

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NOTICE OF COMPLETION AND NOTICE OF PUBLIC HEARING FOR A  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
AND NOTICE OF PUBLIC HEARINGS IN REGARD TO  
APPLICATIONS FOR SITE PLAN, SPECIAL USE PERMIT, AND SUBDIVISION APPROVALS  
IN THE MATTER OF MACDONNELL HEIGHTS TOWN CENTER PROJECT**

**DATE:**           **September 28, 2017**

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 Draft Environmental Impact Statement (DEIS) has been completed and accepted by the Town of Poughkeepsie Planning Board, as lead agency, on the date indicated above, for the proposed action described below.

On Thursday, October 19, 2017 at 6:00 p.m., or as soon thereafter as the matter may come to be heard, the Town Board will hold concurrent public hearings on the DEIS and the applications for Site Plan, Special Use Permit, and Subdivision approvals at the Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York 12603. The purpose of the public hearings is to accept comments on the DEIS and to accept comments on the applications for Site Plan, Special Use Permit, and Subdivision approvals.

Written comments on the DEIS are specifically requested and will be accepted by the lead agency if received at the Planning Department, Town Hall, One Overocker Road, Poughkeepsie, New York 12603 no later than 4:00 p.m. within ten days after the close of the public hearing on the DEIS. Comments may also be emailed to the Planning Board Clerk at [cbarone@TownofPoughkeepsie-ny.gov](mailto:cbarone@TownofPoughkeepsie-ny.gov). Comments should state the name and address of the commenting party.

Written comments on the applications for Site Plan, Special Use Permit, and Subdivision approvals will also be accepted on an on-going basis, it being the intention of the Planning Board to adjourn the public hearings on the applications to one or more specific future dates after the close of the public hearing on the DEIS in order to continue the Board's review of those applications. Written comment on any or all of the applications for Site Plan, Special Use Permit, and Subdivision approvals may be delivered to or mailed to the Planning Department, Town Hall, One Overocker Road, Poughkeepsie, New York 12603, or emailed to the Planning Board Clerk at [cbarone@TownofPoughkeepsie-ny.gov](mailto:cbarone@TownofPoughkeepsie-ny.gov). Comments should state the name and address of the commenting party.

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.
Description of Action:	Development of a Town Center as a mixed-use, pedestrian-friendly, residential and commercial

development with up to 390 residential dwelling units in apartments and townhomes; 85,000 to 180,000 square feet of commercial and non-residential space, recreational amenities, parking, and water supply sewage collection and treatment, and storm water control facilities.

Location of Action:

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,

Potential Environmental Impacts:

Community character; surface and ground water resources; and traffic and transportation.

A copy of the DEIS 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>

A Copy of this Notice of Completion has been 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

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

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

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 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

Environmental Notice Bulletin