

State Environmental Quality Review Act (SEQRA)

**POSITIVE DECLARATION**

Notice of Intent to Prepare a Draft Generic Environmental Impact Statement  
Determination of Significance

Date: February 19, 2009

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Pine Plains Town Board, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

**Name of Action:** Initial Adoption of Town of Pine Plains Zoning Law and Zoning Map

**SEQRA Status:** Type I Action – The initial adoption of a municipality’s comprehensive zoning regulations is a Type I action as per §617.4(b)(1) of the regulations implementing SEQRA.

**Description of Action:** The Town seeks to adopt a comprehensive zoning law that would regulate land uses and the density/intensity of same throughout the Town.

**Location:** The Town of Pine Plains is located in northern Dutchess County. It adjoins the Towns of Northeast, Milan and Stanford in Dutchess County, and the Towns of Ancram and Gallatin in Columbia County. Regionally, the Town is located generally east of the Taconic Parkway, and west of the New York/Massachusetts/Connecticut tri-state border.

**Reasons Supporting This Determination:** As per §617.10 of the SEQRA regulations, the Draft Generic Environmental Impact Statement is to be used to assess the environmental impacts of the new zoning regulations that will have wide application and regulate and restrict the range of future alternative land use policies. The proposed action may:

- a. Establish land use regulations that will cause a change in the density and pattern of land use and set an important precedent for future actions;
- b. Establish land use regulations that will alter existing patterns of growth and character of the community;
- c. Allow uses that may ultimately affect agricultural uses and activities within the Town;

d. Establish land use regulations that would allow development that may have a future impact on natural resources, including, but not limited to, geology, soils, topography, water resources and ecological habitats;

e. Establish land use regulations that may result in development that will have a future impact on aesthetic and historic resources;

f. Establish land use regulations that may result in development that will alter existing and potential future traffic patterns; and

g. Establish land use regulations that may result in development that will alter existing patterns of open space or create recreation demand.

**Scoping:** The Town Board has determined that Scoping shall not be conducted.

**For Further Information:**

**Contact Person:** Honorable A. Gregg Pulver, Supervisor  
Pine Plains Town Board  
C/o Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567

**Contact Phone No:** 518-398-7155

A Copy of this Notice and the draft Scope Sent to:

Environmental Notice Bulletin  
625 Broadway  
Albany, NY 12233-1750

**Involved Agencies:**

Town of Pine Plains Town Board  
c/o Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567

**Interested Agencies:**

NYS Dept. of Environmental Conservation  
Division of Regulatory Affairs, Region 3  
21 South Putt Corners Road, New Paltz, NY 12561

NYS Office of Parks, Recreation and Historic Preservation  
Pebbles Island Resource Center  
P.O. Box 189, Waterford, NY 12188-0189

NYS Department of Transportation, Region 8  
Eleanor Roosevelt State Office Building  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

Dutchess County Department of Planning and Development  
C/o Commissioner  
27 High Street  
Poughkeepsie, NY 12601

Dutchess County Health Department  
C/o Commissioner  
387 Main Street  
Poughkeepsie, NY 12601

Dutchess County Public Works  
C/o Commissioner  
22 Market Street  
Poughkeepsie, NY 12601

Dutchess County Water and Wastewater Authority  
C/o Director  
27 High Street  
Poughkeepsie, NY 12601

Pine Plains Central School District  
C/o Superintendent of Schools  
2829 Church Street  
Pine Plains, NY 12567

Town of Northeast  
C/o Town Clerk  
Northeast Town Hall  
P.O. Box 516  
Millerton, NY 12546

Town of Milan  
C/o Town Clerk  
Wilcox Memorial Town Hall  
20 Wilcox Circle  
Milan, NY 12571

Town of Stanford  
C/o Town Clerk  
Stanford Town Hall

PO Box 436  
Stanfordville, NY 12581  
Town of Ancram  
C/o Town Clerk  
Ancram Town Hall  
1416 County Route 7  
Ancram, NY 12502

Town of Gallatin  
C/o Town Clerk  
Gallatin Town Hall  
P.O. Box 67  
Ancram, NY 12502

Columbia County  
401 State Street  
Hudson, NY 12534

Columbia County Department of Planning/Economic Development  
401 State Street  
Hudson, NY 12534

Town of Pine Plains Planning Board  
c/o Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567

Town of Pine Plains Conservation Advisory Council  
c/o Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567