

January 21, 2010

Pine Plains Supervisor and Town Board
Town of Pine Plains Town Hall
3284 Route 199
PO Box 955
Pine Plains, NY 12567

re: 1133 Taconic LLC
Submission of NND pre-application for Carvel Property Development

Dear Supervisor and Town Board members:

Enclosed are six copies of the NND pre-application for the Carvel Property Development, pursuant to the provisions of Zoning Law section 100-28.D (1). Copies are simultaneously being provided to the members of the Planning Board, the Town consultants, and to the Milan Town Supervisor and Planning Board Chairperson. Four additional copies are also being provided to the Town Clerk.

The following documents and maps are included as part of the NND pre-application submittal:

- NND Pre-Application Narrative
- Description of Proposed Use and Project Rendering
- Carvel Property Development Yield Calculation
- Boundary Survey Map
- Existing Topographic Conditions Map
- Ecological Communities Map
- Proposed Uses and Structures Map
- Zoning Map
- Proposed Water and Wastewater Service Areas Map
- Constrained Lands Affecting Density Calculation Map

The NND law creates an abbreviated pre-application process, designating a 30-day review period by both Boards for the limited purpose of (1) making non-binding comments on the proposal's consistency with the 18 NND criteria, and (2) identifying any issues that the Boards want to be addressed during the NND review process.

The NND law requires a joint meeting of the Town Board and Planning Board for this purpose. We ask that this joint meeting be scheduled for March 3, 2010 at a special meeting.

Thank you for your time and consideration.

Very truly yours,



Alexander Durst

cc: Pine Plains Planning Board (9)
Warren Replansky (1)
Nan Stolzenburg (1)
Ray Jurkowski (1)

Bonnie Franson (1)
Milan Town Supervisor (1)
Milan Planning Board Chair (1)
Milan ex-officio members to PPPB (2)