



# Town of Poughkeepsie

## Planning Department

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**December 14, 2016**

### **C.1. HUDSON HERITAGE PROJECT**

**Comment to the Town Board** on the Draft Environmental Impact Statement (DEIS) and preliminarily on the Development Master Plan, with regard to the proposed Project for redevelopment of the former Hudson River State Hospital. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

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Based on Planning Board member input and Staff review of the DEIS for this project, Staff has compiled the following comments as the Planning Board's comments on the DEIS.

#### A) Traffic

- 1) In the TIS the description of roadway improvements at the Route 9/Hudson View Drive/Quiet Cove Park intersection is vague. Please provide a full description of improvements required for all traffic and pedestrian movements.
- 2) For the proposed Route 9/Winslow Drive intersection no improvements have been proposed to add a northbound right turn lane into the site. Please explain why a dedicated northbound right turn lane is not proposed for this project when a northbound right turn lane is provided for the much smaller Mid-Hudson Plaza immediately south.
- 3) Please provide a full explanation as to how the signal timing between the proposed Route 9/Winslow Drive intersection and the existing signalized intersection at Route 9/Marist North Gate/Mid-Hudson Plaza would work in order to avoid a degradation of the LOS for both the proposed and the existing intersection. The explanation should include timing for pedestrian movements.
- 4) At the existing Route 9/Fulton Street intersection the TIS acknowledges problems with vehicle storage length for the southbound left turn movement onto Fulton Street, but provides only a vague description of "traffic signal coordination" to address the problem. Please provide a complete description as to what "traffic signal coordination" would consist of and whether it would actually improve the existing condition or only serve to lessen the severity of the problem created by a full build-out.
- 5) For any intersection where the TIS describes a drop in LOS to an "F" please provide a complete explanation for the projected drop and potential mitigation to offset the decrease. This would include the design year of 2025 and the design year +10 of 2035.

**B) Historic & Architectural**

- 1) The rationale provided for removal of most of the buildings on the site is that the structural condition is such that they cannot be economically saved or preserved. However, the DEIS does not contain any engineering reports or data to support this position. Please provide the backup data regarding the structural condition for the buildings to be removed along with any information regarding asbestos and hazardous materials that may be present in the buildings.
- 2) The Conceptual Façade Design appendix should be amended to include design elements and reuse of materials as discussed in the Preservation Works public hearing presentation.

*Reference #14-13 Munis 20141449 w/o 340*