

APPENDIX B

CORRESPONDENCE



September 18, 2012

Greg Merriam
AICP Planner
The Chazen Companies
100 Glen St.
Glen Falls, NY 12801

Re: Hudson Valley Wine Village Project

Dear Mr. Merriam:

Central Hudson will be able to serve the above-mentioned project located off Blue Point Rd. in the Town of Lloyd with utilities. However, once the project has town board approval, we will need a project (URD) application along with a load letter for both electric and gas to submit to our Engineering Department. Once our engineering study is done and project costs have been determined, the associated costs will be identified and provided to the project developer.

If you have any questions, please contact me at 845-897-6141.

Sincerely,

A handwritten signature in black ink that reads "Cathy M. Doyle". The signature is written in a cursive, flowing style.

Cathy M. Doyle
Residential New Business Specialist

25 Central Hudson Way
Fishkill, NY 12524

(845) 452 • 2000
www.CHEnergyGroup.com

From: [Krassimir Tassev](#)
To: [Ed Finck](#); [Greg Merriam](#)
Subject: Re: Hudson Valley Wine Village Project
Date: Monday, November 26, 2012 3:01:30 PM
Attachments: [AA-7883-Wrappinger Falls NY-Blank.doc](#)

Greg,

Good News!

We will be able to service your development. Please advise on any upcoming utilities site meetings which we would like to attend.

In the meantime attached please find our standard access agreement for your review and signature.

We are looking forward to working with you!

Chris Tassev
NJ Area Director
MDU Sales and Retention
201-418-8364 office
201-954-0289 cell
201-604-6916 fax
ctassev@cablevision.com

>>> Greg Merriam <gmerriam@chazencompanies.com> 11/26/2012 11:12 AM >>>

Chris,

Thanks for following up this morning, it is greatly appreciated. I have attached a number of files for your review. An Aerial Map with tax parcels boundaries, a proposed site plan, and a formal letter describing the project.

As I believe I mentioned on the phone last week, we are looking for a letter from Cablevision that they are capable of servicing the project when it gets built. Please address the letter to me, here in our Glens Falls office.

If you have any questions, or need any further information, please do not hesitate to contact me.

Thanks again for your time.

Gregory H. Merriam II, AICP
Planner
The Chazen Companies

100 Glen Street, Suite 3B
Glens Falls, New York 12801
(518) 824-1933
(518) 812-2205 (fax)
www.chazencompanies.com



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www.sfhhc.org

241 North Road
Poughkeepsie, New York
12601-1399
Phone: 845-483-5000

Our Vision:

To be the hospital of choice in the Hudson Valley, spiritually grounded, quality driven and trusted for generations to come.

Our Mission:

Saint Francis Hospital is privileged to serve the healthcare needs of our community with reverence for life and the dignity and worth of every individual, embracing a healing ministry in the spirit of Saint Francis of Assisi.

Our Catholic tradition is reflected in our CREST of Values:

Compassionate Care
Respect
Excellence
Service
Teamwork

January 10, 2013

Gregory H. Merriam II, AICP
The Chazen Companies
100 Glen Street, Suite 3B
Glens Falls, NY 12801

RE: Hudson Valley Wine Village, Lloyd, New York

Dear Mr. Merriam:

It is our understanding that The Chazen Companies is working on the Draft Generic Environmental Impact Statement for the construction of the above referenced project. First, let me state the hospital welcomes the addition of this project to our area. Based on your description of the location and configuration of the development, we do not feel the addition of 2,000 residents would pose any capacity problems for our hospital. Saint Francis Hospital is the state's busiest Level II Trauma Center and our recently remodeled emergency department provided care to 33,000 patients in the past year. We are poised to care for the community going forward.

Saint Francis is in a state of constant construction and improvement, remodeling to upgrade and expand services and facilities. In addition to the emergency room expansion, the hospital has enhanced its radiology services, expanded its cancer center, added robotic surgery, and current projects include modernizing the infrastructure and renovating behavioral health facilities.

Given that this new development is within the hospital's catchment area, we enthusiastically support it and give our assurances of the hospital's ability to care for the population without significant impact upon resources.

Please let me know directly if you have any other concerns or require additional information. I can be reached at 845-431-8109 or JBarlow@sfhhc.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason B. Barlow", with a long horizontal flourish extending to the right.

Jason B. Barlow
Vice President, Offsite Clinical and Support Services

/sdp; P:\My Documents\Barlow\Correspondence\Chazen - Hudson Valley Wine Village.docx
Cc R. Savage
G. Prisco

Rachel Selsky, AICP
Senior Economic Development Specialist
Camoin Associates, Inc.
120 West Avenue, Suite 303
Saratoga Springs, NY 12866

Dear Ms. Selsky:

This letter is to confirm that you and I reviewed the potential impacts of the proposed Hudson Valley Wine Village located on NYS Route 9W in the Town of Lloyd, NY. It is my assertion that the bulleted points below accurately reflect the information provided during our conversation on August 17, 2012 and December 4, 2012, as well as my impressions of what the potential impacts of the development will be on Highland Fire District.

Summary:

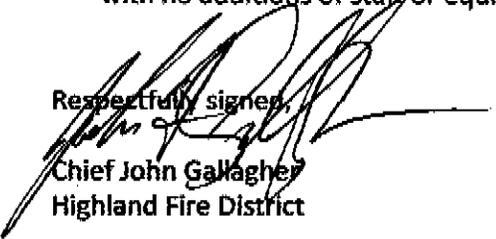
- The service area of the Highland Fire District is within the Town of Lloyd (slightly smaller than the Town).
- Fire Commissioners approve a budget on an annual basis which is then forwarded to the Town. Residents of the fire district are then charged a tax on their annual tax bill which goes towards fire services.
- Funds are used for equipment purchase and maintenance, fuel, buildings, insurance, workers compensation, etc.
- Current membership
 - Approximately 60 members including the one chief, three assistance chiefs, one captain, two lieutenants, 8 EMT's, fire fighters, and drivers
- Current facilities
 - Station Number 1 located at 25 Milton Avenue
 - Station Number 2 located at 570 New Paltz Road
- Current equipment
 - 95 foot tower ladder
 - 3 Type 1 engines
 - Tanker
 - Brush truck
 - Trailer
 - 4 chief cars
 - Medical response vehicle at Station 1- truck with AED and oxygen
- The Highland Fire District responds to fires, alarms, and recently started responding to medical critical response calls as necessary.
- The Highland Fire District receives an average of 425-450 calls

Summary:

- Project will be within close proximity to Highland Fire Station Number 1

- At this time, the Highland Fire District does not foresee any additional equipment needs. However, the possibility does exist that additional equipment may be required upon final site plan review and approval.
- At this time, it appears that there will be no substantial impact of the Project on the Highland Fire District. There will be an increase of 1-4 calls per month on average to the Project. Most of the calls will be minor and include CO detectors and cooking related smoke incidents.
- At this time, the impacts of the Project on the Highland Fire District can be adequately delivered with no additions of staff or equipment.

Respectfully signed,



Chief John Gallagher
Highland Fire District



MOBILE LIFE SUPPORT SERVICES, INC.



December 4, 2012

Rachel Selsky, AICP
 Senior Economic Development Specialist
 Camoin Associates, Inc.
 120 West Avenue, Suite 303
 Saratoga Springs, NY 12866

Dear Ms. Selsky:

This letter is to confirm that you and I reviewed the potential impacts of the proposed Hudson Valley Winery Village Project located on NYS Route 9W in the Town of Lloyd, NY. It is my assertion that the bulleted points below accurately reflect the information provided during our conversation on August 28, 2012, as well as my impressions of what the potential impacts of the development will be on Mobile Life Support Services.

Summary:

- The service area includes four counties of Orange, Rockland, Ulster, and Dutchess.
- The company operates 22 stations throughout the service area, 2 in the Town of Lloyd located at:
 - Town's Firehouse: 25 Milton Avenue - 1.9 miles from the site, 4 minute response time
 - State Police Barracks: Route 299 - 5.3 miles from the site, 7-8 minute response time
- Other nearby stations include the City of Poughkeepsie and the Town of Marlboro.
- Contracted with the Town of Lloyd for 1.5 units - 1 ambulance 24 hours a day and a second assigned to the Town 12 hours a day during peak call times.
 - Having the two stations in Lloyd works well for Mobile Life allowing service to adjacent areas; therefore, the Town actually gets more coverage than it contracts for.
 - Based on its size and population, the Town really only needs one station; however, to decrease response times the Town contracts for 1.5.
- Mobile Life employs around 400 employees, approximately 90% of which are uniformed personnel (paramedics and EMT's).
- The fleet includes 48 paramedic units and 6 four-wheel drive ALS first response vehicles.
- Approximately 94% of the Mobile Life's revenue comes from insurance companies; the balance comes from contracted municipalities.
 - Lloyd's contract is \$230,000 annually.
 - The more calls from the municipality, the larger the amount that Mobile Life gets from the insurance company and the less that is required from the municipality.
 - The Town of Lloyd call volume has increased slightly (850 calls in 2011), meaning that it is likely that when they renew their contract in December 2013, the contract amount will decrease.

MAILING ADDRESS:

P. O. Box 471, NEWBURGH, NY 12551-0471

CORPORATE OFFICE:

3188 ROUTE 9W, NEW WINDSOR, NY 12553

TELEPHONE: (845) 562-4368 (800) 209-8815 FAX: (845) 562-4055

WEBSITE: WWW.MOBILELIFE.COM

MOBILE LIFE SUPPORT SERVICES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

Impacts:

- There will be about a 10% increase in call volume as a result of the project (about 80 calls or 1 every 4 days).
- This increase will actually reduce the Town's payment for the service. It is reasonable to assume the municipal subsidy will decrease by 10%.
- The Hudson Valle Wine Village will not require Mobile Life Support Services to acquire any additional equipment or resources.
- Response times will not be changed by the project.
- The demographics of the new tenants of the property will not be unlike those that already exist in the Town.

Sincerely,



Scott Woebse
Vice President/Chief Operating Officer



TOWN OF LLOYD POLICE DEPARTMENT

Daniel Waage – Chief of Police

December 4, 2012

Rachel Selsky, AICP
Senior Economic Development Specialist
Camoin Associates, Inc.
120 West Avenue, Suite 303
Saratoga Springs, NY 12866

Dear Ms. Selsky:

This letter is to confirm that you and I reviewed the potential impacts of the proposed Hudson Valley Wine Village located on NYS Route 9W in the Town of Lloyd, NY. It is my assertion that the bulleted points below accurately reflect the Town of Lloyd Police Department, as well as my impressions of what the potential impacts of the development will be on the Police Department.

Summary:

- Service area is the Town of Lloyd including the Highland Hamlet
- All funds come from Town General Fund (there is not a separate police tax district)
- Town funds are used for equipment purchase and maintenance
- Facilities are owned and maintained by the Town
- Current staffing
 - 9 full time police officers, 15 part time police officers, 3 full time dispatchers and 4-8 part time dispatchers
- Current facilities
 - 1 station located in the Town at 25 Milton Avenue, Highland, NY
 - 2-3 minute response time to the project location
- Currently have 2 officers on at a time to cover the Town
- Current equipment
 - 4 patrol cars
 - 5 special use vehicles
 - 1 segway
 - 1 ATV
 - 2 bicycles
- The Town of Lloyd Police Department receives an average of 6500-7500 calls per year

Impacts:

I have provided below to the best of my ability a fiscal analysis as it applies to the Town of Lloyd Police Department in reference to the Hudson Valley Winery Village project utilizing the scope of the project you provided. The numbers I have provided are estimated as of the 2013 fiscal year,

25 MILTON AVE, SUITE 2 • HIGHLAND, NY • 12528 • (845) 691-6102 • FAX (845) 691-4111



TOWN OF LLOYD POLICE DEPARTMENT

Daniel Waage – Chief of Police

and are based upon your estimate of 2,121 new residents. The New York State Division of Criminal Justice Services recommends (1) full time police officer for every 1000 residents.

- **Total Compensation Package per Police Officer: \$122,505.53, (2) officers \$245,011.06**
 - Average Annual Salary 1 (Police Officer): \$68,100, 2 (Police Officer): \$136,200
 - Annual Leave in hours, 120: \$3,928.80 per Police Officer
 - Sick leave in hours, 96: \$3,143.04 per Police Officer
 - Holiday in Hours, 96, \$ \$3,143.04 per Police Officer
 - Total Insurance per Police Officer including, Health family, life insurance, disability: \$18,006.53
 - Retirement: 25.10% of salary per year per Police Officer: \$17,093.04
 - Social Security: 6.20% of salary per year per Police Officer: \$4,222.19
 - Medicare Match: 1.45% of salary per year per Police Officer: \$987.45
 - Worker's Compensation: 5.70% of salary per year per Police Officer: \$3,881.69
- **Police Package Police Vehicle: Estimate including light package and marking: \$36,000**
- **Total estimated cost to the Town of Lloyd Police Department: \$281,011.06**
- **Estimated Response Time (conservative without emergency) 5 minutes and 30 seconds**

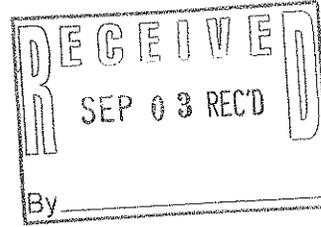
Sincerely,


Daniel Waage
Chief of Police, Town of Lloyd

Ulster County Resource Recovery Agency

P.O. Box 6219 • 999 Flatbush Road
Kingston, New York 12402
845-336-0600 • Fax 845-336-4129

August 30, 2013



Greg Merriam II, AICP
The Chazen Companies
North Country Office
375 Bay Road
Queensbury, NY 12804

Re: Proposed Hudson Valley Wine Village
Town of Lloyd, County of Ulster

Dear Mr. Merriam:

I have reviewed your letter dated July 17, 2013 concerning the above referenced proposed project and the estimated volume of municipal solid waste (MSW) it would generate at full build out. The Agency has two transfer stations located within the county; one in the town of New Paltz and the other in the town of Ulster. Both facilities hold permits from the New York State Department of Environmental Conservation (NYSDEC) to accept and process MSW and Construction & Demolition (C&D) debris. The permit limits at the New Paltz facility are 390 tons/day and 1560 tons/week and at the Ulster facility the permit limits are 650 tons/day and 3900 tons/week. At present, the Agency's New Paltz facility is accepting an average of approximately 155 tons/day and 940 tons/week of MSW/C&D while the Ulster facility is accepting an average of approximately 280 tons/day and 1685 tons/week of MSW/C&D. Therefore should the Agency experience an increase in volume of 3.9 tons/day and 27.4 tons/week of MSW as estimated in your letter, there would be a very minimal impact on Agency operations and have no impact on NYSDEC permit limitations.

Should you have any further questions I may be reached at the above referenced number or via email at tros@ucrra.org.

Sincerely,

A handwritten signature in black ink that reads "Timothy B. Rose".

Timothy B. Rose, P.E., BCEE, QEP, M.P.A.
Executive Director

CC: File

