

Poughkeepsie, N.Y.

AFFIDAVIT OF PUBLICATION

State of New York
County of Dutchess
City of Poughkeepsie

AC TUESDAY, August 4, 2015



Legal Notices



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TOWN OF POUGHKEEPSIE TOWN BOARD
STATE ENVIRONMENTAL QUALITY REVIEW
POSITIVE DECLARATION
AND NOTICE OF PUBLIC SCOPING SESSION TO BE HELD ON
AUGUST 19, 2015

Notice of Intent to Prepare a DEIS
Determination of Significance

Date: July 22, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Poughkeepsie Town Board, as Lead Agency, has determined that the Proposed Action, described below, may have a significant effect on the environment and a Draft Environmental Impact Statement ("DEIS") will be prepared.

Name of Action/Project: HUDSON HERITAGE PROJECT

Name of Applicant: EFG/DRA HERITAGE, LLC

SEQR Status: Type 1

Scoping: Yes

If yes, indicate how scoping will be conducted: Scoping is the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the DEIS, including the content and level of detail of the analyses, the range of alternatives, and the mitigation measures needed.

A public Scoping Session will be held at the Town of Poughkeepsie Town Hall (One Overocker Road, Poughkeepsie, New York), on August 19, 2015, at 7:00 pm, or as soon thereafter as the matter may come to be heard. The Applicant has submitted a draft Scoping Document to the Town Board, which identifies the issues to be addressed in the DEIS for the proposed Hudson Heritage Project mixed-use development project (the "Project") in the Town of Poughkeepsie, New York (the "Town").

The Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (6). For all purposes of this Positive Declaration, the term "Proposed Action" means the Project and all related implementing actions, including but not limited to: (i) proposed amendments to the Zoning Law of the Town; (ii) approval by the Town Board of the Town of the "Development Master Plan" for the Project; (iii) approval by the Planning Board of the Town of the site plan and subdivision for the Project; and (iv) potential area variances from the Zoning Board of Appeals.

The draft Scoping Document will be distributed to all interested and involved agencies, and will be available for public review in advance of the Scoping Session on the Town's website http://www.townofpoughkeepsie.com and in hard copy, available with the Town Clerk at the Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York 12603.

Copies will also be available at the scoping session. Public comment will be accepted at the scoping session on all issues related to the scope of the DEIS.

Written comments on the proposed scope will also be accepted by the Town Clerk at the address below, or to the following email address: fsvlavoro@townofpoughkeepsie-ny.gov until 4:00pm, Monday, on August 31, 2015.

Notice to involved agencies: You are requested to provide written comments reflecting your concerns, jurisdictions and information needs sufficient to ensure that the DEIS will be adequate to support your agency's SEQR Findings.

Description of Action:

The Applicant, EFG/DRA Heritage, LLC, proposes to develop a mixed use pedestrian-oriented residential and commercial development on an approximately 156 acre site (the "Project Site") located primarily in the Town of Poughkeepsie (0.04 acres at the northern edge of project site is located in the Town of Hyde Park, but no development is proposed on this portion of the site). The Project Site is identified as tax parcel 6163-03-011149 on the Town of Poughkeepsie Tax Map. The Project Site is located within the Historic Revitalization Development District (HRDD) of the Town.

The Project Site is bordered on the north by commercial and residential development and the Town of Hyde Park town line, on the south by the Mid-Hudson Plaza, on the east by New York State owned property and on the west by New York State Route 9. The Project Site is located directly across from Dutchess County's Quiet Cove Park

Rita Lombardi of the City of Poughkeepsie, Dutchess County, New York, being duly sworn, says that at the several times hereinafter mentioned he/she was and still is the Principle Clerk of the Poughkeepsie Newspapers Division of Gannett Satellite Information Network, Inc., publisher of the Poughkeepsie Journal, a newspaper published every day in the year 2015 in the city of Poughkeepsie, Dutchess County, New York, and that the annexed Notice was duly published in the said newspaper for one insertion

Successively, in each week, commencing on the 4th day of Aug. in the year of 2015 and on the following dates thereafter, namely on:

And ending on the day of in the year of 2015, both days inclusive.

Subscribed and sworn to before me this 10th day of August in the year of 2015.

Notary Public

commission expires 11/1/2018

ROSE ANN SIMPSON
Notary Public - State of New York
No. 01516215893
Qualified in Dutchess County
My Commission Expires January 04, 2019

may also include adaptive re-use of the 80,000 square foot of the main wing of the former Hudson River Psychiatric Center's (HRPC) Administration Building, potentially as a hotel, as well as potential re-use of the former HRPC Library, Amusement Hall and Chapel buildings. The Project will conserve the 18 acre "Great Lawn" and will include publicly accessible recreation opportunities, as well as public open spaces integrated into the commercial component.

Location of Action:

Town/Municipality: Town of Poughkeepsie
County: Dutchess County

Street Address: Former Hudson River Psychiatric Institute
3532 North Road (US Route 9)
Poughkeepsie, New York

Tax Map Parcels: 134689-6163-03-01 1149

Reasons supporting this Positive Declaration:

Potential impacts due to clearing, blasting, grading, and construction on steep slopes and in areas where depth to bedrock is < 5 feet

Potential impacts from construction that continues for more than one year or in multiple phases

Potential impacts from increased erosion, whether from physical disturbance or vegetation removal

The Proposed Action is located within a Coastal Erosion Hazard Area.

Potential impacts on surface water

Potential impacts on groundwater

Potential impacts on flooding

Potential impacts to Rare, Threatened or Endangered Species and their habitats

Potential impacts on agricultural resources

Potential impacts on aesthetic resources

Potential visual impacts

Potential impacts on historic and archeological resources due to the proposed demolition of a number of the former Hudson River State Hospital.

Potential impacts on transportation/traffic on local, county and state highways

Potential impacts from increase demand for energy

Potential impacts on human health and community plans

Potential impacts from increased demands on community services, schools, and related infrastructure

Potential noise impacts due to construction and size and magnitude of the project

THIS POSITIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON JULY 22, 2015.

For Further Information:

Contact Person:

Neil Wilson, Esq.
Town of Poughkeepsie Director of Municipal Development
Town of Poughkeepsie
Town Hall
1 Overrocker Road
Poughkeepsie, New York 12603
Phone: (845) 485-3600

By order of the Town Board

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
July 31st, 2015

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