

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NOTICE OF ADOPTION OF A SEQRA STATEMENT OF FINDINGS**

**IN THE MATTER OF  
MACDONNELL HEIGHTS TOWN CENTER PROJECT**

**DATE:**           **March 23, 2018**

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.

A Resolution Adopting the SEQRA Findings Statement for the MacDonnell Heights Town Center Project was adopted by the Town of Poughkeepsie Planning Board, as lead agency, on March 15, 2018, for the proposed action described below.

Enclosed herein is a copy of said Resolution dated March 15, 2018, and the referenced SEQRA Findings Statement.

Name of Action:	MacDonnell Heights Town Center Project
Name of Project Sponsor:	Kirchhoff Properties, LLC, on behalf of Meadow View Properties LLC and Industrial Retro LLC
SEQR Status:	Type I Action.
Lead Agency:	Town of Poughkeepsie Planning Board One Overocker Road, Poughkeepsie, NY 12603
Description of Action:	The project includes the development of a new mixed-use town center with up to approximately 473,267 gross square feet (gsf) of residential uses (390 residential units); and 124,995 gsf of commercial and other nonresidential uses for a total gross square footage of 598,262. The project also includes supporting infrastructure, such as driveways, roadways, sidewalks, parking areas, landscaping, open space, recreational uses, playgrounds, stormwater management facilities, and utilities. Approximately 35 acres of the Project Site would be developed and approximately 25.5 acres (42%) would be left as undeveloped open space (approximately 21.7 acres) or developed as recreational uses (approximately 3.85 acres). The action is further described in the SEQRA Findings Statement.
Location of the Action:	The Location of the Action is: 928, 932, 935 and 936 Dutchess Turnpike and Victory Lane; also identified as tax parcel numbers 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195.

## Notice of Adoption of a SEQRA Statement of Findings

A Copy of this Notice of Adoption of a SEQRA Statement of Findings and enclosures may be obtained from:

Town Clerk  
Town of Poughkeepsie Town Hall  
One Overocker Road  
Poughkeepsie, New York 12603  
845-485-3620

or

Planning Department  
Town of Poughkeepsie Town Hall  
One Overocker Road  
Poughkeepsie, New York 12603  
845-485-3657

or

On-line at <http://www.townofpoughkeepsie.com>

More information may be obtained from:

Town of Poughkeepsie Planning Department  
Eric Hollman, Planner  
Tel 845-485-3657, Fax 845-486-7885,  
[ehollman@TownofPoughkeepsie-ny.gov](mailto:ehollman@TownofPoughkeepsie-ny.gov)

A Copy of this Notice of Adoption of a SEQRA Findings Statement and enclosures is being sent to:

Town of Poughkeepsie Town Board  
Jay Baisley, Supervisor  
One Overocker Road  
Poughkeepsie, New York 12603

Town of Poughkeepsie Zoning Board of Appeals  
James Challey, Chairman  
One Overocker Road  
Poughkeepsie, New York 12603

Town of Poughkeepsie Highway Department  
Marc Pfeifer, Highway Superintendent  
One Overocker Road  
Poughkeepsie, New York 12603

Town of Poughkeepsie Police Department  
Ron Spero, Chief  
19 Tucker Drive  
Poughkeepsie, NY 12603

Town of Poughkeepsie Recreation Department  
Thomas Meyering, Director  
One Overocker Road  
Poughkeepsie, New York 12603

## Notice of Adoption of a SEQRA Statement of Findings

John Pinna, Town Historian  
One Overocker Road  
Poughkeepsie, NY 12603

Dutchess County Behavioral & Community Health  
85 Civic Center Plaza, Suite 106  
Poughkeepsie, NY 12601

Dutchess County Department of Planning & Development  
Eoin Wrafter, Commissioner  
27 High St.  
Poughkeepsie, NY 12601

Dutchess County Department of Public Works  
Robert Balkind, P.E., Commissioner  
626 Dutchess Turnpike  
Poughkeepsie, NY 12603

Dutchess County Industrial Development Agency  
Charles Daniels, Chairman  
3 Neptune Road  
Poughkeepsie, NY 12601

NYSDEC Region 3  
Daniel Whitehead, Director,  
Division of Environmental Permits  
21 South Putt Corners Rd.  
New Paltz, NY 12561-1696

NYSDEC  
Division of Environmental Permits, 4<sup>th</sup> Floor  
625 Broadway  
Albany, NY 12233-1750

NYS DOT Region 8  
c/o Lee Zimmer  
Traffic Engineering & Safety  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

NYS Office of Parks, Recreation and Historic Preservation  
ATTN: Julian Adams  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

Arlington Fire District  
Tory Gallante, Chief  
11 Burnett Blvd  
Poughkeepsie, NY 12603

Arlington Central School District  
Brendan Lyons, Superintendent  
144 Todd Hill Rd.  
Lagrangeville, NY 12540

## Notice of Adoption of a SEQRA Statement of Findings

Environment Energy Program  
ATTN: Mr. Jeff Luoma  
Wappinger Creek Watershed Intermunicipal Council  
c/o Cornell Cooperative Extension  
2715 Route 44  
Millbrook, NY 12545

Town of LaGrange  
Town Clerk  
120 Stringham Road  
LaGrangeville, NY 12540

Town of Poughkeepsie Legal Department  
James Nelson, Esq., Town Attorney  
1 Overocker Road  
Poughkeepsie, New York 12603

Richard M. Rang, P.E.  
Kirchhoff Properties, LLC  
199 West Road  
Pleasant Valley, New York 12569

Jeff Kane  
Kirchhoff Properties, LLC  
199 West Road  
Pleasant Valley, New York 12569

Kirchhoff Properties, LLC on behalf of Meadow View Properties LLC, and Industrial Retro LLC  
199 West Road  
Pleasant Valley, New York 12569

Jeffery J. Contelmo, P.E.  
Insite Engineering, Surveying & Landscaping Architecture, P.C.,  
3 Garrett Place  
Carmel, NY 10512