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Poughkeepsie, NY  
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SEP 26 2016

To: Town Of Poughkeepsie Planning Department

RE: Development on 936 Dutchess Turnpike and McDonnell Heights Center

The proposed development on the property known as the Frank Brothers farm is adjacent to the full length of our property at 925 Dutchess Turnpike and the adjacent development is directly across the road.

Our understanding is that several hundred mid-income rental apartments and townhomes have been proposed for the 20.11 acre two parcels adjacent to our property and several business structures and a recreation area or pool area are also included in the same 20+ acres.

Across the street on the two parcels totaling 36.41 acres, apartments and several businesses and a park have been planned. This totals about 60.87 acres to be developed.

We need to strongly object to this proposal as planned.

Personally we are concerned about water run off during construction. The water table is high in this area and septic systems and wells currently flood from water run-off and have been washed out by construction projects much smaller than this. Our home and our neighbors home experience severe water runoff from the farm every spring and we have personally invested in additions to our property to divert and prevent the current runoff from damaging our home.

We are not convinced that any measures that have been discussed in our meeting with Kirchhoff will prevent water and mud runoff or ground vibration from damaging our property or diminishing our lives on a daily basis. We're also concerned that a lengthened and protracted construction schedule will create a diminished, unpleasant, loud and unhealthy living environment during and after construction negatively affecting our quality of life without any obvious benefit to the community.

It is our understanding that this project arose out of the Town's 2007 plan to create town centers. It is disappointing that in this planning the town is taking into consideration the needs of people that do not live here yet and ignoring those that already live here and already are supporting this community, some for their entire lives.

This project as planned has no benefits for current residents; no sewer lines, no gas hook ups and most incredibly it is presented as a walk to center but sidewalks are only planned for the new residents. Anyone already living in the community that decides to walk to this Town center will need to walk on Route 44 or across the grass in front of their neighbor's homes.

There is already a problem with trash and noise from an already busy 44 and the increase in noise, trash, vandalism, crime and property damage will be exponential to the increase in population, car and foot traffic.

This plan will change what has been a small and peaceful neighborhood into a population dense commercial hub. Our home has historic designation, its picture hangs on the walls of this meeting room and this project changes and diminishes our home and the immediate area and adds nothing to the quality of life for the current residences.

On a larger scale,

This proposal would add 22% of Arlington's 2013 population on a plot of land that is less than 1/20th of all of Arlington. That's 22 percent of Arlington's population on 4 plots of land!

Route 44, a two lane highway, already strains to hold the current populations traffic with accidents and traffic jams as a regular occurrence.

This proposal would add an additional 30 percent of traffic to the current volume based on additional population alone.

Assuming the business's that are proposed service 100 people per day on average, per business, I assume more would be required to stay in business, this would have an additional 300-500 automobiles a day passing in front of our home along the narrow two lane highway .

The total of additional residences and business would increase traffic on Route 44 by 1000 additional vehicles on this stretch of road every day.

The area is not set up for this density of population or this increase in traffic and I find this proposal to be irresponsible as well as dangerous.

All statistics for crime, pollution including light, air and noise pollution, and accidents both automobile, pedestrian and road kill, will increase exponentially by the addition of 22% of our current population on four plots of land that would normally house 8-10 people.

It is not the development of the area we take issue with but the scale of the development and the lack of consideration of the existing community that we have taken issue with. There already exists empty commercial hubs and areas that could be developed. On the short stretch between my home and this meeting I counted at least 14 boarded up businesses that could have used a nearby center and an apartment complex to revitalize the area of the town closer to the city. Over developing a small community and destroying a landmark is not the answer.

In addition the only open area between the creek and the hill is our property and the Frank Brothers farm. In our case the back lots were left undeveloped as a wildlife refuge and the farm serves the same purpose. It's a refuge for deer to graze and turkey and other wild life to habitat. By developing this are there will be no longer be any open area for them to run along 44 and 44 will end up becoming a killing floor along this stretch.

Please consider this when making your determination.

Thank you,

Chuck and Christine Agro

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SEP 26 2016

Mr. Neil Wilson,  
Director of Municipal Development  
1 Overocker Road, Poughkeepsie, NY 12603

Dear Mr. Wilson,

It has been brought to my attention that there is consideration of a development on the property known as the Frank Brothers farm and the open area across the street. Both are on CR 44, Dutchess Turnpike, and the farm is adjacent to the full length of my property.

My understanding is that between 288 and 350 dwellings consisting of rental apartments and townhomes have been proposed for the 20.11 acre two parcels adjacent to my property as well as an additional four townhome structures on the other side of the farm. I have also been informed that several business structures and a recreation area or pool area are also included in the same 20.11 acres.

Across the street on the two parcels totaling 36.41 acres a movie theatre, several businesses and a park have been planned. This totals 60.87 acres to be developed.

I need to strongly object to this proposal.

The area was not set up to be another route 9. The infrastructure isn't there and the two lane highway will not support the volume.

As of the 2010 census the entire town of Poughkeepsie had 43,341 people living on 31.16 square miles

In 2013 Citi-data has the population of the Town of Poughkeepsie as 43,802 with Arlington having 2% of the entire population of the Town of Poughkeepsie.

The 2013 data shows that Arlington had 4061 people in 1222 households living on .66 square miles with one square mile equaling 640 acres. The town of Arlington totals 422.4 acres.

This proposal would add up to 350 households or 875 people at an average of 2.5 people per household. This is the equivalent of 22% of the 2010 Arlington population living on 20.11 acres or less than 1/30<sup>th</sup> of a square mile.

This proposal would add 22% of Arlington's 2013 population on a plot of land that is less than 1/20<sup>th</sup> of all of Arlington. That's 22 percent of Arlington's population on 2 plots of land!

In addition in 2012 the number of automobiles in Poughkeepsie averaged 1.5 per household with the highest percentage of homes having 2 or more vehicles. Based on the 2013 household data this would mean that Arlington has approximately 1833 automobiles driving regularly within its .66 square miles.

Route 44 already strains to hold this volume with accidents and traffic jams as a regular occurrence.

This proposal would add 525 additional registered vehicles to the area. This is almost 30 percent of the current volume.

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Assuming the theatre and business that are proposed seat 100 per day on average, I assume more, and plan 4-5 events a day, than an additional 300-500 automobiles a day will pass through this narrow two lane road for recreation and business.

Totaled this would increase traffic on CR 44 in Arlington by 1000 additional vehicles on this stretch of road every day.

The area is not set up for this density of population or this increase in traffic and as someone that moved to the area from Brooklyn with the promise of a slower less hectic life in Dutchess County I find this proposal to be repellant as well as dangerous.

All statistics for crime, pollution including light, air and noise pollution, and accidents both automobile, pedestrian and road kill, will increase exponentially by the addition of 22% of our current population on two plots of land that would normally house 8-10 people.

I am requesting that this addition to the community be part of a public referendum and that well-advertised public meetings be held prior to approval so that the community understands how their lives and homes will be impacted by this proposal.

Thank you in advance for your response.

Sincerely

Charles M. Agro