



Arlington Fire District

Fire Prevention Bureau

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For Emergencies

DIAL 911

“Safeguarding Our Community”

The Arlington Fire District submitted comments for the DEIS and comments to the planning board outlining the impacts to the Fire District, recommendations for mitigation, and requests for informational/working meetings.

Listed below are the impacts and mitigation recommendations:

Potential Impacts:

(1) Increased demand for fire services and emergency medical services by proposed use.

AFD Response:

The demand for services can often be reduced by items such as the installation and maintenance of advanced fire detection and suppression systems and structure type, design, operating systems, and materials. We respectfully request that the applicant(s) consider exceeding minimum code and/or other requirements to help mitigate the increased demand for services and provide for enhanced safety of civilians and first responders.

FEIS Response:

The Fire District requested that the Applicant address issues related to fire detection and suppression systems, and construction materials, type and design. As outlined in the DEIS, all buildings will be constructed with new fire-resistant materials, will be fully sprinklered, and will have centrally-monitored fire detection and suppression systems.

AFD Second Response:

The discussions should continue through the planning process to mitigate the impact.

(2) Fire District fiscal and economic impacts.

AFD Response:

In 2015, we met with representatives from the project developers, Town of Poughkeepsie, and Dutchess County, to discuss concerns and potential impacts regarding tax abatements and Payment In Lieu of Taxes (“PILOT”) agreements for the MacDonnell Heights Centers and any provisions relative to the Arlington Fire District. As a result of those cooperative and productive discussions, the Town of Poughkeepsie passed a resolution in December of 2015 supporting a PILOT agreement for the development.

FEIS Response:

The DEIS has also assessed potential impacts to the Arlington Fire District and determined that the over \$250,000 in additional annual Fire District taxes (upon full build-out) generated by the new Project offset any impacts to the District.

AFD Second Response:

The nature, scope and size of this project combined with other proposed plans by the applicant have a cumulative impact on the District. We respectfully ask the applicant and the Town to consider all the impacts and their mitigations in totality.

(3) Adequacy of access to site location and site components

AFD Response:

Emergency responses utilizing the entire Route 44/Dutchess Turnpike corridor continue to be a challenge due to the amount of both pedestrian and vehicular traffic. The Arlington Fire District also responds to a number of motor vehicle collisions on the roadway each year. Based upon past experiences, we anticipate that the proposed project will add to the volume of pedestrian and vehicular traffic and result in additional calls for service. Requests will be made for the developer to install and maintain traffic signal preemption devices for emergency vehicles on current and proposed signals at intersections along the corridor. We respectfully request to be involved in discussions regarding roadway and pedestrian crossing designs (traffic circles, intersections, signals, walkways, etc.).

FEIS Response:

It is not the responsibility of the Applicant to fund and construct mitigation to fix existing transportation issues in the corridor; however, they have noted their willingness to contribute their fair share to mitigate the impacts associated with the development of the Project.

As further mitigation, the Town recommends that signal preemption devices be installed at the two signals scheduled for installation and upgrade (Barnes Drive/Route 44 and the proposed new signal at the site access) to improve emergency services access from the south.

Intersection Recommendations

After review of the evaluations associated with the updated site plan, the following capacity-related mitigation measures, primarily consistent with those identified in the DEIS, are recommended by the Town:

- Encourage the use of the connection between Concord Village Drive and the traffic signal at the main site access intersection.
- Continue to pursue the connection between Darrow Place and the traffic signal at the main site access intersection.
- Construct a traffic signal at the US Route 44/Main Site Access intersection operating with concurrent phasing on the site access approaches to US Route 44.
- Upgrade the traffic signal at the Barnes Drive/Victory Lane intersection and provide connectivity to the proposed traffic signal at the main site access intersection.
- Coordinate with the Town of Poughkeepsie, Dutchess County, and NYSDOT to determine the appropriate fair share mitigation contribution for impacts to the US Route 44/Degarmo Road intersection.
- Re-stripe the Cherry Hill Drive and Arlington Square driveway approaches to provide left-turn and shared through/right-turn lanes and concurrent phasing.

AFD Second Response:

This response does not adequately mitigate the impact. The Fire District requests the applicant to:

- Install and maintain traffic preemptors on the traffic lights at the Main Site Access\US Route 44 and Barns Drive/Victory Lane.
- Complete the installation of a preemptor on the traffic light at US Route 44/Degarmo Road

(4) Adequacy of access to site location and site components as it relates to fire and emergency medical services for the large recreational area.

AFD Response:

During our last meeting with applicant, there were a number of undecided items regarding the large recreational area. We respectfully request a site visit with the applicant to help identify any concerns regarding access or other emergency response items that may be identified. We will provide comment after the site visit.

FEIS Response:

No meeting was held

AFD Second Response:

The Arlington Fire District request a meeting to mitigate site access impacts

(5) Adequacy of access to site location and site components as it relates to addressing.

AFD Response:

The site plan does not include any proposed street names, addressing schemes, or signage. The entire property should be reviewed for compliance with any County and/or local requirements.

FEIS Response:

No mitigation discussions or agreements were offered.

AFD Second Response:

Arlington Fire District requests the ability to mitigate this impact through the site plan process.

Respectfully Submitted,

George Finn

Captain

Fire Prevention Bureau