City and Town of Poughkeepsie Comprehensive Plans and Local Waterfront Revitalization Plans. The discussion will present each applicable policy and discuss the project's compatibility with that policy. Any conflicts will be identified and discussed.

This section will discuss compatibility with the purposes of the Town and City Zoning ordinances, including the purposes of the existing districts in which the project is located. The DEIS should discuss design considerations that emphasize access to the river, a smooth transition from properties to the north and south via a riverfront promenade, and a greater amount of floor area devoted to commercial development that would act to draw area residents to the riverfront.

This section will address the site's relationship to the Railroad Station and evaluate the project's consistency with *Greenway Connections*.

This section will discuss public access to and use of the site, including a potential riverfront trail connection. This discussion should address parking issues, landscaping and security issues.

c. Mitigation Measures

Measures to mitigate any inconsistencies with the City and Town of Poughkeepsie Comprehensive Plans and LWRPs will be discussed.

3.10 Visual Character

a. Environmental Setting

Existing designated scenic and historic areas on both sides of the Hudson River will be located and mapped, including relevant Scenic Areas of

Statewide Significance (SASS) (s) and subunits. A visual analysis will be completed to determine and describe the visual character of the project site within the context of its surrounding area. A viewshed map will be prepared to locate possible visual resources within five miles of the project site. The final list of receptors will include, but not be limited to, the following:

- The Hudson River
- The Walkway Over the Hudson
- Wayrus Park
- Vassar College Boathouse
- National or State Historic Register designated or nominated structures and other significant structures such as St. Francis Hospital and buildings on the Marist College campus.
- Public lands having visibility of the project site. Where one or more public areas are in close proximity and have substantively similar views of the site, only one receptor need be analyzed.

The final list will be approved by the City Council and/or its representatives in consultation with the Town of Poughkeepsie and other involved agencies after the view shed map is completed.

b. Potential Impacts

The changes in the visual environment will be illustrated from the approved viewpoints using visual simulation techniques. Simulations will be supported by architectural renderings that depict proposed building plans, including parking areas. The renderings shall be full color and from all four building sides. A description of changes to the landscape and a discussion of visual impacts will be provided. Also considered and shown graphically will be the effects of glare and night-time illumination due to building and roadway lighting.

Identify geographic areas from which views toward and of the Hudson River will be obstructed as a result of the proposed project, and evaluate impacts relative to the affected land uses and populations.

c. Mitigation Measures

Mitigation measures will be proposed based on the nature of the impacts identified. Examples may include alternative building locations, designs, heights, screening of rooftop mechanical equipment, materials and forms of lighting and landscaping.

3.11 Noise

a. Environmental Setting

Existing noise levels in and around the project site will be described qualitatively.

Any City or Town noise ordinances affecting the project site will be identified and discussed.

b. Potential Impacts

The impact of the project on local noise levels will be discussed. Compliance with City and Town noise ordinances will be discussed.

Impacts resulting from construction activities will be assessed using information from standard references. Expected noise levels to nearby residential and park receptors produced by typical earth moving equipment will be discussed. Distance, topography, vegetation, noise source duration and weather conditions will be evaluated for expected noise impacts associated with construction activities and construction traffic.

c. Mitigation Measures

Mitigation measures will be proposed as necessary based on the results of the analysis.

3.12 Traffic

a. Environmental Setting

Existing public transportation systems (bus and rail) which serve the site will be described. Existing and potential future plans for extending bus, pedestrian and bicycle paths to the site will be discussed.

Roadways and intersections providing access to the site, including Water Street, will be described, including pavement widths and condition, number of lanes, posted speeds, traffic controls and traffic signal timings.

Traffic counts will be taken for all roadways and intersections specified herein during periods when Marist College is in session. Capacity analyses, based on the procedures specified in the most recent edition of the "Highway Capacity Manual" will be undertaken for all roadways and intersections subject to potential significant increases in volume or potential decreases in function, including the following intersections:

- Dutchess Avenue and Albany Street
- Hoffman Street and Kittredge Place
- Hoffman Street Bridge and North Water Street
- Hoffman Street and Delafield Street
- Main Street and North Water Street
- North Water Street and Dutchess Avenue; and
- Dutchess Avenue at site entrance
- Rt. 9 ramps and intersections
- Fulton and Cedar Streets

Traffic counts for the approaches to the Mid-Hudson Bridge will be compiled from available sources.

An inventory of accident history on area roadways for the most recent three-year period, including location, date, type of accident, type of injuries, road conditions and probable cause will be prepared. This should include data from both City and Town police departments and should include the entrance ramp to southbound Rt. 9 from Main Street.

b. Potential Impacts

Impacts associated with the use of public transportation systems will be presented, along with the need to address system expansions. An evaluation of the need to extend bus service to the site as well as extend nearby pedestrian/bicycle pathways and greenway trails through the site will be presented.

Intermodal connections, including vehicular, pedestrian and bicycle access will be discussed: a) To the Poughkeepsie Railroad Station; b) to other public transit; c) to Riverfront gateway paths (north and south) and to the Walkway Over the Hudson; and d) to adjacent neighborhoods.

Capacity analyses will be performed to determine roadway conditions at all of the above intersections prior to development of each phase of the project. With respect to the intersections of Hoffman and Delafield Street and Fulton and Cedar Avenue, and the approaches to the Mid-Hudson Bridge, capacity analyses are required only if trip distribution data shows that the project will cause an increase of 5% or more over existing volumes. This analysis will include an annual growth rate and incorporate traffic generated by previously approved but not completed projects, as provided by the City and Town of Poughkeepsie, including the following projects:

- Hudson Heritage project

- Dutchess College Student Housing project
- Pendell Commons Apartment project

Average daily and peak hour trip generation volumes from the project will be estimated based on trip generation rates in the most recent edition of the Institute of Transportation Engineers reference, "Trip Generation". Distribution of project generated trips on the area roadway system will be estimated and explained. Project generated traffic will be used to complete capacity analyses of roadway conditions at each of the study area roadway intersections for the build condition upon completion of each major stage of the project and upon completion of the entire project. Where project generated traffic will add less than 10% to the total "no-build" volumes at an intersection, further analysis is not required.

The reconstruction and relocation of the Hoffman Street Bridge will be discussed, including timing and responsibility.

Sight distances at project roadway intersections with existing public roads will be evaluated in accordance with published standards.

Quantitative and qualitative impacts to residents on streets serving the site, such as Water Street, will be discussed.

Snow removal from rooftop parking areas will be discussed.

The routes, frequency and duration of construction vehicles will be identified and impacts on traffic operation and surrounding residential neighborhoods evaluated. During the construction phase, identify:

- a. Trucking routes and pathways, including radii, for largest wheelbase size and heaviest loaded anticipated construction vehicle;
- b. Roadway width and weight limitations; and
- c. Adjacent land uses and potentially affected buildings close to the road (e.g. historic buildings, Children's Museum, Poughkeepsie Railroad Station, operating rail lines, sidewalks, Waryas and other parks.

Address potential construction impacts, including but not limited to the following:

- a. Roadway infrastructure dimensional and load bearing capacity;
- b. Vibration, dust and other trucking impacts to adjacent land uses and buildings; and

c. Pedestrian and traffic safety.

Emergency access to the site and internal traffic circulation and parking will be discussed. Show access paths including turning radii for largest emergency vehicle, and for largest vehicle to serve proposed uses (e.g. tractor trailer, charter bus) for on-site circulation and for all potentially constrained off-site approaches (e.g. Hoffman Street Bridge, Water Street, etc.).

c. Mitigation Measures

Public transportation system expansions necessary to mitigate expected project needs will be identified. Arrangements for incorporating bus, rail, pedestrian/bicycle pathways and greenway trails through the project site will be presented.

Ways in which the project can implement Transit Oriented Development (TOD) principles will be outlined, including a low parking requirement of 1 space/unit. This will include implementation of the TOD plans in the “City of Poughkeepsie Transportation Strategy” as well as other City and Town TOD plans.

Measures to mitigate traffic impacts, if required, should include, but not be limited to roadway and intersection improvements (e.g. widening and restriping), road and bridge relocation and reconstruction, intersection signalization improvements, emergency access and site distance improvements. The presentation of mitigation measures will include an identification of the anticipated levels of service to exist following their implementation. Measures to mitigate impacts of construction traffic on surrounding areas will also be identified including route changes and specified hours of operation.

The DEIS should discuss the advantages and disadvantages of acquiring and converting to a public street the private road currently owned by Vassar College extending between the College boathouse and Hoffman Street.

3.13 Utilities

a. Environmental Setting

Existing water lines servicing the site will be identified. The City and Town of Poughkeepsie Joint Water Supply officials will be contacted to verify the capacity and ability to provide service to the site. Any expansions or improvements will be identified.

Existing sewer lines servicing the site will be identified. City and/or Town officials will be contacted to verify the capacity and ability of the City and/or

Town to provide service to the site. Any expansions or improvements will be identified.

A description of existing private utilities such as electric service, telecommunications and natural gas serving the site will be provided. Service providers will be contacted to verify their capacity and ability to service the project. Any expansions or improvements will be identified.

b. Potential Impacts

Demands on the City/Town Joint Water service will be evaluated, including whether sufficient service capacity exists and how much capacity will exist after project completion. Impacts on conveyance systems will be evaluated. Construction impacts of new facilities will be evaluated, including the routes at all facilities. Remaining capacity after completion of the project will be identified.

Demands on City and/or Town sewer service will be evaluated, including whether sufficient service capacity exists and how much capacity will exist after project completion. Impacts on conveyance systems will be evaluated. Construction impacts of new facilities will be evaluated, including the routes of all facilities. Remaining capacity after completion of the project will be identified.

This section will further discuss the ability of private utility providers (i. e. gas, electric, telecommunications) to service the project based on discussions with such providers. Any improvements or upgrades will be assessed. Any capacity issues after completion of the project will be identified.

c. Mitigation Measures

Required or planned water improvements to water and sewer systems to provide increased capacity of treatment or conveyance systems will be discussed and a program to provide such facilities presented. The use of conservation measures designed to reduce the demand for water supply will be evaluated.

Required or planned private utility improvements to service the project will be discussed. The use of conservation measures to reduce energy usage will be discussed.

3.14 Community Services

a. Existing Conditions

Schools

The location and capacity of public schools serving the site will be identified. School District officials in both school districts will be contacted to determine available capacity at each school service the site, the need for expansion and whether plans for expansion exist. Routes and capacity of school bus service will be described.

Police, Fire, Emergency and Health Care Services

A description of police, fire protection, emergency services and health care services serving the site will be provided for both the Town and the City of Poughkeepsie portions of the site. Information about the number of personnel employed (including volunteers), response procedures (i.e. mutual aid), jurisdictional areas and plans for expanding services will be described based on discussions with service providers.

Solid Waste Disposal

The types of public and private solid waste management facilities in Dutchess County available to handle the project's demands for solid waste disposal will be identified. Future plans for facility expansions will be described.

Recreation Facilities

A description of local and area-wide recreational facilities operated by the City and Town of Poughkeepsie, Dutchess County, and New York State will be provided, including a discussion of future plans for expansion of these facilities, and the extent to which such facilities serve the project site.

b. Potential Impacts

Schools

The expected demand on district schools due to project development will be estimated based on accepted rates of school children generation per dwelling unit. The expected demand will be discussed with school district officials to determine whether there will be any impacts. Modification to school bus routes necessary to serve the project will be discussed.

Police, Fire and Emergency Health Care Services

A determination of project related demands for police, fire, emergency and health care services for both the City and Town of Poughkeepsie portions of the project will be provided based on existing service demand rates and documented discussions with service providers. An evaluation of emergency evacuation routes and times will be provided. Discussions will be held with the Fairview Fire District regarding how they would access the site and these

discussions should be presented in the DEIS. Identification of any significant adverse impacts of the proposed project on these services and, in particular assessment of any needs for additional staff or equipment to provide appropriate police, fire, emergency and health care services for the project will be evaluated.

Solid Waste Disposal

Based on discussions with service providers, a description of potential impacts on area-wide solid waste disposal facilities will be provided in terms of capacity and transport.

Recreation Facilities

A determination of recreational demands will be completed for the full build-out of the project and will be directed at determining the types of recreational needs associated with the age groups expected to occupy the proposed development. Impacts to Town and City facilities, including Wayras Park, will be discussed. This evaluation will include discussion with City and Town recreation officials.

c. Mitigation Measures

Mitigation measures will be presented as required.

3.15 Fiscal Conditions

a. Environmental Setting

This section will summarize the current taxes paid on the site and the current job generation attributable to the site.

b. Potential Impacts

This section will include a 10-year projection of annual real property and special district taxes to be generated upon project completion and the marginal and ongoing costs of services, to all of the involved jurisdictions. There will be a projection of temporary and permanent jobs generated during and after construction.

In addition, this section will project the annual cost of impacts on community services required to support development during construction and upon build-out as identified under Section 3.14 c., "Community Service Mitigation Measures," and in discussions with municipal and school district officials. The numbers and grade breakdown of new public school children and the district costs for providing services to these children will be estimated. The number of

new households, residents and employees and their cost of impacts to municipal services will be estimated.

The developers will use the Dutchess County Economic Development Corporation fiscal impact methodology to analyze the projected levels of new taxes and the fiscal benefits of new direct and induced jobs and new expenditures with the projected costs of mitigating impacts and ongoing costs on community services over a 10-year period from the start of construction. On the commercial side the developers will specify the types and sizes of new commercial enterprises and estimate the number, types and salary levels of new jobs, and estimate the new employees moving to the municipality. There will be a discussion of both the additional impacts and estimates of the marginal costs due to the development on all impacted jurisdictions (police, fire, school, sewer and water, library, and local government), in addition to the analysis of annual recurring costs to these jurisdictions from the new development. There will be discussion of property values, spin-off impacts and regional impacts.

c. Mitigation Measures

Mitigation measures will be presented as required.

3.16 Demographics

a. Environmental Setting

Existing demographics for the City and Town of Poughkeepsie relative to target market demands for the housing units and commercial space proposed under the project will be presented. Available census information for the City and Town of Poughkeepsie will be used to describe existing population characteristics, distribution, household size, income and composition. In addition, population projections for the City and Town of Poughkeepsie and environs will be provided to project future demands for housing and commercial space. A discussion of the Town and City's affordable housing needs will be discussed with reference to the *Three County Affordable Housing Strategy*.

b. Potential Impacts

The target market(s) for the project will be described. The effect of projected population on existing demographics and housing markets will be analyzed in terms of changes in income levels and age composition of the City and Town of Poughkeepsie and new market conditions. A discussion of how the project will contribute to the Town and City's housing needs, as identified by housing studies, will be provided. Any measures to incorporate affordable housing will be described.

c. Mitigation Measures

Mitigation measures will be presented as required.

3.17 Community Character

a. Environmental Setting

This section will describe the environs around the project site, including residential neighborhoods to the east, Wayrus Park and commercial areas to the south and the Vassar College boathouse to the north. The description of neighborhood character will include a discussion of architectural appearance and traffic levels.

b. Potential Impacts

This section will also discuss proposed impacts to community character, focusing on compatibility with surrounding uses. This section will discuss the impacts to quality of life of additional traffic on residential streets east of the project site.

c. Mitigation Measures

Mitigation measures will be presented as required.

3.18 Greenhouse Gas Emissions

a. Environmental Setting

This section will generally address greenhouse gas emissions (GHG) locally, regionally and beyond following DEC guidance.

b. Potential Impacts

This section will quantify GHG from the project, including the following sources of GHG: direct emissions from stationary sources; direct emissions from non-stationary sources; indirect emissions from stationary sources; indirect emissions from mobile sources; and total GHG emissions. The method for such assessment and quantification shall follow DEC guidelines.

c. Mitigation Measures

This section will include a review and assessment of mitigation measures, with calculations of the projected reduction in GHG emissions that will result from

mitigation measures. Where practicable, the DEIS should also include a quantification of reductions in GHG emissions that would result from mitigation measures that were considered and rejected. Where models do not allow reasonable quantitative analysis, the EIS should still provide qualitative comparison of GHG emissions of various measures. Mitigation measures should be identified in relation to the level of LEED certification, if any, sought by the applicant. Examples of mitigation measures can be found in DEC guidance documents.

4.0 ALTERNATIVES

Alternatives will be presented at a sufficient level of detail to allow comparison of impacts.

4.1 No-Action Alternative

Under the No-Action Alternative the site would remain undeveloped. This section will describe future conditions under the status quo.

4.2 Alternative Development Plans

This section will present specific alternative development plans and will summarize the qualitative and quantitative (where applicable) impacts of such plans as compared to the proposed plan. The plans will be developed to a level of detail to allow such comparison. The following alternative plans will be presented.

- a. Lower density alternative. This plan will present a lower density alternative with a maximum of 300 dwelling units and a small amount of commercial space in a smaller, less intensive building configuration.
- b. Alternative layouts. An alternative site layout incorporating traditional design principals, including lower buildings closer to the river and taller buildings in the back, mixed architecture and building types and an interior walking grid allowing perpendicular view corridors through the site to the river will be presented. Density for this alternative will be commensurate with the ability of the site to support it. This alternative should include a minimum 50' right-of-way and Greenway Trail along the river with a street separating the private development from the publicly accessible space.
- c. Mixed use alternative. This alternative will incorporate a mix of uses including residential, commercial and office. A minimum of 50,000 square feet of commercial and office uses will be presented in this alternative. Residential density for this alternative will be commensurate with the ability of the site to support it.

- d. Alternative housing mix. This alternative will discuss the possibility of designating a portion of the residential component for workforce and/or senior housing.
- e. Development of uses permitted under existing zoning. Of the most reasonable in consideration of physical access and other site constraints, compare the most and least intensive uses.

4.3 Alternative Design Elements

This section will discuss alternative design elements to the proposed plan. This discussion will follow a two-step process. The first step will be to discuss whether each alternative is feasible. If the alternative is found to be feasible, the second step will be a quantitative and qualitative (where applicable) assessment of the alternative developed to a level of detail sufficient to allow comparison of impacts. The following alternative design elements will be presented.

- a. A greater amount of building square footage devoted to commercial uses.
- b. Amenities such as a park, a marina, or a small venue for music which may include an amphitheatre.
- c. A “walking path” connected to the Vassar College boathouse property wide enough for vendors to set up stands, multiple flows of pedestrian traffic and close enough to the river that it doesn’t not create a “no mans land.”
- d. For each building, ground or 1st floor commercial/retail and upper floors residential.
- e. The building proposed on the Tow parcel to be: i) 100% commercial, and ii) 50% commercial.
- f. Reduction in residential density to reduce the height of the proposed buildings to two-story and three-story.
- g. Additional access from the north end of the site eastward over or under the railroad tracks to a public right-of-way, for vehicular use, and for pedestrian only use.
- h. Development of a boat dock facility for day use, and for longer term (seasonal) use. The discussion should include associated marina support and launching craft (small and large craft) facilities.
- i. Include a minimum of 10% of the units as workforce housing.

- j. Include provisions for on-site outdoor recreation facilities to serve the resident population.
- k. Direct access form the site to U.S. Rt. 9.

4.4 Alternative Sites

This section will state that there are no alternate sites under the control of the project sponsor that meet the project objectives

5.0 IRREVERSIBLE AND IRRETRIEVABLE RESOURCE COMMITMENTS

This section will discuss the commitment of resources such as materials and energy that cannot be retrieved or avoided as a result of the project. This section will acknowledge the irreversible commitment of the site to the proposed use, as well as the potential for redevelopment. This section will discuss the quantities and timing of resource commitments.

6.0 UNAVOIDABLE ADVERSE IMPACTS

This section will summarize any unavoidable adverse impacts as a result of the project. Impacts that cannot be mitigated will be defined and quantified, and reasons given as to why they cannot be mitigated.

7.0 GROWTH INDUCING ASPECTS

Both positive and negative effects of growth inducing aspects associated with the proposed project will be considered relative to the potential socioeconomic influences that the project may have on the surrounding community.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY

The expected short and long-term uses of energy resources, and the anticipated levels of consumption will be discussed. Means to reduce energy usage during construction and operation will be discussed, including the use of energy efficient building options, such as Energy Star products, green rooftop design and LEED certification. Any policies associated with the City and Town of Poughkeepsie's designation as "energy smart communities" should be set forth and compliance with such policies discussed.

The use of alternative forms of energy such as solar energy will be discussed.

9.0 SUMMARY OF CUMULATIVE IMPACTS

The cumulative impact of other proposed projects will also be considered. In particular, the cumulative impacts of transportation, land use, community services, utilities, fiscal, visual character, demographics, noise and air must be assessed.

REFERENCES

A section listing all references used in preparation of the DEIS will be provided.

APPENDICES

The following appendices will be included in the DEIS:

1. Copies of all studies and reports completed to assist in addressing important environmental impacts associated with the project.
2. A listing of all Federal, State and local agencies and organizations contacted in preparing the DEIS.
3. Relevant correspondence with involved agencies.
4. Records of meetings and communications with Lead Agency contacts and consultants.
5. Records of meetings with providers of community services.
6. SEQRA documentation: Positive Declaration and Scope.
7. A listing of firms and persons responsible for the overall preparation of the DEIS documentation and referenced plans, architectural drawings and reports relied upon for completing the DEIS.