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Town of Poughkeepsie Planning Board  
Town Hall  
1 Overocker Road  
Poughkeepsie, NY 12603

RE: McDonnell Heights Town Center Project

Dear Planning Board Members,

We reside on the property that borders the entire length of this proposed project.

As neighbors to this project we are upset and strongly disagree with the current McDonnell Heights Town Center as it is currently proposed.

Our concerns are over development leading to substantially increased traffic, light and noise pollution, increased crime, trespassing on the back areas of our property, devaluation of our property value and damage to its historic nature.

With this development and the approval of commercial status to adjacent properties, we have great concern that our Historic home will one day be the unsaleable 'that' house sandwiched between commercial developments. As you know, under the provision of Historic Preservation status, we cannot vastly alter or demolish the home. What you allow for with this development has a direct and future impact on the value and salability of our home in the future. As conservators of the Historic value of the Town of Poughkeepsie, allowing this project is not valuing or supporting the historic nature of our home.

MacDonnell Heights is planned as a Town Center for the current residents, not for the Town of Poughkeepsie residents. This is a self-contained village of 700-1000 people living in 288 to 350 apartments or town houses.

We were always aware that the Frank Brothers farm and the empty field across 44 could be purchased and developed. We are also aware that the Farm is approximately 20 acres. When making the decision to move to the Town of Poughkeepsie we reviewed Housing Development statistics to find out what this could possibly mean.

An example is a 2014 report from the National Association of Home Builders outlining the average development as 24 acres which is about 4 acres larger than the Farm.

*Data collected during a 2014 survey allow NAHB to compute, for the first time, summary statistics for the typical residential subdivision being built in the United States. The summary statistics for development projects with at least 4 housing units (a conventional threshold for defining subdivisions) are as follows:*

- *Median size: 24 acres.*
- *Median number of housing units: 60.*
- *Share that include retail space: 12%.*
- *Share that include other (non-retail) commercial space: 11%.*

Based on industry standards we were expecting a development of 10-15 half to three quarter acre homes or 60 or less Townhouses.

A development of even 50% of 288-350 residences on this property is obscene and at 50% of the total development it is 3X the size of the national average for a location the size of Frank Brother's farm.

We were told at the meeting that this project would add an additional 585 morning vehicles and 436 evening vehicles. That's 1021 additional weekday trips per day on an already busy and dangerous road. On weekends the peak trips are averaged at 397. The trips quoted are in addition to existing trips on a road that is already bumper to bumper at peak hours.

We were never told what percentage of increase this would add to 44, though I believe if this property is successful these numbers are low, still these numbers were raised as if this increase is acceptable and that it won't affect the current resident's quality of life.

We cannot turn left out of our driveway as it is now and we need to wait five to ten minutes to turn right. This past summer there was a three car crash in front of our home and a car plowed through our fence. This was one of several accidents we've witnessed in front of our home.

We already need to clear the litter regularly from drivers on 44 off our front lawn as the Town doesn't clean the streets. We expect with the increased traffic and the foot traffic across our front lawn from people walking to this project that garbage will accumulate exponentially.

We don't believe this project offers a major increase in jobs for the area. It's been stated that the shops will be small store fronts. Most will have small low paid staffs or they will be owner run with the exception of the bank which we expect will have lights on 24/7 for drive through access.

There is an under populated business complex across the street, multiple empty diners and stores and the partially empty Kmart plaza all within 1 mile of this project. These should have been revitalized or redeveloped before this project was considered.

What this project does offer the Town are new residents that will increase the tax base. We have heard how this project benefits the Town and how it benefits the new residents. We've yet to hear how this Project benefits current residents?

Our home has Historic designation from the Town and we've been thoughtful on how we preserve and protect it. Many of you have been to our home to approve renovations to ascertain whether the additions we were adding did not diminish the Historic character of the home. Now you're proposing building an unnecessary business district and a village on our doorstep and taking five years of loud, noisy construction to do it! We could have painted this house pink and added a windmill to the roof and it wouldn't damage its nature as much as this project will!

We moved to a quiet residential district 8 years ago to get away from the light, noise and pollution of NYC. I work in NYC every day and I treasure the quiet and the smell of fresh air when I get home. All of that will change if this is approved as planned.

This project will ruin our neighborhood, dirty our air, add noise and light to our living conditions and traffic to our streets, crime will increase and our homes will be worth less.

Needless to say our quality of life will be greatly affected. In fact the quality of life of all current residents in proximity to this project will be undeniably greatly diminished.

Granted if this is approved Adams will sell a few more apples, but it will take an additional 45 minutes to drive there from my house.

We are sure that none of you on the Planning Board would want this monstrosity built on your door step or on your street.

Chuck and Christine Agro