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July 24, 2006

Mr. Donald Alger, Chairperson  
Town of Greenport Planning Board  
Greenport Town Hall  
600 Town Hall Drive  
Hudson, NY 12534

**Re: The Widewaters Group Proposed Retail Development  
MA# 205928.00**

Dear Chairperson Alger and Greenport Planning Board Members:

On behalf and for the benefit of the Greenport Planning Board, Morris Associates has reviewed the documents submitted for the above application before the Greenport Planning Board (GPB). The information reviewed consists of the following:

- a) Proposed Retail Development, Environmental Assessment Report, dated June 2006.
- b) Drawings for the above, consisting of 19 drawings.

Our review consists of an evaluation of the completeness of the environmental report for a determination of significance, and, a review of the drawings provided to fulfill the requirements of a subdivision application and for a site plan application. What follows are our comments on the submitted materials. These are being provided for consideration by the GPB in their decision on the project.

Comments Regarding Completeness

- 1) Overall the information presented is relatively complete and well prepared. There are areas we feel that require more definition given the project location and the potential for environmental impact.
- 2) This is a very large retail project being proposed. The location of the project is close to residential areas (residential areas at the northern end of Joslen Boulevard, on U.S. Route 9 near the project, and just north of the project site in the Town of Stockport (Hamlet of Stottville). Due to this, we recommend the GPB consider having the applicant perform a noise impact evaluation. We further suggest that the evaluation be prepared according to the NYS DEC impact assessment guidance document titled "Assessing and Mitigating Noise Impacts" dated October 6, 2000 and revised February 2, 2001.
- 3) Again, as a very large project and given its location, we recommend the GPB consider having the applicant perform a visual impact evaluation. We further suggest that the evaluation be prepared according to the NYS DEC impact assessment guidance document titled "Assessing and Mitigating Visual Impacts" dated July 31, 2000.

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Comments Regarding Environmental Assessment Report

- 4) The document discusses phasing the project and in many instances notes there will not be phasing. We recommend that the GPB have the applicant clarify this.
- 5) The Full Environmental Assessment Form (FEAF) notes a depth to the water table of 0.5 to 1.5 feet. This seems extremely shallow. We recommend that the GPB have the applicant clarify this.
- 6) The FEAF does not indicate the dimensions of the buildings proposed. We recommend that the GPB have the applicant clarify this and give, at the least, approximate values.
- 7) The NYSDOT has indicated the desire to have the northernmost proposed traffic signal and related driveway aligned with Joslen Boulevard and have the driveway for the senior apartment complex just to the north of the project relocated to access the northernmost proposed driveway. We also believe this would be beneficial. Making this revision would reduce the chance of southbound traffic electing to use Joslen Boulevard as a way to "dodge" a significant section of U.S. 9 and would provide safer access/egress for the apartments. An initial investigation reveals that a perfect alignment for this intersection would not be possible without the purchase of land/R.O.W. on either, or both side(s) of U.S. 9. Given that constriction, an option of an offset intersection with a pair of traffic signals working in unison may be the best practical solution. This information is noted for the GPB to consider in discussions with the applicant.

Comments Regarding the Related Drawings

- 8) The drawings do not contain a plan delineating the lot line eliminations and proposed subdivision. We recommend that the GPB have the applicant prepare this.
- 9) The drawings include sheets that indicate existing conditions, site plan information, grading, utilities and various details. Per the Town of Greenport Code, the following information should also be provided: the height of all buildings; the location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto; provision for pedestrian access; the location of outdoor storage, equipment and materials; the location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; the location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies; the location, size and design and construction materials of all proposed signage; the location and design of outdoor lighting facilities, including data regarding lighting levels, both within the site and at the site's boundaries; and, a landscaping plan and planting schedule.
- 10) Additionally, we recommend the GPB require the applicant to submit all plans sent to the NYSDOT for improvements to U.S. Route 9.

Other Comments

- 11) The applicant has submitted an excellent description of the intended Stormwater Pollution Prevention Plan (SWPPP) along with some calculated volumes, however, the information submitted does not constitute the information required for a full SWPPP. We recommend that the GPB have the applicant prepare this and submit for review to the GPB.

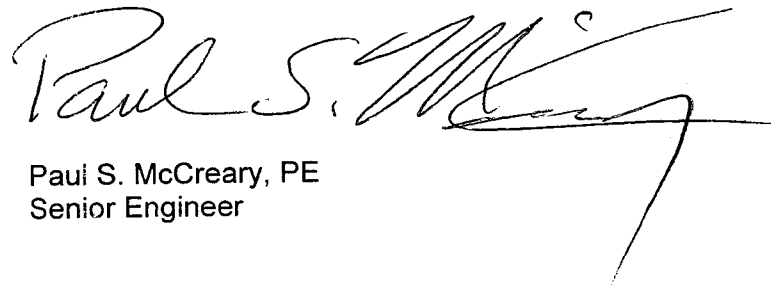
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- 12) We recommend that the GPB obtain comment from the Greenport Fire District. We will facilitate that based upon direction from the GPB.
- 13) We recommend that the Greenport Water and Wastewater Superintendent comment on the submitted materials. Again, we will facilitate that based upon direction from the GPB.
- 14) Given the comments above, there will be additional details and/or information that will need to be submitted. The applicant should coordinate with the GPB to ensure that sufficient information is provided in the next submission.

Based upon the above, we believe there to be more information needed to make a determination on potential impacts and to have the required information for subdivision and site plan approval. Our basic recommendation is to have the Applicant address the above, assuming the Planning Board is in agreement, and all additional comments of the Planning Board. Once that is complete the Planning Board should have sufficient information to evaluate the proposal.

Should you have any questions regarding the information contained in this letter, please feel free to call the undersigned. As always, we will make ourselves available to you or the applicant to discuss matters.

Very truly yours,  
**MORRIS ASSOCIATES**  
CONSULTING ENGINEERS, P.L.L.C.



Paul S. McCreary, PE  
Senior Engineer

PSM:nlz

cc: Greenport Planning Board Members  
C. Whitbeck, Jr., Esq.  
Applicant's representatives