

**Town of Poughkeepsie Town Board
Notice of Public Hearing
Draft Environmental Impact Statement
Development Master Plan
Zoning Amendment
For The
Hudson Heritage Project At
The Former Hudson River State Hospital**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Town of Poughkeepsie Town Board on December 7, 2016 at 7:00 PM, or as soon thereafter as the matter may come to be heard, at the Town Hall, One Overocker Road, Poughkeepsie, New York, for the purpose of receiving public comment on: 1) a Draft Environmental Impact Statement (“DEIS”); and 2) a Development Master Plan; and 3) a Zoning Amendment to amend portions of the Town’s Historic Revitalization Development District (HRDD) under Section 210-30 of the Town Zoning Code (“Petition”), in regard to the proposed redevelopment of the former Hudson River State Hospital site known as the Hudson Heritage Project. The site is approximately 156 acres in size and is located at 3532 North Road (Route 9), tax parcel number 6163-03-011149. At the public hearing the Town Board will receive comment from any interested persons.

The Project would consist of a residential component of up to 750 apartments, townhouses and a limited number of detached single-family dwellings arranged in a pattern of neighborhoods connected by walking paths and incorporating open space and recreation areas. The Project also includes up to 350,000 square feet of commercial space consisting of a variety of large and small retail, restaurant, and office spaces, and would also include rehabilitation and adaptive re-use of certain existing structures including the potential re-use of the 80,000 square foot former Administration Building as a hotel. The Project would conserve the 18 acre “Great Lawn” and would include publicly accessible recreation opportunities, as well as public open spaces.

The Petition includes various amendments to the HRDD in furtherance of this Project, including modifying the list of permitted uses in the HRDD and design standards, fixing the maximum residential density at 750 units, as well as clarifying the meaning of various terms in Section 210-30 of the town Zoning Code.

Copies of the DEIS, the Development Master Plan, and the Zoning Petition are available on the Town website at <http://www.townofpoughkeepsie.com>, and hard copies are available for inspection at the Office of the Town Clerk, and the Department of Planning, One Overocker Road, Poughkeepsie, New York 12603.

Written comments on the documents are requested and will be accepted by the Town Board for at least 14 days following the close of the Public Hearing. Written comment will be accepted by the Town Clerk at One Overocker Road, Poughkeepsie, New York 12603, or via email to the following address: fsalvatore@townofpoughkeepsie-ny.gov until 4:00 PM the day of closing of public comment. Town office hours are Monday-Friday, 8:00 AM to 4:00 PM. Telephone number is 845-485-3657.

Date of Publication: November 22, 2016

By order of the Town of Poughkeepsie Town Board

Felicia Salvatore, RMC Town Clerk

Town of Poughkeepsie