

TOWN OF POUGHKEEPSIE

PLANNING BOARD MEETING

-----X

PUBLIC HEARING

MACDONNELL HEIGHTS TOWN CENTER

(EASTDALE VILLAGE)

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Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie, New York
October 19, 2017
6:15 p.m.

BOARD MEMBERS:

JOHN WEISMAN, Chairman
PETER FANELLI
BEN PAGANELLI
ROCCO ROMEO
CARL WHITEHEAD
BRIAN POWERS
NICOLE GEMMATI
NEIL WILSON, Town Developer
ERIC HOLLMAN
KRISTEN GAYNOR
CRAIG WALLACE
PETER SETARO
LIZ AXELSON
VALERIE MONASTRA, VHB
WENDY HOLSBERGER, VHB
CAROL BARONE, Clerk

ALSO PRESENT:

RICHARD M. RANG
JEFF KANE

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MR. WILSON: Okay. We have lots of people here. Thank you all for coming out. First item on the agenda for this public hearing is MacDonnell Heights Town Center will be will be known as Eastdale Village. Public hearing on DEIS, Site Plan Review, Subdivision Application for MacDonnell Heights Town Center Project, Eastdale Village. A proposed mixed use development including 288 to 350 residential dwelling units in apartments and townhomes; 85,000 to 180,000 square feet of mixed commercial development; recreation area; and associated parking. 928, 932, 935 and 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC, MacDonnell Heights and industrial districts; 60.87 acres; Grid numbers 6262-04-723342, 761394, 749282, 754298, 758301, 864243, and 892195; Type I Action. Meadow View Properties, LLC, Kirchhoff Properties, LLC, and Industrial Retro, LLC, Owners.

MR. WEISMAN: Thank you to the public for coming out to speak tonight. I'll walk you through a brief presentation so the

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2 public who aren't as familiar with the project
3 as the Board is.

4 MR. RANG: Should we focus
5 towards the Board, towards the public?

6 MR. KANE: Can we pull the
7 projector out? Before we begin that
8 presentation, Mr. Wilson, would like to give an
9 overview?

10 MR. WILSON: Acceptance of the
11 draft DEIS is completed by the Planning Board
12 and release of that document publicly. I would
13 encourage anyone who wants to see a copy has
14 not yet had a chance to review it, to check the
15 town website and where is the copy of the DEIS
16 plus all of the amenities.

17 What we're doing tonight is we're
18 actually kicking off not only the public
19 hearing, the draft DEIS, but a public hearing
20 of the site plans, special use permit and
21 subdivision application that accompany that
22 application. The Board at the, after the
23 Board's heard comment tonight, the planning
24 board has the option of adjourning the public
25 hearings in which case it would be kicked over

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2 the next month or to, if the Board feels it has
3 received sufficient comment and feel, they may
4 actually close the public hearing on the draft
5 DEIS, staff will then recommend the public
6 hearings and site plans special permit and
7 subdivision application, and we would adjourn
8 those to a future date.

9 If the Board closes the public
10 hearing on the DEIS, that is not the last
11 chance to comment on the draft DEIS. The
12 public comment period, date for receipt of
13 written public comment would then be extended
14 to November 1st so those of you who wish to
15 speak and follow-up in writing by e-mail or US
16 Mail to the planning board, tonight is not your
17 only opportunity to comment. We'll have to
18 wait and see depending on the course of the
19 meeting, how the members feel with respect to
20 whether they want to continue the DEIS public
21 hearings or close that tonight.

22 If the DEIS public hearing is
23 closed tonight, again, the public comment
24 period would end November 1st at which point
25 staff along with the applicant and our

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2 consultant team will then review the public
3 hearing transcript -- we have a stenographer
4 here tonight -- of all the written comments
5 that we receive either prior to this date and
6 after, we'll swing into the preparing responses
7 to those comments as part of the preparation
8 for the final DEIS.

9 MR. WEISMAN: Thank you.

10 MR. RANG: My name is Rich Rang.
11 Obviously we're here tonight to discuss
12 MacDonnell Heights Town Center. We're going to
13 give a brief presentation for those people who
14 are not familiar with the project so that you
15 can be aware of what we're proposing and the
16 VHB, your SEQR consultants presentation on the
17 DEIS.

18 With me tonight is Jeff Kane also
19 of Kirchhoff Properties, Insite Engineering is
20 represented by Jeff Contelmo. Cara Whalen on
21 behalf of Josh Matthews here on behalf of
22 Mackey, Butts and Wise. The town's SEQR
23 consultants is here to do their presentation as
24 well, represented by Valerie Monasatra and
25 Wendy Holsberger.

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2 As Neil pointed out, we're here
3 for a public hearing on the draft of our Site
4 Plan and Subdivision, Special Use Permit for
5 MacDonnell Heights Town Center Project.
6 MacDonnell Heights Center zoning district was
7 created some 10 years ago in 2007 as a result
8 of the town's comprehensive plan and it was
9 intended to implement that plan along with
10 MacDonnell Heights there were five other town
11 center zones created in the town that had
12 similar structures and similar development
13 goals. The district itself of MacDonnell
14 Heights spans the Dutchess Turnpike, just north
15 of the Poughkeepsie Business Park and adjacent
16 to the Lutheran Care Center. This shows you
17 the location of the zoning and broad overview.
18 Obviously you see where Poughkeepsie is,
19 Arlington and Pleasant Valley. A closer view
20 of the district shows the Poughkeepsie Business
21 Park to the south as well as the Lutheran Care
22 Center to the west of the site and residential
23 development to the north and south west. Also
24 by the Wappinger Creek and Town of LaGrange to
25 the east of the site.

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2 The purpose of the district, I'm
3 not going to bore everybody with all the
4 details, walkable, mix-use neighborhood
5 combining both commercial and residential uses
6 and integrating them in such that you're
7 creating an environment where people would
8 rather walk to a store or to a neighbor as
9 opposed to getting in the car and driving.
10 Move parking lots in our application as is
11 required under the zoning to be less prominent
12 from Route 44 and, in fact, keep them private
13 primary corridors within the project. It's to
14 promote a critical mass of employees and
15 shoppers. In other words, such that you have
16 enough people in the community and around the
17 community to support the businesses and the
18 businesses there will also support the
19 residential component.

20 The recreational amenities, green
21 spaces and centerpiece buildings will be spread
22 throughout the project so that they're usable
23 for both the residents as well as the business
24 owners, employees and the visitors to the site.

25 Project sponsors and design team.

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2 The property is virtually owned, the dealers of
3 the application itself are a Meadow View
4 Properties and Kirchhoff Properties and they're
5 headed by Joseph Kirchhoff and Chris Dyson.
6 Mr. Dyson is actually here tonight.
7 Mr. Kirchhoff couldn't be here this evening, he
8 had other commitments outside of the New York.
9 I think less people in the audience are
10 familiar with what Mr. Kirchhoff and Mr. Dyson
11 have gone on previous applications and what
12 they've done in the community and their service
13 onto the greater good of Dutchess County.

14 I'm not going to read all of
15 these but a lot of consultants and
16 professionals did work on this, both locally
17 and national consultants. We had probably 25
18 or so consultants or so that actually touched
19 this to help create the project that you're
20 going to see.

21 The proposed action. The
22 development program itself is designed to meet
23 the intent of the Town Center zone and I think
24 we've done so pretty affectively. The project
25 includes about 120,000 square feet of

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2 non-residential uses including commercial,
3 civic and institutional uses. Such uses as
4 restaurants, personal service, professional and
5 medical offices, financial institutions,
6 retail, recreational and day care facility on
7 site.

8 We've included up to 390
9 residential units, 350 some odd units are in
10 the residential buildings which consists of
11 elevator service, the three-story apartment
12 buildings, some walkup breezeway buildings and
13 some townhomes and they're additional
14 residences are residences that will be
15 available over top of commercial uses along the
16 main street corridor that we're creating in the
17 project.

18 There are numerous passive and
19 active recreational opportunities throughout
20 the project available to the resident, patrons
21 and visitors to the site and a large expansive
22 open space with access to Wappinger Creek.

23 All the infrastructure necessary
24 for the project is being developed or already
25 available, streets and sidewalks for safe

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2 pedestrian and vehicle travel throughout the
3 project, holiday, public transportation, school
4 buses, stormwater management will be available
5 throughout the project site to meet the town
6 and DEC's requirements. Lighting and
7 landscaping to facilitate safe and attractive
8 use, without undue impacts on the adjoining
9 properties.

10 Additionally, water for the
11 project. We're in the town's water district
12 and there is more than adequate capacity. You
13 have a five million gallon tank immediately
14 adjacent to the project site and a thirty-inch
15 main that comes down from that tank and it's
16 two water lines off of 44, water supplies are
17 certainly available enough for both domestic
18 use and fire flow.

19 Wastewater facilities. We're
20 planning on acquiring on the Poughkeepsie
21 Wastewater Treatment Plant and spanning it and
22 upgrading it's water purposes. We've been
23 working diligently with the owners of the
24 property to acquire the plans. They are
25 certainly in favor and I believe I documented

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2 their position of transferring the plant to us.
3 However, we are not letting go of a couple of
4 alternatives based on what we've gotten from
5 the Board. We are still investigating the
6 possibility of having the wastewater through
7 the Lutheran Care Center's Pump Station and
8 conveyance system through the Arlington
9 Treatment Plant or we have the opportunity to
10 construct our own plant on site.

11 The neighborhood itself. This
12 next slide shows the overview of the entire
13 project. As you can see most of the project is
14 centered around Route 44.

15 Main street type corridor here.

16 This will be the signalized
17 intersection.

18 This is Route 44 here with the
19 residential scale, commercial uses, storefronts
20 along this main street corridor with
21 residential offices above.

22 In this slide you can also see a
23 fairly expansive intersection of park plan that
24 we are intending to be available to the public
25 and giving access to Wappinger Creek. We have

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2 our parcel within the industrial retro site
3 that we're proposing to construct a parking lot
4 to allow access to the public to that parking
5 lot area.

6 This is a blow up of the west
7 side, northwest side, we refer to it as the
8 west side of Route 44. Here you can see in a
9 little bit more detail.

10 This would be the signalized
11 intersection.

12 This wide boulevard, the
13 boulevard would be about 50 feet which will be
14 amenity of project, there will be recreational
15 amenities, parkland amenities, seating areas
16 and a small pavilion. In this green entry road
17 here lined by a mix-use building on both sides.

18 Then you have here what we refer
19 to as live/work units where a store owner may
20 have a store downstairs and live above that
21 store and the term of this building, mix-use,
22 is that darker roof building here. That's
23 situated as you drive up this main street, that
24 would be your focal point as you're driving in.

25 The lighter yellow roof

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2 structures here are the elevator service,
3 multi-family buildings that are lined through
4 here separated from the breezeway-type
5 buildings, the walk-up residential buildings by
6 a green space that's going to include a
7 community pool, community center, kids club and
8 playground.

9 Aligning Concord Village Drive

10 we've situated townhomes that will help to
11 soften the transition from the residential
12 areas to the, I guess we'll refer to it as the
13 north from the commercial core of the project.

14 Along Route 44 here you'll see
15 two individual paths one of which is occupied
16 by a proposed day care and the other by a bank.

17 On the other side, the main
18 street corridor is carried across and the
19 mix-use buildings similar to those on the other
20 side of 44 would find that main street corridor
21 and then again transitioning to the live/work
22 units and then subsequently to the live/work
23 units the elevator service corridor buildings
24 shown on the west side and then again you've
25 lined the existing residences to the north with

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2 townhome buildings to help soften that
3 transition to the core of the Town Center.

4 The architecture. This is a
5 rendering of what we're proposing for the
6 mix-use buildings that will line the entrance
7 to the project on all four corners. Where
8 we've only got one side here but with the
9 architecturally similar on all four corners and
10 complimentary they're identical. We want this
11 to feel like an organically grown community,
12 reminiscent of a downtown that's created over
13 many years. And in these buildings the ground
14 floor is anticipated to be commercial and
15 restaurant-type uses, store fronts. The upper
16 floors would be occupied by offices and
17 residential uses.

18 These are the live/work units
19 that I was talking about where a store owner
20 may own the downstairs store and live above
21 that store and designed such that vertical
22 continuation of the property continues. That
23 is a live/work building that we referred to
24 before the end of that west entry road and this
25 is intended to be our new home. Kirchhoff

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2 Companies is planning on occupying this.

3 These are the bank building and
4 the day care structures. Obviously they're
5 freestanding, civil purpose uses, so whatever
6 bank or day care ends up there, we would be
7 sweeping the architecture to conform to what
8 they need meeting the town's requirements in
9 that building.

10 This is the breezeway-type
11 building, the residential walk-up building.
12 These buildings will typically be housing one,
13 two and three-bedroom apartments. We think it
14 will appeal to house singles as well as couples
15 and families. In this particular building
16 these breezeways here will provide access to
17 the front store of all three floors on each
18 side of the building. The first floor units
19 also have access to the buildings.

20 The top in this slide is the
21 proposed townhouse units. These units are
22 basically single-family homes in clusters of
23 four, their own garage, their own front door
24 and have their own living area living areas on
25 the downstairs with bedrooms and such. The

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2 to the general public as well. In there we'll
3 have a pavilion which will be utilized as well
4 as access to the Wappinger Creek and a dog park
5 for use of residents of the community and
6 community gardens for them as well.

7 Additional community benefits of
8 the project is bringing to the town and region,
9 as I mentioned before we had planning on
10 upgrading the Poughkeepsie Wastewater Treatment
11 Plant, the design of those upgrades is such
12 that it will be able to accommodate future
13 upgrades and expand service areas and other
14 areas of the town. We are aware there are some
15 areas of the town that are in need of service
16 so we're trying to accommodate that.

17 The traffic control on Route 44,
18 as I indicated, we are going to have a
19 signalized intersection that'll be coordinated
20 with the Victory Lane intersection in such that
21 it won't create any traffic-related issues with
22 the signals close to each other and we are
23 providing some interconnections to some of the
24 adjoining properties so that other uses will be
25 able to take advantage of that signalized

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2 intersection making access to Route 44 easy.

3 The project is going to generate
4 net positive revenue to all taxing
5 jurisdictions through the completion of the
6 program and as long as the project is occupied.

7 The public parkland, as I
8 indicated before, and open spaces we are
9 intending to make available to the general
10 public with access to the Wappinger Creek,
11 extension of the existing Greenway Trail System
12 and we'll provide a recreation pavilion and
13 picnic area on site.

14 Even though the chairman kind of
15 stole my thunder, the branding of the project,
16 we've been working with folks pretty
17 extensively and we have come up with branded
18 logo and the project will be referred to as
19 "Eastdale Village. A place to live, work, shop
20 and play." Thank you very much.

21 I believe Valerie has information
22 on the DEIS that she'd like me to run through.

23 MS. MONASTRA: Thank you. We're
24 going to touch a little bit about the
25 environmental impact. So the draft

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2 environmental impact statement they include
3 land use, zoning and public policy; community
4 and visual character; geology; surface water
5 resources; stormwater management; water
6 sanitary sewage; solid waste; vegetation and
7 wildlife; traffic and transportation; community
8 services; fiscal and economic; historic and
9 cultural resources; hazardous materials; noise;
10 air quality; construction impacts. All these
11 topics were identified in the scoping document
12 which was adopted on October 20, 2016.

13 What I'm going to do is spend a
14 couple minutes just touching upon some of the
15 environmental impacts that are usually,
16 typically of concern to the community or ones
17 that we found they're going to be some
18 mitigation measures as a result of those
19 particular impacts.

20 So the first is dealing community
21 character and visual impacts. As you notice as
22 part of the presentation that Rich just ran
23 through, that clearly the site will change from
24 open fields to about two-and-three-story
25 buildings which are similar in height to a lot

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2 of buildings located on the neighboring
3 properties.

4 Mitigation measures. The project
5 is designed to be compatible with the
6 surrounding neighborhoods both architectural
7 materials as well as the scale of the
8 structures and the buffering areas and lower
9 building heights are provided especially in
10 areas that are closer to residential districts.

11 So we have two examples here:
12 This one is from Route 44 looking west. As you
13 can see the future project. And then this is
14 also looking from Route 44 looking east, so the
15 direct environmental impact statement also
16 contains additional visual images but these are
17 two items.

18 The second thing I wanted to
19 touch upon a little bit is fiscal impacts,
20 potential projects. Right now the project
21 currently generates about \$130,000 in tax
22 revenue. The project itself once fully built
23 will generate approximately \$2 million dollars
24 in tax revenue which would be a net increase in
25 \$1,948,000 the project would be generating.

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2 The tax revenue generation will be beneficial
3 to the town and -- found no mitigation would be
4 necessary.

5 The second thing is the schools.
6 The anticipated school impact would be about 56
7 public school children which would be an
8 increase in school student enrollment of 0.7
9 percent. Again, schools are anticipated to
10 have capacity for new students as well as the
11 cost of new students would be offset by taxes
12 generated as part of the proposed project so
13 the DEIS now has the mitigation if necessary.

14 The third I wanted to talk about
15 a little bit is sanitary sewer as well as you
16 heard from the presentation before, Rich
17 touched upon that. This project is expected to
18 generate approximately 79,000 gallons per day
19 of sewage waste. Poughkeepsie Corporate Center
20 Wastewater Treatment Plant would need to be
21 upgraded to expand as a result of this project.
22 Expansion to the treatment plant as is proposed
23 right now is anticipate to accommodate
24 project's expected sanitary sewer flow with a
25 design flow of 95,000 gallons per day. It

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2 would also accommodate the Corporate Center
3 Wastewater as well as any wastewater needs for
4 any future growth.

5 Now I'm going to turn this over
6 to Wendy who's going to touch upon the traffic
7 and transportation.

8 MS. HOLSBERGER: The traffic
9 study was, the scope of it was based on the
10 approved scoping document which included a
11 detailed assessment of eight off-site
12 intersections extending from the north of
13 Colonial Knolls down to the south of the Cherry
14 Hill Drive intersection and also the proposed
15 site after that intersection. The focus was
16 also on the weekday a.m. peak period, a weekday
17 p.m. peak period and a Saturday mid-day peak
18 period, and those periods are chosen, they
19 represent the time periods where the adjacent
20 roadway network has the highest volume and also
21 associated with time periods of travel of from
22 entrances at the site.

23 The primary focus with that study
24 is to really look at the impacts to those eight
25 off-site intersections and one of the first

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2 that SEQR process is we look at the
3 differential between what happens before in
4 that future condition before the site is there
5 and then the future condition after the site is
6 there. We look for any changes in those levels
7 of service or drops between a delay that
8 increases so you might have a drop from a B to
9 a C and those are the conditions that we're
10 really trying to mitigate because they're
11 considered an impact. Based on that analysis
12 what the recommendations found is the
13 re-striping of the Cherry Hill Drive and
14 Arlington Square intersection. Right now the
15 side street approaches, both have a shared left
16 turn through and a right turn lane and we're
17 recommending to have that be a left turn only
18 and then a shared through/right turn lane which
19 will allow for the phasing of those approaches
20 to be concurrent and right now they're separate
21 which causes some inefficiency in the operation
22 so those changes and upgrades to the signal
23 would mitigate the project impact. Again, Rich
24 had already talked about the incorporation of a
25 traffic signal.

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2 In addition there would be turn
3 lanes from Route 44 and then a two-lane
4 driveway approaches and then back to the three
5 lanes. He also spoke about the coordination of
6 that signal to make sure the proper slow
7 between those signals and he also had touched
8 on some of the interconnections that are being
9 provided which help disperse the traffic and
10 the distribution of coming to and from the site
11 and more so one of the connections, two of the
12 connections are actually on Concord Village
13 Drive which does provide a public benefit for,
14 that intersection is unsignalized at Route 44
15 so it provide an opportunity for non-site
16 traffic on Concord Village Drive, it also
17 utilizes on-going to access Route 44 either
18 going to or from the traffic signal.

19 MS. MONASTRA: Another thing I
20 want to touch upon this evening is historical
21 and cultural resources. So both Phase 1,
22 archeological investigations were done on the
23 site which means basically there were field
24 tests done as well as review of the
25 architecture of the buildings on the site. The

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2 Phase 1 archeological investigations do results
3 in identification of seven different artifact
4 groups. The Phase 1 architectural
5 investigations found are, one of the impacts of
6 this particular project is at the buildings of
7 the Frank Farm Complex will need to be
8 demolished due to the central location on the
9 project site. The horse barn of the Frank Farm
10 Complex will be moved and reused on-site. Part
11 of the Phase 1 architectural investigations
12 resulted in mitigation as, or Phase 2 will be
13 conducted on 931, 932 Dutchess Turnpike as well
14 as the Frank Farm Complex.

15 In the Phase 1 archeological
16 investigations also results in Phase 2
17 investigation being conducted on the artifacts
18 that were found.

19 That concludes a quick summary of
20 the DEIS.

21 MR. WEISMAN: We'll open to
22 public hearing. All those in favor?

23 MEMBERS: Aye.

24 MR. WEISMAN: All those opposed.

25 Motion carries; 7-0.

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2 I have a list of folks that
3 signed up who wish to speak at this hearing.
4 If anyone has not signed up, you'll have an
5 opportunity after we go through the list to see
6 if anyone else wishes to speak.

7 The first person on the list is
8 Larry Breslow.

9 MR. RANG: As the applicant, we
10 certainly will follow your direction. We're
11 not anticipating in responding to any kind
12 of --

13 MR. WEISMAN: We don't comment
14 on what the public is saying, we write that
15 down, take them into consideration and then as
16 the public hearing process goes on and those
17 things gets pulled into the plan as necessary.

18 MR. BRESLOW: My name is Larry
19 Breslow. I've lived in the town my whole life.
20 I'm here on behalf of my law partner, Marty
21 Rutberg, who unfortunately couldn't be here.
22 He had to attend obligations out of state so he
23 asked me to read a brief letter in regards to
24 this matter.

25 Ladies and gentlemen of the

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2 Center if I did not believe it was a project
3 that would make the Town of Poughkeepsie proud
4 and become a model for developments around the
5 country -- county. Excuse me. I hope you'll
6 approve MacDonnell Heights Town Center project
7 without delay.

8 Thank you, Marty Rutberg.

9 MR. DENNISON: My name is Peter
10 Dennison. I have been here before. Is there
11 any chance I can use this for my presentation?

12 My name is Peter Dennison. I
13 really appreciate the efforts the planning
14 board is putting forward on this. This was
15 initially -- I've been here before and as you
16 probably heard, I'm a life-long resident of
17 Dutchess County, born and raised here. I, too,
18 like Joe Kirchhoff, love this place. It's a
19 beautiful area. I have to tell you that I
20 really initially looked at this thing -- as you
21 can see, right there, the little red button I
22 used to live there, so I know exactly what's
23 there, and we used to walk in the back there
24 with the field and it was a lot of fun living
25 there for over ten years. We're not very far

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2 away so one of my concerns was the traffic that
3 was going to come forth.

4 One of the interesting aspects of
5 the Town Center is that it keeps everything
6 supposedly in one place which really is kind of
7 cool, I love that in the plan but in the master
8 plan of the fact that you guys pretty much have
9 all of the buildings in one spot, you got
10 stores and all of the other things that would
11 service that population very well but with the
12 density of this population, probably over 1,000
13 people in one spot.

14 One of the things I'm concerned
15 about is this plant that they're going to be
16 building out in order to accommodate the
17 wastewater treatment. So one of the things
18 that I looked at -- I took a drive in the back
19 here and I was looking at this property and we
20 have this, there is this little wastewater
21 treatment plant which is going to be upgraded
22 and one of the things that's kind of
23 interesting about this, you take a look at the
24 VHB report. We're looking at currently 2,500
25 seven gallons per day, very little that's going

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2 into the creek and the average flow for 2016.
3 What we're talking about here is an increase.
4 I understand this is all going to be treated
5 wastewater. We're talking about an increase as
6 a result of 390 residential units to almost
7 80,000 gallons per day so we're talking about
8 2,500 to 80 thousand gallons per day in the
9 Wappingers Creek which is barely flowing where
10 that out-flow pipe is so I took a walk back
11 there and I was taking a look at it and that
12 is a really big concern of mine.

13 So the first thing I'd like to
14 recommend so that we perhaps consider more
15 realistically the pump as opposed to going into
16 the creek. It's ironic to me that we would be
17 creating this nice little greenway for people
18 to walk around in a resource that's actually
19 stocked by DEC for the brown and rainbow trout.
20 We have a lot of things that happen in this
21 creek and I hate to see that creek be affected
22 by a tremendous amount of effluent that's going
23 to be dropped into the creek.

24 I've got pictures, if you want to
25 see them. I've got pictures of where this

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2 out-flow pipe goes.

3 If you take a look here. This is
4 a video that I took the other day. This
5 basically shows you what it looks like behind
6 this wastewater treatment. Here's the outflow
7 pipe. You can see it's barely moving so there
8 was a concern. I believe, Peter, you had a
9 concern about the flow here in this area. The
10 last time we had a meeting, I believe you had a
11 concern about that. You can see really it's
12 not even flowing so I reached out to
13 Riverkeeper and I had asked them if they had
14 any comment, unfortunately they didn't have
15 enough time to look at it but one of their
16 biggest concerns is producing the amount of
17 effluent in the creek and also in Hudson.

18 The other thing I found kind of
19 interesting was that the EPA is proposing to
20 add, I don't know if you saw this, "Add
21 Dutchess County Creek to the Federal Superfund
22 List." It's a resource just under underneath
23 that bridge where DeGarmo Road is. People fish
24 there, so it's a tremendous amount of effluent
25 that would be increasing in that area if you

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2 decide to allow this thing to be built out back
3 there.

4 So I am not per se against this
5 project. I think the project is well thought
6 out, an awful lot of input got into it. I am
7 concerned about the traffic. I do believe that
8 what's going to wind up happening, if we don't
9 try to get these signals right, what's going to
10 wind up happening is you're going to have
11 people going Hornbeck Road, that's a through
12 street, and you're going to have people going
13 through Salt Point Turnpike in order to avoid
14 this big back up that's going to be right at
15 that intersection. I spoke to Joe Conti, and I
16 said to him, this was a long time before this
17 thing came about, "I wish we could have this
18 thing going to Victory Lane as opposed to
19 coming out on 44." I realize the other side
20 you can't do that unless you actually have it
21 come out on that other street where the nursing
22 home is. One way or the other with the amount
23 of people with that amount of density, you're
24 going to a need signalization. I don't see any
25 other way around it. I understand the purpose

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2 of this thing is to try to create in and out so
3 it reduces the amount of traffic.

4 The other concern I have is, and
5 then I'll let you go, is the retail that's
6 going to be there that's going to be replacing,
7 not replacing but adding to the amount of
8 retail we have in this town. I love the fact
9 that it's a town center, it's going to be
10 important when you're renting it to have people
11 servicing that community. Literally in order
12 to make retail work you're going to have to
13 bring other people in other than the people
14 that are there. We all know what's happening
15 with retail. We all know what's happening with
16 the Internet. Amazon is eating a lot of
17 people's lunch. I don't want to see this
18 property wind up being just an apartment
19 complex without any servicing and having people
20 trying to get what they need. It would be
21 great if it was all-self contained. So I
22 originally saw the master plan and thought
23 "great idea, fantastic," it reduces the
24 footprint of the urban scroll and keeps
25 everything in one spot so it is going to be

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2 very important that that be rented property
3 otherwise you're going to wind up with empty
4 buildings which we all know we don't like. I
5 don't what that building is on the way to
6 Dutchess. We have that enormous building and
7 there's nothing in it. So one of the things
8 that I would love to see, I would love to see.

9 MR. WEISMAN: Want to buy it?

10 MR. DENNISON: So there's a lot
11 of, I did a lot of calling and I've spoken to
12 county, spoken to a lot of people around here
13 who were very, very helpful. I originally
14 hated this thing because it basically takes
15 away farm land which no longer is being used.
16 But it's being thought out properly. The other
17 thing is the three-story building. What's that
18 going to look like? If we can keep it at two
19 story which is going to increase the number of
20 buildings you're going to have. You can have a
21 lot more buildings if you go two story. So
22 from that standpoint I don't know what it's
23 going to look like, up against that hill, it
24 would be okay. I don't know if you talked
25 about three story on the other side but I thank

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2 you for listening.

3 MR. WEISMAN: Thank you. Next
4 speaker.

5 MR. DENNISON: There are really
6 great wastewater treatment plants out there
7 right now but I don't know the biggest
8 challenge for a planning board is when you put
9 1,000 people in one spot, where you going to
10 put the waste? In the creek? I mean, come on
11 let's not put it in the creek.

12 MR. WEISMAN: That's why we have
13 a public hearing.

14 MR. DENNISON: Is it possible,
15 where's does that pump station go? Does that
16 pump station go to the mesh lands or something,
17 eventually into some river or stream? Does
18 anybody know? I know this isn't question and
19 answer. I'm sorry. Thank you.

20 MR. WEISMAN: Joann Fernandez?
21 Greg White?

22 MR. WHITE: I'm Greg White,
23 controller for Adams Fairacre Farms. The
24 following is a letter to the planning board: .

25 Speaking on behalf of Adams and

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2 our traffic people to see if we can get a
3 little bit better explanation.

4 MS. FERNANDEZ: Okay.

5 MR. WEISMAN: Just leave your
6 name, address and phone number with secretary.

7 Laurie Dean.

8 MS. DEAN: My name is Laurie
9 Dean. My husband and I live on Darrow Place,
10 been there 23 years. I've lived in this county
11 my entire life. I'm a little disappointed I
12 was unable to ask questions, I didn't realize
13 that. Instead of asking questions, I'll just
14 make a couple comments. One of the things, I
15 also known Kirchhoff all my life. I'm actually
16 related to them by marriage, through my cousin.
17 And I do know they're a good family,
18 hard-working family, always have been, all the
19 Kirchhoffs, in Pleasant Valley. We all knew
20 the Kirchhoffs. This is not a personal thing
21 whatsoever against Joe and his family. It's
22 personal to me because I live on Darrow Place
23 and this is going to affect my quality of life.

24 One of the things that Joe did do
25 that I really appreciated was he sent a couple

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2 members of his team out and put it out to all
3 the local residents to be able to have a
4 one-on-one and he would sit down and talk and
5 go over concerns, etcetera, which we did. He
6 came to our house, had a nice long talk around
7 the dining room table and I'm trying to
8 understand what the purpose of that was and
9 what change it affected and what Joe's
10 takeaways were from the feedback he got from
11 the residents so I wish I was able to ask him
12 that question.

13 MR. WEISMAN: You just did.

14 MS. DEAN: I think, it would be
15 interesting to me what feedback came to him,
16 what did he think about it, what did he go
17 about it, did anything change. Because I will
18 tell you as I look at the presentation tonight,
19 I don't see anything that changed so I don't
20 know what the purpose was to reach out to us
21 other than I don't know, check a box to tell us
22 about the planning board, to show concern but it
23 not change anything. I'm just real curious
24 about that because I don't see any change.
25 What I see is, and we do fully understand and

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2 construction going on. Who's going to want to
3 buy if this monstrosity right next door to this
4 nice little dead end. I don't get the shear
5 scale of this project. I think it's
6 ridiculous. That's my opinion. I also am
7 concerned about, I keep hearing that the taxes,
8 they will be no tax affect to the Town of
9 Poughkeepsie tax payers. The project will be
10 self-sustained and it won't affect our taxes.

11 MR. DENNISON: It should go down.

12 MS. DEAN: One would hope. I
13 really I can't imagine somebody wanting to live
14 right next to that when you consider the small
15 dead end that we will on, right. So this is my
16 concern and this is the only thing I ask of the
17 planning board. Do any of you live right near
18 this? I'm sorry, but think about it. Think
19 about living next to this huge --

20 And the other thing I found
21 interesting tonight in the presentation was the
22 estimate of the 56 school-age children. With
23 all these residents, you honestly think there's
24 only going to be 56 school-age children, I
25 don't know where that data came from or how

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2 that's calculated because it just doesn't sound
3 right to me. How many people today due to
4 circumstances that people are living under
5 right now, how many people actually share homes
6 now that have multi-families in single homes
7 because that's the way people have to live
8 around here.

9 I'm concerned about the green
10 space. I'm concerned about how it's
11 maintained, who maintains it, how it's policed.
12 What's going to prevent people from sleeping
13 there. What's going to prevent people from
14 littering and partying back there after dark.
15 That's another concern, who's going to police
16 that green space. Thank you.

17 MR. WEISMAN: Thank you for your
18 comments.

19 James Tuttle.

20 MR. TUTTLE: Hello, my name is
21 James Tuttle. I live at 418 Western Turnpike,
22 right on Route 44. One of my concerns about
23 the project is the expensive school taxes.
24 I've lived there 33 years, my taxes are
25 two-and-a-half times when I first moved in and

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2 this may impact that again.

3 Also, the traffic. Every year
4 I've lived there the traffic has increased
5 daily, almost daily on that street. There was
6 a sign that was for rent next to Stewart's and
7 it said "10,000 cars pass this sign". That was
8 20 years ago. What is the traffic today? I'd
9 like to know what that is. Can anybody answer
10 that. You're going to add how many more to
11 that? I'm really concerned about the traffic.

12 MR. WILSON: -- it's being
13 recorded.

14 MR. TUTTLE: Thank you. That's
15 all I have.

16 MR. WEISMAN: Thank you.

17 Anyone else that came in that
18 would like to speak?

19 Your name please.

20 MR. AGRO: Chuck Agro, A-G-R-O.
21 I live at 925 Dutchess Turnpike. When you look
22 at the plan, that next big slatch of trees to
23 the site, that's my property. There's three
24 things that I was concerned about: I'm
25 assuming with 390 units plus stores that

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2 they're probably looking at over 1,000 parking
3 spaces, I would assume. You would have to
4 assume 1.5 to 2 cars per unit for each unit,
5 two people going to work or one person going to
6 work, one person bringing in children to day
7 care or school, and then I'm assuming you have
8 these stores that you're putting in, you're
9 going to want people to stop and shop at these
10 stores, not just from the facility itself. I
11 don't know with that many parking spaces and
12 active people living there with that many cars,
13 how do you come up with a peak of 397 Saturday
14 trips? It's less than the people that are
15 living there.

16 MR. RANG: That was an increase.

17 MR. AGRO: You're adding almost
18 how many units and you're not including the
19 shopping. There has to be more trips than
20 we're listing here. It's down the street
21 already, we all know that, that it's, we've all
22 discussed traffic, we know it's a traffic
23 problem. I'm having issues with the numbers
24 you gave to start as the increase in traffic
25 trips.

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2 I have two other points; one is
3 quality of life. What wasn't discussed with
4 light pollution and sound pollution. The
5 slatch of trees for the most part is open for
6 animals, there's a lot of deer, lot of animals
7 that live there and it's a buffer from a lot of
8 the community. It's been a fairly rural area.
9 It's dark at night. You can see the stars with
10 all these businesses and homes and play center,
11 I'm anticipating noise. I'm anticipating the
12 sky to be washed out, just live a crippled
13 quality of life for the entire area. I live
14 next door, so it's going to be worse for me.

15 And the other thing is the
16 community center that we discussed and this
17 entire plan. Even the part across the street,
18 it's isolated, a community that this is set up
19 for are the people that will be moving next to
20 these townhouses, apartments. The community
21 itself, it's already a town center. That hill,
22 if you're familiar with that hill on the farm,
23 it's been used by kids in this area for
24 generations for tobogganing, playing in the
25 winter, dirt bikes, they're over there now and

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2 all that's taken away. The reason there not
3 being anything else, what I was expecting was
4 an ice skating rink, something that the
5 community besides people living there could
6 use, and I'm not seeing that. What I'm seeing
7 is taking down trees, putting in a walking
8 path, and a pool that those people can use.
9 It's an apartment complex. I get it. I
10 understand that it's the tax revenue upgrade
11 but I have issues with the noise, I have issues
12 not with just the noise that's going during
13 construction which is going to be a nightmare
14 and the lights and the traffic during
15 construction but after it's populated, what
16 living next to this thing is going to be like
17 and how it affects the community that already
18 lives here, not the community that's moving in.
19 Thank you.

20 MR. WEISMAN: Thank you.

21 MR. MARTIN: Hi. My name is
22 Brett Martin. I live at 15 Darrow Place. I've
23 been a resident of the Town of Poughkeepsie
24 since 1961, resident of Darrow Place since
25 1978. My business was in for 30 years here in

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2 the Town of Poughkeepsie just a few hundred
3 yards from where we're standing now. My wife
4 taught in the Town of Poughkeepsie for 34 years
5 the residents and the children of the
6 residents here so I think I have a vested
7 interest in the Town of Poughkeepsie and,
8 again, quality of life are three words that
9 have come up and over and over again this
10 evening. That's one of the things that I want
11 to address is quality of life. I think most of
12 us chose to come here and continued to live
13 here in the Town of Poughkeepsie for those
14 three words, "quality of life." This is where
15 we want to live. This is where we want to send
16 our children to school. This is where we want
17 to shop. This is where we want to recreate.
18 This project is a huge, huge change to the
19 quality of the life at least for the residents
20 in my area, Darrow Place, Thomas Avenue, the
21 entire area of Hornbeck Hill. I have a few
22 things I've spent quite a bit of time going
23 through this draft, the impact statement. I
24 wanted to address a couple of things.

25 In Section 2, page 1-5, which is

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2 headlined Community Character and Visual
3 Impacts. Well, the potential impacts are, and
4 I'm quoting this documents, quote, "no
5 significant impacts to community character are
6 anticipated," end quote. Well, I'm going to
7 have, if the proposal goes through the way it
8 is right now, a three-story residential
9 building 15 feet from the edge of my backyard.
10 I think that's a little bit of a visual impact.
11 I won't be able to see out my backyard more
12 than 15 feet. That to me is a little bit
13 false.

14 In Section 10, they talk about
15 traffic, transportation, pedestrians and
16 transit and I quote, "Darrow Place, westbound
17 approach to west 44 would drop from LOS E with
18 36 seconds of average vehicle delay to LOS F
19 with 71 seconds of average vehicle delay during
20 the a.m. peak hour," end quotes. Then they go
21 onto say, "no mitigation is recommended."
22 Interesting. Just wait. You'll get to turn
23 eventually but most of us at Darrow Place have
24 to go right towards Pleasant Valley and go
25 around the block to get to go towards

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2 Poughkeepsie. No mitigation, though, is
3 recommended.

4 In Section 11 they talk about
5 community services. Again, I'm going to quote
6 from the document, "proposed project could
7 generate 822 new residents at full build-out
8 and occupancy," end quote. Well, how about the
9 increase demand for police, fire, emergency,
10 deliveries, garbage, contractors, the list goes
11 on and on but I don't think there's any
12 mitigation that was recommended in that area
13 either.

14 Section 15 they talk about noise.
15 I'm going to quote, "local ambient daytime
16 noise levels during construction could be
17 intrusive," end quote. Could be intrusive.
18 Five years of construction could be intrusive.
19 I think so.

20 How about air quality which is
21 Section 16. Again, another quote from the
22 document, it says, "air quality in the area is
23 not expected to be substantially affected by
24 the project construction," end quote.
25 Interesting. We're going to develop this

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2 without any expected substantially affected
3 people in the area. We can't even hang our
4 clothes out on the line, you can't wash your
5 car but we had (inaudible) discharging out of
6 their smoke stack. You had to rewash your car.
7 You had to rewash your clothes. If you allowed
8 soot and carbon monoxide emissions, everything
9 else is going to be as a result of this
10 five-year construction project.

11 Going on Section 17.
12 Construction impacts. Again, another quote,
13 "construction of the proposed project is
14 anticipated to include five phases and an
15 overrule construction period of five years." I
16 guess I don't have to speak to that.

17 In Section F which is the summary
18 of alternatives. They talk about alternatives
19 3 which is reducing from three stories to two
20 stories. Great idea because ladies and
21 gentlemen, there isn't a three-story building
22 from Arlington all the way to the Pleasant
23 Valley line. It is the applicants opinion that
24 the benefits of alternative 3 do not outweigh
25 it's potential impacts. In other words, I

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2 guess three stories are fine, we can block
3 everybody's view.

4 In Section 2 the description of
5 the proposed action of project under project
6 phasing and construction. Page 2-8, another
7 quote, "project would phased to provide
8 supporting infrastructure and avoid unnecessary
9 disruption to the existing and new community
10 during construction," end quote. I hope this
11 goes through, we hold their feet to the fire
12 because I really don't need any unnecessary
13 disruption to the existing residents.

14 In Section C the geology.
15 Another quote, "the proposed storm water
16 management facilities on the project site will
17 be owned and maintained by the applicant."
18 Interesting. Continuing the quote, "the
19 applicant must allow the town access to all
20 permanent storm water management practices and
21 the right by not but not the obligation to
22 maintain all proposed permanent storm water
23 practices to ensure long term operation of
24 those practices." End quote. They also talk a
25 little bit about wet ponds and some surface

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2 infiltration systems. Interesting. I think we
3 shot down a couple of other contractors who
4 wanted to develop this because the town did not
5 want to be in the business when their little
6 storm water management route goes out of
7 business and all of a sudden the town gets to
8 take this all over.

9 We also talk about sanitary
10 sewage in Section G titled potential impacts as
11 a result of the project. Another quote, "a
12 private sewage corporation would be created
13 own, operate, and maintain wastewater
14 collection and treatment facilities," end
15 quote. Interesting. A private sewage
16 corporation. Let's see how long that lasts.

17 In Section J under traffic,
18 transportation, pedestrians and transit. I
19 think we've already talked about that enough;
20 however, on page 3J-4 under the crash analysis.
21 Again, another quote, "crash data for the 1.5
22 mile section of US Route 44 from Colonial
23 Knolls to Cherry Hill Drive was obtained from
24 the New York State DOT for the latest
25 three-year period, September 1, '13 to

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2 August 31, '16. A total of 77 crashes occurred
3 on this section, US Route 44, of the 77 there
4 were 45 injury crashes, 24 property damage
5 collisions, 8 non-reportable incidents and no
6 fatalities." I'm hoping we don't have to have
7 fatalities for people to wake up and understand
8 that uncontrolled intersections is not the way
9 the town should be built.

10 Lastly on page 3J-5, "a full
11 build-out is estimated to generate
12 approximately 580 new vehicle trips during
13 weekday morning peak hours, 436 during the
14 weekday evening and 397 trips during Saturday
15 mid-day peak hour." Again, ladies and
16 gentlemen, I'm just going to stress quality of
17 the life, that's why we all live here. We send
18 our children to school here. We shop here. We
19 worship here. I'm hoping that we don't do
20 something foolish to compromise our quality of
21 life.

22 MR. WEISMAN: Thank you.

23 MR. SENFT: Good evening. My
24 name is Jeffrey Senft, S-E-N-F-T. I am one of
25 the attorneys representative of the Dutchess

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2 County Regional Chamber of Commerce. I'm on
3 the executive board. I'm also on the co-chair
4 of the legislative action committee. I have a
5 letter that I sent earlier today to the Board
6 and I'd like to read it now if I could.

7 As a member of the business
8 community, I am pleased to support the creation
9 of MacDonnell Heights Town Center project in
10 the Town of Poughkeepsie.

11 The economic development
12 potential of this project is tremendous and
13 will provide the town with much needed tax
14 ratables at a critical time where additional
15 revenue will positively impact the quality of
16 life and checkbook of town taxpayers.

17 The expected assessed land value
18 increase from about \$2.8 million to \$40.2
19 million was among the criteria reviewed in the
20 awarding of a PILOT agreement projected to
21 generate \$35 million during its term. That's a
22 huge number that we can't ignore.

23 Consider the PILOT's financial
24 benefit to Arlington Central School District,
25 which will receive \$20 million; \$6.1 million

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2 for the Town of Poughkeepsie; \$5.65 million for
3 the Arlington Fire District; and \$2.45 million
4 for Dutchess County. Those funds are
5 significant and are well beyond what the
6 undeveloped property could ever offer. And,
7 the project will also generate a new sales tax
8 source for New York State and Dutchess County.

9 The proposed project is clearly a
10 smart-growth, planned, walkable, commercial and
11 residential neighborhood that creates a
12 lifestyle where people can live, work and play
13 in a pedestrian friendly environment.

14 Yes, the Town of Poughkeepsie has
15 an opportunity to be the leader in the
16 development of communities like this in New
17 York State. But more importantly, the town has
18 the opportunity to seize the moment and show
19 how important smart growth can be legitimately
20 paired with substantial revenue enhancement.

21 As a former Chairman of the Town
22 of Pleasant Valley Planning Board, I believe
23 that this project will bring significant value
24 to a part of the Town of Poughkeepsie that
25 doesn't currently have mixed use development.

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2 It represents a co-existing balanced approach
3 to commercial and residential neighborhoods
4 with a walkable town center, park and open
5 space.

6 This project is a win-win for
7 everyone. Please approve this project. Thank
8 you.

9 MR. WEISMAN: Thank you.

10 MS. LENDTZ: Hi. I'm Linda
11 Lendtz. I've lived here 36 years with my
12 husband. We've watched my children grow there.
13 I think your job is to make sure that the
14 residents of the town are safe. The safety of
15 everybody not just the people in Darrow Place,
16 anyone that travels 44, their safety is going
17 to be compromised. We were told this is going
18 to be in a lovely spot, where there's
19 sidewalks, we can walk down the road to this
20 place. Are there sidewalks? I have no idea.
21 Last I knew there wasn't room for sidewalks,
22 there's no turn lanes or nothing. Now all of a
23 sudden the road is getting larger. Does that
24 mean our neighbors on 44 will be losing their
25 homes because you have to widen the road in

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2 stopping by where the restaurant that is not
3 working anymore if you turn out of my street,
4 it will stop there before you're anywhere near
5 Adams Fairacre Farms. That's before you add
6 357 or however many more cars on a Saturday.
7 I'm not concerned about the safety. I think
8 safety should be something that is in the front
9 of all your minds. The project is way too
10 large for the area we're talking about.

11 MR. WEISMAN: Thank you.

12 MR. IMPERATI: Good evening,
13 everybody. Kirk Imperati. I'm a City of
14 Poughkeepsie, Town of Poughkeepsie resident for
15 the past 48 years. What I want to talk to you
16 about tonight is similar to what I talked about
17 to the Town of Amenia, their planning
18 board meetings when it came to the Silo Ridge
19 project. I'm a proud father of a 17 year old,
20 a 21 year old daughters. They go to school
21 here the Hudson Valley. One is a high school
22 senior and a senior in college. I want to keep
23 my kids here. Like Silo Ridge out in Amenia,
24 Silo Ridge, developing the waterfront in
25 Poughkeepsie. This will help ensure building

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2 the quality of life but also give our children
3 jobs to stay here in Dutchess County, Town of
4 Poughkeepsie, City of Poughkeepsie. This
5 project, any Kirchhoff project is a well
6 thought-out project. They take everybody's
7 concerns into consideration and I know they're
8 going to work very hard with you as we work
9 with them to address all the concerns that have
10 been brought up tonight. But I think the most
11 important thing that we have to remember it's
12 going to bring 300 permanent jobs to this area,
13 that has a shot to keep my two children here
14 rather than move out of state and try to find a
15 job in Texas, South Carolina, Tennessee.
16 Projects like this, we can be the leaders into
17 developing the area, smart growth and providing
18 opportunity for our youth to stay here and work
19 here and raise a family here.

20 Thank you.

21 MR. WEISMAN: Thank you. You'll
22 have ample opportunity in the future for public
23 hearings as we go forward where we'll listen to
24 the applicant, they'll address a lot of these
25 concerns as we move forward and we will be

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2 keeping the hearing open at this point, so
3 there will be more time.

4 MS. LENDTZ: Will there be a time
5 when somebody would be able to answer some of
6 the concerns that we have? Not all of us
7 voicing them and --

8 MR. WEISMAN: Like I said, come
9 to future meetings and those concerns will be
10 addressed.

11 MS. LENDTZ: Thank you.

12 MS. MONASTRA: Every comment gets
13 submitted and then it will get responded to
14 within the final environmental impact
15 statement.

16 MR. DENNISON: Is there any way
17 to have a give and take between us and you
18 guys?

19 MS. GEMMATI: Unfortunately not
20 in this forum because --

21 MR. DENNISON: I understand. I'm
22 just saying --

23 MS. GEMMATI: You and I have
24 spoken before.

25 MR. DENNISON: Behind the scenes.

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2 I know it would be great if Richard would be
3 able to answer questions as people are asking
4 them.

5 MR. WEISMAN: You're free to
6 reach out.

7 MR. DENNISON: You're right.
8 Thank you.

9 MR. WEISMAN: I'm sure they'll be
10 happy to meet with you.

11 MR. DENNISON: Thank you.

12 MR. WEISMAN: I guess the
13 recommendation of staff consultants would be
14 to, if the, having heard the comments the Board
15 wishes to hold the public hearing open on the
16 DEIS obviously we talked earlier about keeping
17 the other three public hearings open or you can
18 close the DEIS public hearing as well. That
19 would swing us into the final hearing DEIS
20 preparing responses to what we've heard
21 tonight.

22 MR. WHITEHEAD: I personally
23 motion for open hearings that was applying both
24 DEIS hearing, the application site plan as well
25 as the special use and subdivision so that,

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2 those hearings can't really go forward. We've
3 heard a lot of comments on the DEIS tonight,
4 I'm not sure we've had the opportunity to hear
5 comments on everything else going forward.

6 MR. WEISMAN: I think we can
7 close the draft environmental impact statement
8 public hearing and to leave the other three
9 hearings open, I think that would be the right
10 thing to do moving forward. I believe the
11 dates in November, November 16th.

12 MR. WILSON: In terms of keeping
13 adjourning the other three, we should recommend
14 to push those out to December 14th meeting, the
15 deadline for the November meeting is actually
16 Monday. So we would be --

17 MR. WEISMAN: December 14th, so
18 that gives you time to respond to the comments
19 and to observe and so forth.

20 The December meeting is pushed up
21 a week, so instead of the third Thursday, it's
22 the second Thursday because of the holidays.

23 Obviously keep looking at the
24 website, the dates of the meetings and so on.
25 The calendar for next year is out there,

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2 deviation from the third Thursday, it would be
3 on the calendar.

4 Just a reminder, we're going to
5 be starting our meetings in January at 5:00
6 instead of 6:00 that's going to be a change
7 starting next year. I think we should -- any
8 objection to closing the first public hearing?

9 MR. WILSON: No. I move that we
10 close the DEIS public hearing.

11 MR. WEISMAN: Move the public all
12 those in favor?

13 MEMBERS: Aye.

14 MR. WEISMAN: Motion carried;
15 7-0. We will adjourn the written public
16 comments on the MacDonnell Heights Town Center
17 project until 4:00 p.m. on November 1, 2017.
18 And determine that the final environmental
19 impact statement, FDIS, to address comments of
20 the planning board that the public have given
21 at the public hearing as well as the written
22 comments received during the time period
23 specified by the planning board in the matter
24 of MacDonnell Heights Town Center project.

25 All those in favor?

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2 MEMBERS: Aye.

3 MR. WEISMAN: Motion carries;
4 7-0.

5 BOARD MEMBER: I move that the
6 planning board adjourn the other public
7 hearings on the application for site plans,
8 special use permit and subdivision to
9 December 14, 2017.

10 BOARD MEMBER: Moved to second
11 the application for site plans, special use
12 permit and subdivision, adjourn the public
13 hearings and site plans and subdivision
14 December 14, 2017.

15 All in favor?

16 MEMBERS: Aye.

17 MR. WEISMAN: Motion carries;
18 7-0.

19 Any comments at this time?

20 MR. WHITEHEAD: I just want to
21 reiterate I think traffic is one of the biggest
22 concerns of the residents based on the comments
23 today. Continue to look at that and I just
24 want to note one time is how many cars, if it
25 was accurate in the community, drives in the

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2 exact same minute that drives at the highest
3 total number of residents. Comment further on
4 that. Someone brought up safety, that is
5 definitely a concern. When pedestrians hit a
6 button, it should notify the signal down the
7 road as well, so it moves smoothly. The
8 project did include left turn lanes in and out
9 of the project area lowering the traffic flow
10 toward Pleasant Valley and back a little bit
11 more. The other issue I heard quite a bit from
12 the people on Darrow Place, I don't know what
13 buffers or something you can work out there.

14 MR. WEISMAN: Certainly come up
15 as part of the site plan.

16 MR. WHITEHEAD: Construction
17 noise is something that's going to happen if
18 the start of the construction will be starting
19 too early in the morning for the residents.

20 MR. WEISMAN: Will be
21 interesting -- continue useful to know the
22 schedule of events as the build-out occurs of
23 the area -- both size of the (coughing) at and
24 what the process is going to be and we'll get
25 to that stage.

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2 BOARD MEMBER: Five years overall
3 but there's different sections, hopefully
4 nobody knows how long a phase is going to be to
5 build those townhouses. I guess that's all I
6 have right now.

7 MR. WEISMAN: No additional
8 comments.

9 MS. GEMMATI: I grew up on 44 so
10 this project, I love it because it's going to
11 bring a lot of jobs. I also dislike because I
12 know it's going to bring a lots of traffic. I
13 think we really need to dive into that and make
14 sure that's not a problem. I also realize the
15 many times the sentence "quality of life" came
16 up and I think we need to keep that in mind,
17 too, because these are our neighbors, people
18 that we work with, these are relatives so we
19 need to make sure that when we're doing this
20 project that we can do something about dust,
21 I'm not sure exactly how we can deal with that
22 when you are constructing the buildings. I
23 also think that it's possible that maybe a
24 two-story would be better than three but,
25 again, I think those are all things that need

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2 to be talked about and worked through.

3 Thank you.

4 MR. WEISMAN: Thank you.

5 MR. SETARO: One is there's a
6 concern about the output pipe. I'm the past
7 Chairman of the Tri-Municipal Sewer Commission.
8 There's something about treatment and the level
9 of quality I can tell you that the standards
10 there are set, by the DEC. There are very
11 seven by the DEC (inaudible) and creek. I'm
12 sure if the applicant decided to go that way --
13 very close scrutiny. Certainly something we'll
14 be looking at very carefully. I also want to
15 be able to take a look at -- you mentioned 15
16 thousand gallons. The current building is 15
17 thousand per day.

18 MR. RANG: It's 20 thousand
19 gallons.

20 MR. SETARO: Because on the 100
21 percent occupancy. Although they're industrial
22 built which means they're -- very few. If the
23 nature of that building should ever change in
24 the future, that 20 thousand gallons may be
25 affected. Maybe something you can take a look

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2 at in the event the nature of the building
3 should change in the future so that the density
4 increases and therefore there would be more
5 room for greater outflow. I'm saying keep it
6 in mind since we're looking --

7 MR. WEISMAN: I hear what you're
8 saying. They have to account for the -- that
9 building so more.

10 MR. SETARO: More of the nature
11 that the use of the building could change.

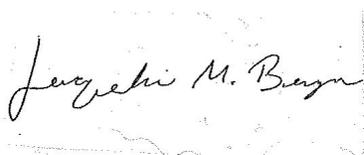
12 MR. WEISMAN: Exactly. That's it
13 for that project for this evening. Check the
14 website for future meetings. Next one will be
15 December 14th, and by the way on the website
16 all the letters came in, you can read those on
17 the website, and we'll continue to post that on
18 the website. Thank you all for coming out.

19 (Whereupon, the public hearing
20 concluded at 7:35 p.m.)

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C E R T I F I C A T I O N

I, JACQUELINE M. BEYER, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify that the foregoing record taken by me at the time and place as noted in the heading hereof is a true and accurate transcript of same to the best of my ability and belief.

A handwritten signature in cursive script that reads "Jacqueline M. Beyer". The signature is enclosed within a faint, rectangular notary seal border.

JACQUELINE M. BEYER
Shorthand Reporter and
Notary Public

Date: October 23, 2017

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