

**Town of Poughkeepsie Planning Board
Determination of Completeness
And
Public Hearing Notices
In The Matter Of
A Draft Environmental Impact Statement
And Applications For Site Plan, Special Use Permit, and Subdivision Approvals
In The Matter Of MacDonnell Heights Town Center Project**

WHEREAS, on January 25, 2016 the Town of Poughkeepsie Planning Board (“Board”) received applications for Site Plan, Special Use Permit, and Subdivision approvals (“Applications”) from Meadow View Properties LLC, Kirchoff Properties, LLC and Industrial Retro LLC, as owners (“Owner”) of the various properties located at 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, consisting in total approximately 60.87 acres of land (“Site”); and

WHEREAS, the Site is located in the MacDonnell Heights Center (“MHC”) under the Town Code of the Town of Poughkeepsie (“Town Code”); and

WHEREAS, the Owner is proposing various improvements to the Site in accordance with the requirements of the MHC District as set forth in Chapter 210, “Zoning”, of the Town Code, specifically a plan for 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 (“Project”); and

WHEREAS, on February 29, 2016 the Board circulated the Applications and the Long Environmental Assessment Form (“EAF”) Part 1, setting forth technical details pertaining to the potential environmental impacts of the Project to the identified involved and interested agencies as set forth in Exhibit “A” attached hereto seeking their consent to the Board acting as the Lead Agency for purposes of coordinating the environmental review of the project pursuant to 6 NYCRR 617.6; and

WHEREAS, on March 29, 2016, with no objection being received from any involved agency, the Planning Board assumed Lead Agency status; and

WHEREAS, on August 16, 2016 the Board issued a Positive Declaration requiring

the preparation of a Draft Environmental Impact Statement (“DEIS”) pursuant to 6 NYCRR 617.7, and simultaneously issued a draft scoping document for public review; and

WHEREAS, on September 22, 2016, the Board held a public scoping session to identify potentially significant adverse environmental impacts related to the Project that are to be addressed in the DEIS, and after closing the public scoping session on September 22, 2016 accepted written comment on the draft scoping document through September 30, 2016; and

WHEREAS, on October 20, 2016 the Board adopted a Final Scoping Document in accordance with 6 NYCRR 617.8; and

WHEREAS, with the consent of the Owner, and pursuant to 6 NYCRR 617.9(a)(1), the Board authorized the preparation of a DEIS in accordance with the adopted Final Scoping Document; and

WHEREAS, on September 14, 2017 the members of the Board received a copy of the proposed DEIS for purposes of reviewing the document for completeness pursuant to 6 NYCRR 617.9(a)(2) in accordance with the adopted Final Scoping Document; and

WHEREAS, the Board and its Staff along with its independent consultants have reviewed the DEIS and have determined that the document is “adequate with respect to its scope and content for the purpose of commencing public review”; and

WHEREAS, the Board has determined that a public hearing on the DEIS shall be convened; and

WHEREAS, the Board has determined that public hearings on the Applications are required pursuant to chapters 177 and 210 of the Town Code; and

WHEREAS, the Board has determined that the public hearing on the DEIS and the public hearings on the Applications shall be held concurrently;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Board hereby determines that the information submitted in the DEIS is

complete and adequate with respect to its scope and content for the purpose of commencing public review pursuant to 6 NYCRR 617.9(a)(2); and

2. The Board hereby determines that the information in the Applications is sufficient to convene public hearings on the Applications; and
3. The Board shall conduct concurrent public hearings on the DEIS and the Applications on October 19, 2017 at the Town of Poughkeepsie Town Hall, 1 Overocker Road, Poughkeepsie, NY 12603 at 6:00 p.m., or as soon thereafter as the matters may come to be heard, where public comment will be heard regarding said matters; and
4. The Board directs Staff to file, publish and circulate the DEIS and the Applications together with a Notice of Completion and Notice of Public Hearing for the DEIS, and notices of Public Hearings for the Applications, in accordance with the requirements of 6 NYCRR 617.9 and 617.12 and chapters 177 and 210 of the Town Code, notifying the public and the involved and interested agencies that: i) the Board shall convene public hearings on the DEIS and the Applications on Public Hearing on October 19, 2017 at the Town of Poughkeepsie Town Hall, 1 Overocker Road, Poughkeepsie, NY 12603 at 6:00 p.m., or as soon thereafter as the matters may come to be heard, where public comment will be heard regarding the DEIS and the Applications; and ii) that written comment on the DEIS and the Applications are requested commencing October 2, 2017; and iii) that written comment on the DEIS will be accepted by the Planning Board for at least ten (10) days following the close of the Public Hearing on the DEIS; and
5. The Board intends 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 the Applications; and
6. The Board directs Staff to arrange to: i) publish the Notice of Completion and Notice of Public Hearing for the DEIS, and publish the notices of public hearings for the Applications at least fourteen (14) calendar days in advance of the hearing date in a newspaper of general circulation; and ii) publish such Notices as required in the

Environmental Notice Bulletin (ENB); and iii) have copies of the DEIS filed with the New York State Department of Environmental Conservation, and the Office of the Town Clerk for public review; and iv) have a copy of the DEIS, Notice of Completion and Notice of Public Hearing circulated to all involved and interested agencies; and v) have the DEIS posted on the Town's website at <http://www.townofpoughkeepsie.com>; and

7. The Board directs Staff to arrange, pursuant to the Town Code and the New York State Town law, distribution to the public and to all required municipal and governmental agencies indicating that the Board will conduct public hearings on the Applications as stated herein.

Moved: Carl Whitehead

Second: Rocco Romeo

	VOTE
Chairman Weisman	Yes
Member Whitehead	Yes
Member Paganelli	Yes
Member Romeo	Yes
Member Fanelli	Yes
Member Powers (alt.)	Absent
Member Gemmati (alt.)	Yes

The above resolution was duly adopted by the vote of a majority of the members of the Town of Poughkeepsie Planning Board at a special meeting held on September 28, 2017.

By: Carol A. Barone
Carol Barone, Clerk
Town of Poughkeepsie Planning Board