

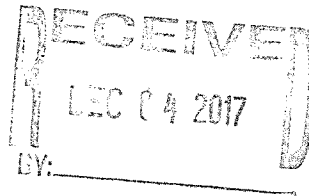
# Town of Poughkeepsie Recreation Department

1 Overocker Rd.  
Poughkeepsie, NY 12603

Phone (845) 485-3628  
Fax (845) 485-3616

October 16, 2017

Mr. John T. Weisman  
Town of Poughkeepsie Planning Board  
1 Overocker Road  
Poughkeepsie, NY12603



Re: MacDonnell Heights DEIS

Sir:

I have reviewed the Draft Environmental Impact Statement for the MacDonnell Heights Town Center Project as it concerns the parks and recreation needs of its future residents and the Project's impact on the Town of Poughkeepsie as a whole. These are addressed in the DEIS section on Community Services-Recreation and Open Space on pages 3K- 8 through 3K-11.

The applicant proposes to provide a number of recreation amenities, as noted in Section K-4-c (Community Services-Recreation and Open Space-Potential Impacts). A pool, community center building, a central community green, picnic areas, playgrounds, kids center, a community garden, a dog park, pavilion and pond are being included strictly to meet some of the recreational needs of the residents. There is no mechanism to prevent later conversion from their intended recreational use. It would be appropriate that a covenant prohibiting alienation from that use be required.

The applicant's proposal also includes several passive use recreation amenities, on the eastern section of the project, to be deeded to the Town for the general public. Specifically they are a pavilion, a parking lot, approximately  $\frac{3}{4}$  mile of walking trails and Wappingers Creek Access. Based on my twenty two years of professional experience, I make the following recommendations:

- Remove the pavilion from the plan. The proposed location is secluded and not near active recreational amenities. It would have limited legitimate use and become an attractive nuisance.
- Reduce the proposed parking lot size to under ten vehicles. The proposed size of the lot is very oversized and will also likely draw unwanted activities.
- Victory Lane is a private road. As such, an access easement should be obtained to ensure access to the proposed parking lot.

I also do not agree with the conclusion drawn in Section K-4-d (Community Services-Recreation and Open Space-Mitigation Measures) of the DEIS "that any adverse impacts to the Town of Poughkeepsie's parks and recreation services will be offset by the taxes generated by the Project".

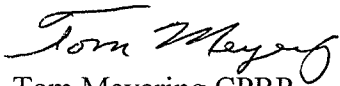
I concur that plan, with the modifications stated above, could help meet the passive recreational needs of the new community. It does not meet the active recreational needs of the community. Active recreational activities are generally defined as activities, such as most organized sports, that require extensive development of facilities.

The proposed playgrounds and pool would meet some of the active recreation needs of young children. There is no other provision in the plan for sports facilities or other active recreation facilities for either children or adults.

The Town Recreation Department provides active recreational facilities for organized activities. The Town currently has a need for certain types of active recreation facilities. For instance, we do not have an adequate number of rectangular sports fields (soccer, lacrosse, football, etc.) to meet the current demand. Another example is the Day Camp program that operates at capacity limited by facility size. The addition of a projected 140 youth and 541 adults would further strain both of these.

It is not apparent to me that these active recreational facilities could reasonably be located on the project site. Acquiring and building these facilities at another location are expenses that would NOT be offset by taxes generated by the Project. I propose that to mitigate this adverse impact, the developer be assessed the Town's Recreation Fee in lieu of parkland.

Sincerely,

A handwritten signature in cursive script that reads "Tom Meyering".

Tom Meyering CPRP  
Park Facilities and Programs Director  
Town of Poughkeepsie