

TOWN OF FISHKILL PLANNING BOARD  
ROLLING HILLS AT FISHKILL  
STATE ENVIRONMENTAL QUALITY REVIEW  
NOTICE OF PUBLIC SCOPING MEETING

This notice is issued pursuant to the State Environmental Quality Review Act ("SEQRA"), codified at Article 8 of the New York Environmental Conservation Law ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the New York Code, Rules and Regulations ("NYCRR"), which collectively contain the requirements for the SEQRA Process. Town of Fishkill Planning Board, as lead agency, having issued a Positive Declaration Determination of Significance Notice of Intent to Prepare a Draft Environmental Impact Statement on August 11, 2019, indicating that the Proposed Action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement ("DEIS") will be prepared, announces that a public scoping meeting will be conducted to allow all involved and interested agencies and members of the public an opportunity to comment on the scope of the DEIS.

**Name of Action:** Rolling Hills of Fishkill

**SEQRA Status:** The proposed action is Type I pursuant to 6 NYCRR 617.4(b)(2).

**Description of Action:** The Applicant is currently seeking Zoning Map and Text Amendments from the Town of Fishkill Town Board (the "Town Board"). These Zoning Map and Text Amendments are the initial step in an approval process with the ultimate goal of receiving Site Development Plan Approval to develop multifamily residential buildings together with accessory commercial uses. The Town Board referred the Application to the Town of Fishkill Planning Board Rolling Hills at Fishkill ("Planning Board" or "Lead Agency") for its report and recommendation, and the Planning Board is serving as Lead Agency for the SEQRA review. Design Development Plans are to be submitted as part of the DEIS so as to allow the Lead Agency to review the environmental impacts for the Project as a whole. The proposed development consists of 30 buildings, totaling 463 apartments and 784 bedrooms, along with 24,000 square feet of retail space. Town-owned land (tax Map Parcel No.: 5955-02-875598) will be purchased from the Town by the Applicant following all proper procedures at a fair market value, and a land donation will be provided by the Applicant for the traffic improvements proposed at the intersection of NY 9D and Hudson View Drive. The proposed Zoning Text Amendments include edits that are specific to the RMF-5 Zoning District that would impact development in the RMF-5 Zoning Districts in the Town. These apply to Town Code Chapter 150 "Zoning" as amended November 20, 2019. The proposed Zoning Text Amendments request, inter alia, modifications of the defined limitations for commercial developments, which are permitted accessory uses within the RMF-3 and RMF-5 Zoning Districts, as outlined in Section 150-73.B(9)(a) of the Town Code.

**Project Location:** The Project Site consists of approximately 56.85 acres and includes three parcels identified on the Town of Fishkill Tax Maps as Tax Map Parcel Nos.: 5955-02-856672, 5955-02-875598, and 5955-02-900555, as well as the land incorporated and identified as Riga Boulevard on the Survey for the Project Site, as listed in the supporting documents. The 7.084-acre Lot Tax Map Parcel No.: 5955-02-875598 is currently owned by the Town of Fishkill. Under existing conditions, 15.85 ± acres of the subject site along the NY Route 9D frontage is in the PB (Planned Business) Zoning District, while the remaining 41 ± acres are located in the RMF-5 Zoning District. Approval of the rezoning sought by the Applicant from the Town Board will result in the entire subject site being zoned RMF-5.

**Scoping Process:** In accordance with SEQRA, the Lead Agency is initiating a process to define the scope of the DEIS. As a first step in that process, a Draft Scoping Document for the DEIS has been prepared and made available to agencies and the public for review and comment. The Draft Scoping Document presents the scope of work for the DEIS. The Lead Agency invites comments on this document. Written comments may be sent to the contact person listed below.

**Public Scoping Meeting:** A Public Scoping Session on the Draft Scope shall be held on Thursday, September 12, 2019 at 7:00 p.m. at the Fishkill Town Hall, 807 Route 52, Fishkill, New York and written comments are being accepted until September 13, 2019. The purpose of the meeting is to allow all involved and interested agencies and members of the public an opportunity to comment on the scope of the DEIS. Copies of the Draft Scoping Document can be obtained via a written request to the contact person or at the public scoping meeting. The Draft Scope is available at the Town of Fishkill Town Hall, in the Planning Department, located at 807 Route 52, Fishkill, NY 12524 and online at: <https://www.fishkill-ny.gov/public-hearings.html>. Written comments on the Draft Scoping Document may be sent to the contact person and will be accepted until September 13, 2019 at 4:30 p.m. For further Information contact: Debbie Colonna Town of Fishkill Planning Board/Zoning Board of Appeals Secretary, Building, Fire, Planning & Zoning Department, Town of Fishkill Town Hall, 807 Route 52, Fishkill, NY 12524, Phone: (845) 831-7800 ext. 3328 Email: [dcolonna@fishkill-ny.gov](mailto:dcolonna@fishkill-ny.gov).