



# Memorandum

## *Planning Board*

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TO: Mayor Randy Casale and City Council Members

FROM: Etha Grogan  
for Planning Board Chairman Gunn and Planning Board Members

RE: 248 Tioronda Avenue Concept Plan

DATE: June 12, 2019

As requested by the City Council in its January 22, 2019 resolution, the Planning Board, acting as Lead Agency, reviewed the 248 Tioronda Avenue Concept Plan for significant environmental impacts under the State Environmental Quality Review Act (SEQRA) and also for consistency with the City's Local Waterfront Revitalization Program (LWRP).

A comprehensive review took place during the Planning Board's regular meetings on February 13, 2019, March 12, 2019, April 9, 2019, May 14, 2019, and June 11, 2019. After hearing from the public and considering all the associated materials prepared in connection with the proposed action, the Planning Board at its June 11, 2019 meeting adopted a Negative Declaration, finding that the proposal will not result in any significant environmental impacts. At the same meeting the Board adopted an LWRP Consistency Determination, finding that the Concept Plan is entirely consistent with the applicable LWRP policies.

The City Council resolution also requested a report and recommendations on the proposed Concept Plan. At its June 11, 2019 meeting all the Planning Board members present voted to issue a positive recommendation to the Council on the current Concept Plan. The applicant has been responsive to requests for additional information and changes to the plan from the Board, City consultants, and Greenway Trail Committee. From the Planning Board's perspective, the application appears complete and satisfies the Concept Plan criteria of the Fishkill Creek Development District.

It is important to note, however, that more specific architectural, landscaping, lighting, parking, and engineering details have not yet been reviewed by the Planning Board. These and other more detailed and technical issues will be covered during the subsequent Site Plan review process.

If you have any questions, please feel free to contact me.