

SEP 29 2016

September 28, 2016

Town of Poughkeepsie Planning Board  
Attn: Neil Wilson  
1 Overocker Rd.  
Poughkeepsie, NY 12603

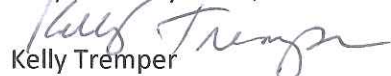
Dear Town of Poughkeepsie Planning Board Members,

I am writing with my comments regarding the Special Planning Board Meeting held on Thursday, September 22, 2016 regarding the proposed development of the former Frank Brothers Farm property. I have been a resident and homeowner on James Street for the past 25 years, and prior to that I lived in the same house from 1966-1972 when my parents owned our house.

I frequently watch Town Board Meetings and try to be aware of what is going on in the Town of Poughkeepsie. In June I sent an e-mail to my Councilman Joe Conte expressing my concerns regarding traffic /safety issues on Rt. 44 with the Frank Bros./Meadowview proposed project. I have enclosed a copy of that e-mail, along with his response. I presume you already received this from Councilman Conte since he said he would forward it to other Town employees.

I was able to listen to the September 22 meeting. (Video was not televised) I made notes of what the residents in attendance said. Every one of the eleven people that spoke was against this project, and I agree with every one of them. I was glad that most of my concerns were addressed by the FEW NEIGHBORS THAT RECEIVED A NOTICE OF PUBLIC HEARING. Only property owners within 200 feet of the boundaries of the properties in question were notified. I know that is Town Code. However, I recall a Town Board meeting within the past 3 years where former Councilman Krakower requested that neighbors within an extended area (I believe 500 feet) be notified of a proposed change. I have not had time to review the meetings to find out what that situation was. It can and SHOULD be done in this instance. I think it is appropriate that everyone in the 3<sup>rd</sup> Ward should be notified at minimum. Can anybody really sleep well knowing that in order to give the Juliet Theatre neon sign "Historic Designation" nearby property owners within 300 feet had to be notified, and until just recently by CERTIFIED MAIL? And in order to get a Zoning Variance for a couple of feet for a pool deck or an addition on a residential property neighbors within 200 feet get letters. Yet for a proposed project with numerous commercial buildings, over 200 (number still to be determined) apartments, that will have a detrimental effect on thousands of people—only people within 200 feet got notified?? If every resident of Poughkeepsie knew about this I am sure that turnout at the September 22<sup>nd</sup> meeting would have exceeded capacity of the Town Hall Meeting Room. The Town of Poughkeepsie has to start caring for their residents, and stop catering to the developers that pitch their plans.

Very Sincerely Yours,

  
Kelly Tremper

7 James St.  
Poughkeepsie, NY 12603  
845-309-3385

Subj: **Re: MacDonnell Heights Town Center/Kirchoff**  
 Date: 7/8/2016 12:57:28 P.M. Eastern Daylight Time  
 From: [conteforcouncil@yahoo.com](mailto:conteforcouncil@yahoo.com)  
 To: [March1seven@aol.com](mailto:March1seven@aol.com)

Kelly,

Thanks for your letter. I definitely want this to be a positive impact on our roads, and I am expecting the State to make sure that the study will take a deep, deep look at the overall traffic flow for our town, and get it where it can work on the current situation that we deal with. I am aware of route 44 during rush hour. I grew up on the **Corner of route 44 and Dutchess turnpike**, so again this will be our center of attention. I will also be sending a copy of this email to our supervisor, and other town employees to make sure that we are all on the same page for this endeavor. My apologies for the delay in my response, Joe Conte

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From: "March1seven@aol.com" <March1seven@aol.com>  
 To: ConteForCouncil@yahoo.com  
 Sent: Monday, June 13, 2016 5:31 PM  
 Subject: MacDonnell Heights Town Center/Kirchoff

Dear Councilman Conte,

I am writing to you to express my concern regarding the traffic study that is to be done regarding the proposed project for the former Frank Bros. Farm property. (MacDonnell Hgts. Town Center, Meadowview, Kirchoff)

School will be out in a couple of days. The DeGarmo Rd. Bridge has been out for a while now, and will continue to be for quite a while. As you know, the bridge closure has had a tremendous effect on traffic on Rt. 44 and surrounding neighborhoods. The effect on Rt. 44 east of DeGarmo Rd. has been positive for the most part. There is CONSIDERABLY less traffic than usual.

My main concern right now is that the TRAFFIC STUDY regarding the proposed Kirchoff project will be done during this SLOW time on Rt. 44, which will get even slower once school is out. **That will make the study bogus.**

Traffic on Rt. 44 before the bridge closure was a nightmare, especially during the rush hours. I sometimes had to wait 3 or 4 minutes to pull out of James St. to head WEST on 44, I was not even trying to cross lanes. A STEADY stream of traffic comes from Pleasant Valley way every morning. In the evenings, between 4 & 6 PM-trying to make a left onto James St. heading east on 44 is a nail-biter. You have to look in your rearview mirror once you start slowing down and then stop (because you always have to stop and wait for a break in the traffic) and keep looking for the cars barreling down on you from behind. Then get honked at, yelled at and receive obscene gestures for having the audacity to try to make a legal left turn to get to your house. Luckily I have not been in an accident yet, but it's been within inches of happening numerous times.

I know you had a concern about the impact that this project would have on our Darrow Place neighbors. Let me assure you that they are not the only residents of the 3rd Ward that will be impacted by this. Every street off of Rt. 44 in your Ward will be negatively impacted by the traffic.

Back to the beginning-I would like to know that the Town of Poughkeepsie will ensure that the traffic study to be done for this project will be done during NORMAL Rt. 44 TRAFFIC CONDITIONS, once the bridge is reopened and school is back in session.

I look forward to hearing from you.

Kelly Tremper  
 7 James St.  
 Poughkeepsie, NY 12603  
 845-454-2280