



OFFICE OF THE CITY MANAGER
CITY OF RYE

November 28, 2016

Mayor Dennis G. Pilla and
Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: United Hospital Redevelopment (UHR) FEIS Dated 11/17/16
Village of Port Chester, Westchester County, New York

Dear Mayor Pilla and Board of Trustees:

The City of Rye and our consultants have reviewed the Final Environmental Impact Statement (FEIS) and are writing to express concerns relative to the proposed project as outlined in the document. As you know, one of the City of Rye's major concerns is the potential traffic impact of the UHR development. There were numerous comments raised on the DEIS from residents, our traffic consultant and from other agencies. Many of those comments are responded to in the FEIS, however, we are especially concerned with the proposed post implementation monitoring study and the ability of how it can be enforced especially since it would be completed only when the project is operating at full occupancy. Also, several of the identified impacts in the FEIS are not fully mitigated and there are still areas where we believe the City of Rye streets may still be impacted by the additional traffic from the project.

Unlike some other aspects of a project like this, traffic "has no borders" in terms of its impacts since a majority of the roads in the area connect to and from each of our adjacent municipalities. The FEIS document does outline specific improvements such as widening of the Exit 11 off Ramp from I-287, modifications at the High Street intersection with Boston Post Road and other intersection related improvements at the access connection to Boston Post Road. However, there are several specific areas where we believe implementation of improvements at the onset of the project as opposed to as a result of the post monitoring study, should be a requirement of the project approval. These are summarized in the attached document based on input from our traffic consultant as well as our own knowledge of the area.

Furthermore, there are some other locations where the FEIS analysis does not necessarily show a degradation in Level of Service, however, the additional traffic from



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the UHR project will result in increased delays. Also, there are several sections of the city where there will be additional traffic generated from the project, which will utilize these city streets and neighborhoods, and the city should receive financial support to offset the effect of these added vehicles generated by the UHR project.

Based on the previous comments on the DEIS and the fact that there are still unmitigated impacts, we request that the Village entertain a smaller reduced size project to offset such impacts.

In summary, based on the above and the attached information, we believe that the Village should ask for additional modifications to the FEIS prior to acceptance. If, however, the Village does decide to accept the document, we request that these comments and concerns be incorporated into the project's Findings Statement that you will subsequently adopt.

Thank you for your consideration.

Sincerely yours,

Marcus Serrano
City Manager

Enclosures

cc: Christopher Steers, Village Manager
Eric Zamft, Director of Planning
Mayor and City Council, City of Rye
Eleanor Militana, Assistant City Manager, City of Rye
Christian Miller, Planner, City of Rye
Ryan Coyne, Superintendent of Public Works, City of Rye
Kristen Kelley Wilson, Corporation Counsel, City of Rye