



Memorandum

Planning Board

TO: Mayor Randy Casale and City Council Members

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

RE: 23-28 Creek Drive

DATE: July 11, 2019

As requested by the City Council in its December 3, 2018 resolution, the Planning Board, acting as Lead Agency, reviewed the 23-28 Creek Drive Concept Plan for significant environmental impacts under the State Environmental Quality Review Act (SEQRA).

A comprehensive review took place during the Planning Board's regular meetings on March 12, 2019, April 9, 2019, May 14, 2019, June 11, 2019 and July 9, 2019. After hearing from the public and considering all the associated materials prepared in connection with the proposed action, the Planning Board at its July 9, 2019 meeting adopted a Negative Declaration, finding that the proposal will not result in any significant environmental impacts.

The City Council resolution also requested a report and recommendations on the proposed Concept Plan. At its July 9, 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.