

Town of Pine Plains Comprehensive Plan Update

[November 11, 2019](#)

Public Hearing: ~~September 25, 2019, 7:00 PM~~

[Pine Plains Community Center at the Pine Plains Free Library](#)

[7775 S Main St, Pine Plains, NY 12567](#)

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Chapter 1. Introduction

Purpose of the Comprehensive Plan Update

The Town of Pine Plains Comprehensive Plan Update builds on the 2004 Comprehensive Plan with an updated analysis of land use and zoning, demographic, economic, and housing conditions. The public process and survey that was integral to the 2004 Comprehensive Plan heavily influenced that plan through the 2004 Vision Statement. The Vision Statement focused on the Town's rural character, strong and attractive town center, and a sense of civic pride and spirit that are still central to the Town today.

The Town has been successful in implementing strategies laid out in the 2004 Comprehensive Plan, and changing conditions in the Town have resulted in additional objectives and implementation strategies that are outlined in this Update.

New York State Town Law Section 272-a authorizes all municipalities to create and adopt a comprehensive plan. A comprehensive plan is not a law, but rather is a guide for the Town's immediate and long-range protection, enhancement, growth, and development. Comprehensive plans are a means to promote the health, safety, and general welfare of the people of the Town. The Plan can form a basis for capital projects and zoning changes.

Functions of a Comprehensive Plan

An adopted comprehensive plan can serve several major functions:

1. The comprehensive plan helps solidify a community's identity and build consensus through the creation of a shared vision, goals, and strategies.
2. The goals and strategies listed in the comprehensive plan can be the basis for new programs and regulations that will guide development and enhance the Town.
3. All Town agencies involved in planning capital projects in the Town should first consider this plan.
4. New York State Law mandates that zoning be made according to a well-reasoned plan.

Planning Process

The comprehensive planning process involves the review of previous plans, research, and assessment of trends and conditions, the identification of issues, and the formulation of recommendations to address those issues. This process occurs in conjunction with public engagement and outreach efforts which can include a workshop, survey, and hearing, to assure that public concerns and opinions help influence the plan and its objectives. Public engagement informs the entire plan but is especially critical for the creation of the plan's Vision Statement.

For this Plan Update, the Town followed the process outlined in the timeline shown on Figure 1. The planning process was led by the Comprehensive Plan Update Committee, which consisted of the Town Supervisor, a Town Board member, the Chairs of the Planning Board and Zoning Board of Appeals, and Town residents.

INSERT Figure 1: Timeline

Figure 1: Project Schedule

Public Engagement Strategy

There were several public outreach efforts for the community to be fully engaged within the process including the updating of the vision. Public outreach was comprised of a public workshop, and a public survey and open house where the results of the survey were discussed. Additional public engagement included a Planning and Zoning focus group meeting.

Public Workshop

The public meeting was held on Monday, June 12, 2019, in the Community center at the Pine Plains Free Library. The workshop was attended by approximately 50 people. The results of the workshop indicated the community's desire to improve the quality of life for residents and preserving open space, and the character of Pine Plains. Residents agreed that Pine Plains would benefit from the promotion of independent and local business, high-quality retail, and tourism focused on agriculture and outdoor recreation. Residents of Pine Plains want the Town to grow in strategic ways that supports its rural and small-town identity.

Comprehensive Plan Update Survey

The Pine Plains Comprehensive Plan Update Survey included 22 questions and was administered to 229 respondents via online and paper surveys (see Appendix A for a copy of the survey). Although the survey was answered by approximately 9 percent of the Town's population, it is not a scientific survey. However, it provides a meaningful collection of opinions on conditions in the Town and on the future of Pine Plains. The survey included questions about the future of Pine Plains, affordable housing, desired businesses, infrastructure, and zoning. Other questions were focused on natural resource conservation, recreation, and the balance of development and community character.

The survey included two open-ended questions about the future of Pine Plains that are particularly important for this Comprehensive Plan Update. It asked respondents what they saw as opportunities for the future of the Town, and what threats they saw for the future. The responses to these questions indicated that there is some consensus about how Pine Plains should grow in the future. Respondents stated that Pine Plains should grow in a way that preserves the character and feel of the town, and should build on what the town already does well. Pine Plains is known for its charming Hamlet center with local stores, small-town feel, and beautiful natural scenery. Respondents want these resources protected, but think they can be a catalyst for economic growth. Pine Plains can be a tourist destination with places to shop and eat, and also to hike and spend time in nature.

Survey respondents also pointed to threats that Pine Plains may face in the future. Respondents are concerned by the lack of population growth and declining enrollment in local schools. They are also worried that the Town will lose its small-town feel if there is incompatible development or too much development. Similarly, respondents are worried that development can threaten natural resources with pollution and the effects of sprawl. Other threats include the high cost of housing and lack of sewer infrastructure in Pine Plains Hamlet.

Plan Implementation

A comprehensive plan is not a law, but it can be implemented through regulations and programs. This Comprehensive Plan Update helps with the decision-making process by building consensus and acting as a roadmap for Town decisions about where and how to spend resources. This Comprehensive Plan Update provides the basis for future land use decisions through a framework of policy objectives. Chapter 11 provides an implementation matrix that lists recommendations and the type of action that would be needed to enact the recommendation.

Chapter 2. Regional Setting and History

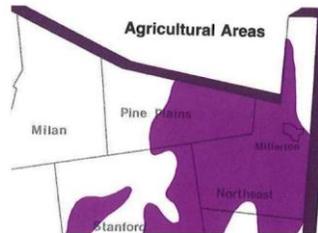
Location in Dutchess County

The Town of Pine Plains is located in northeastern Dutchess County, approximately 24 miles northeast of Poughkeepsie, as shown in Figure 2. Pine Plains borders Columbia County to the north and is less than ten miles west of the borders of Massachusetts and Connecticut. Pine Plains connects to nearby Dutchess County communities via State Route 82 and 199, and communities further away via the Taconic Parkway, US Route 9, and 44 (see Figure 2).

Figure 3 shows Pine Plains location compared to surrounding communities and the Wassaic Metro-North rail station on the Harlem Line.

Dutchess County Plan

The current Dutchess County Plan was approved in February 1987. The plan was responding to three decades of economic growth that benefitted the overall economy but also brought the negative impacts of sprawl. Sprawling development harmed traditional downtown business centers, led to the loss of agricultural land and open space and resulted in inadequate water and sewer infrastructure. The 1987 Plan responds to these negative impacts by encouraging land use controls to protect agriculture and sensitive natural features. The Plan shows that most of Pine Plains is located in an agricultural area, and the Plan states that agricultural uses should be at the center of any future land use plans.



Agricultural Areas
Source: 1987 Dutchess County Plan

The Plan discusses how Pine Plains and other communities in the northeastern portion of Dutchess County still had time to prevent incompatible uses and unattractive development. The Plan encourages cluster development that protects traditional town centers, natural features, and conserves farmland. Further, the Plan cautions against accepting development for development's sake. It discusses tourism as a potential area for economic development due to the area's historic and rural charm, which would be threatened if development is not carefully planned.

Introduction to Pine Plains

The Town of Pine Plains is a charming rural community where agriculture is promoted and open space is preserved for recreation and conservation. The Town includes the Hamlets of Pine Plains, Bethel, and Pulvers Corners, as shown in Figure 3. The Hamlet of Pine Plains functions as the center of the Town with its walkable streetscape, local stores, restaurants, services, and community centers.

Figure 2 Regional Location

Figure 2: Regional Setting

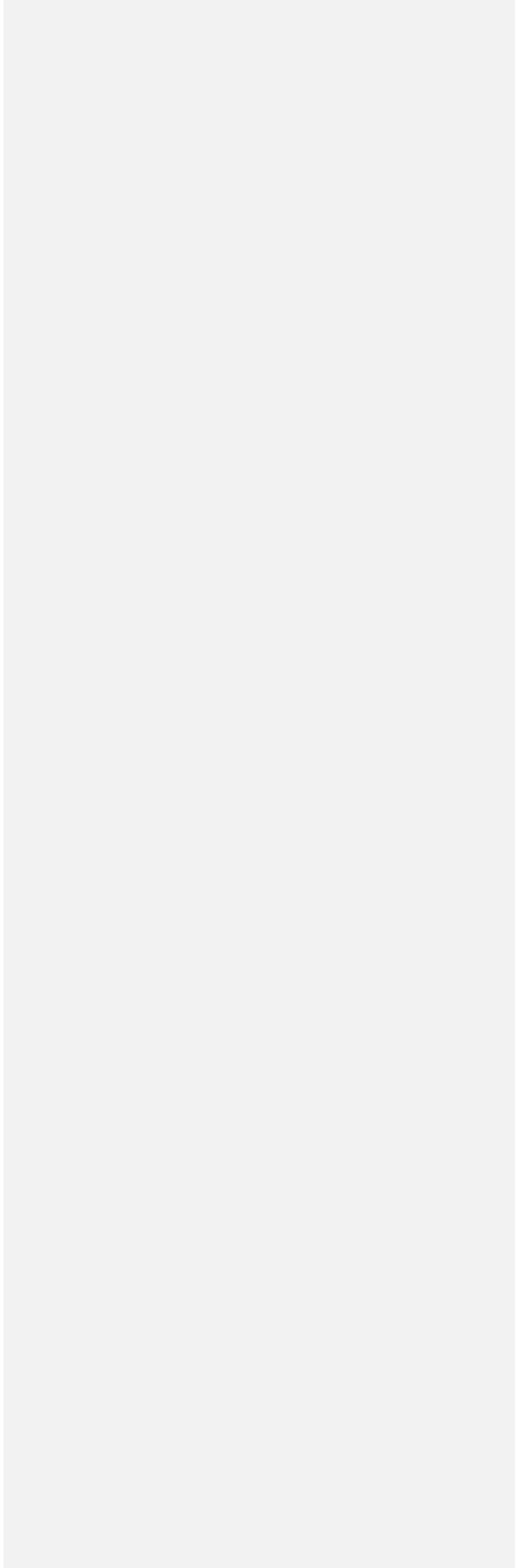
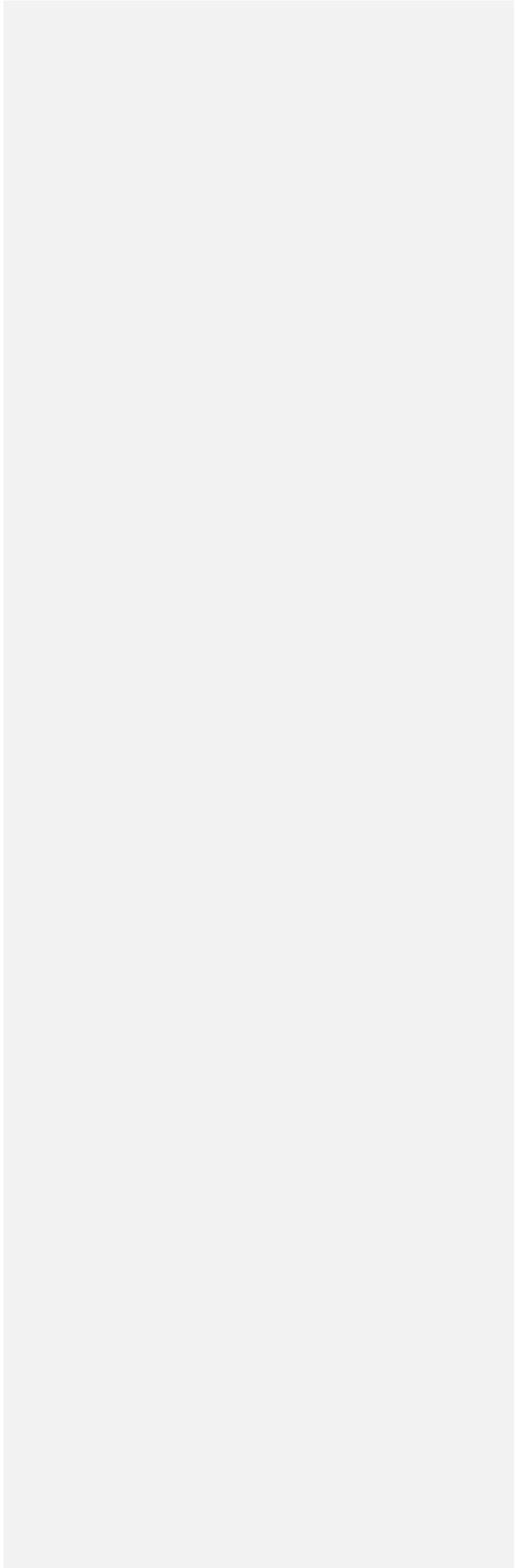


Figure 3: North Dutchess County and Pine Plains

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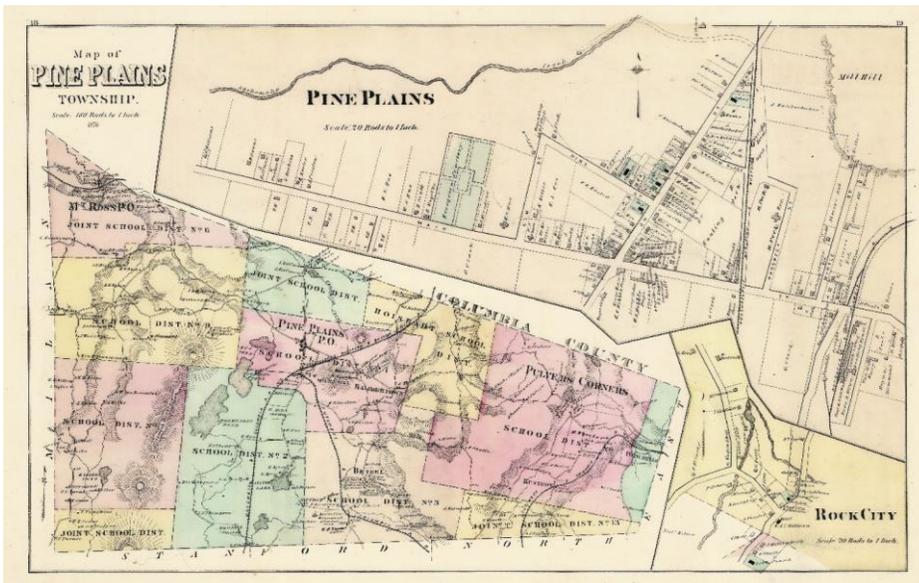


History of Pine Plains

The area of the Town was Mohican territory before the arrival of European settlers. In the years before the Revolutionary War, the Town was home to the small Mohican village of Shekomeko, and a Moravian mission. European settlers took over the area by 1746, and the area grew in population in the years following the Revolution. The Town of Pine Plains was established in 1823.¹ Agriculture and related industries have been the basis of the Town's economy since its founding. After the Civil War, the railroad and the opening of the Erie Canal introduced competition from areas outside of the Hudson Valley but also made the New York City market available to Pine Plains dairy farmers. Textile mills and other manufacturing subsided in the late 19th and early 20th century when those industries moved south.

In the years after World War II, Pine Plains grew with commuters and seasonal residents traveling via the Taconic Parkway. Technological advancements led to a less labor-intensive form of agriculture and small, family-operated farms have been consolidated into larger operations. There are now some commercial dairies and family farms in Pine Plains, but horse farming has become more established.

Today, Pine Plains is a residential rural community with active agricultural operations and residents who work in Pine Plains, commute outside of the Town or are able to telecommute. Pine Plains is a two-hour drive from New York City, and its rolling hills and beautiful vistas make it an attractive place for those seeking a seasonal or weekend home.



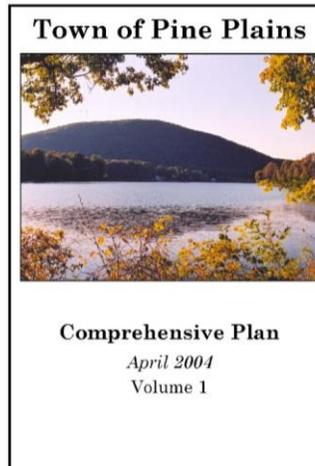
1876 Map of Pine Plains. Publisher: Reading Publishing Co. 1876

¹ *About Pine Plains*. Town of Pine Plains, www.pineplains-ny.gov/homepage/about-pine-plains/.

2004 Pine Plains Comprehensive Plan

The Pine Plains Comprehensive Plan was adopted in April 2004. It includes a plan with 13 chapters and an appendix with additional supporting data and discussion. The chapters discuss the planning process, community values, natural resources, demography, economy, housing, community facilities, transportation, and cultural resources. The Plan identifies critical issues and lists goals and strategies for addressing those critical issues, a glossary of terms. The plan concludes with a glossary of terms and an action plan for implementing its goals.

Issues identified in the plan include the health and economic success of the Pine Plains Hamlet and town center, the desire for more open space and recreational programming, and continued access to Stissing Mountain. Land use issues included a desire for zoning laws and for a greater understanding of the Town's site plan review and other development controls.

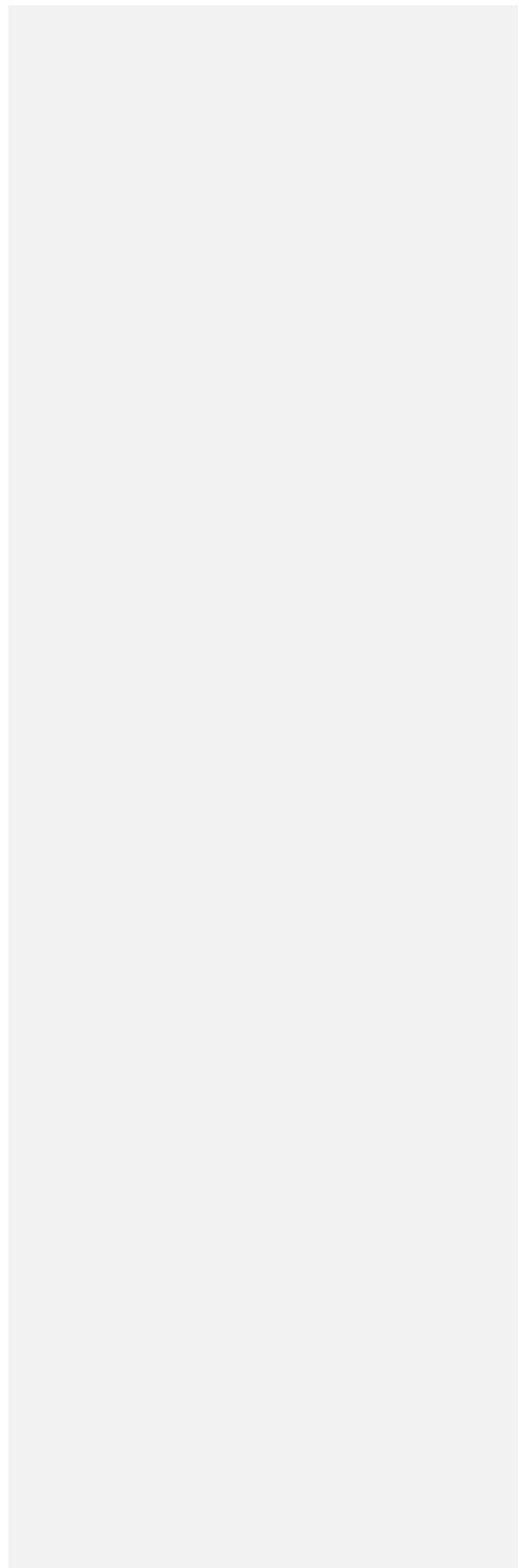


2004 Comprehensive Plan

A zoning map and text were instituted by the Town after the adoption of the Plan. Concerns about development and its impact on agriculture, open space, and the Town's rural character are also identified as issues. Environmental issues include the need to protect the town's drinking water, and its critical and unique environmental areas.

Economic issues include the tension between economic growth and the Town's rural character, creating the right balance of incentives and deterrents to promote small-businesses instead of franchises and heavy industry, and the need for guidelines to ensure future growth is consistent with the character of the Town.

The Plan identified the need for affordable housing in Pine Plains. The lack of available housing makes it difficult to attract young families and can lead to the increased use of mobile and manufactured homes. Roughly one-third of the Town's housing stock is over 60 years old and may need substantial rehabilitation, upkeep or replacement. Additionally, Town residents identified unkempt properties as a significant threat to the Town's aesthetics.



Chapter 3. Land Use and Zoning

Land Use

Land Use describes the primary purpose of a parcel of land. In Pine Plains, the land is generally used for residential, commercial, agricultural, industrial and manufacturing, transportation and utilities, or open space. Parcels that are unimproved, or not currently used for a discernable purpose are described as being vacant. Figure 4 shows the land use for each parcel in the Town. In Pine Plains, there are two categories for residential uses (residential and rural residential) and three categories for open space (open space, forest, and parks). This land use data comes from Dutchess County and has been grouped into the categories below for discussion in this Comprehensive Plan Update.

Residential

Residential parcels are located throughout the Town but are concentrated in Pine Plains Hamlet. The parcels near Pine Plains Hamlet tend to be between one-half acre and one acre. Larger parcels outside of the Hamlet may have multiple homes or groups of manufactured housing on a single parcel. A typical residential lot has a single-family detached home oriented towards the street and set back between 50 and 100 feet.

Rural Residential

Rural Residential parcels tend to be larger and have less dense housing than Residential parcels. As the name suggests, they are located in rural parts of the Town further from hamlet centers. These parcels may be well over 20 acres, with some over 100 acres. They may be homes surrounded by agricultural fields, and typically have much larger setbacks than the other residential land.

Commercial

Commercial uses are mostly located in the Pine Plains Hamlet along Main Street or Church Street. These uses include offices, banks, restaurants, retail stores, hotels and lodging, and other personal service establishments. Automobile and agricultural-related commercial uses include car and equipment dealerships and supply stores.



View of a restaurant facing Church Street.

Manufacturing and Industrial

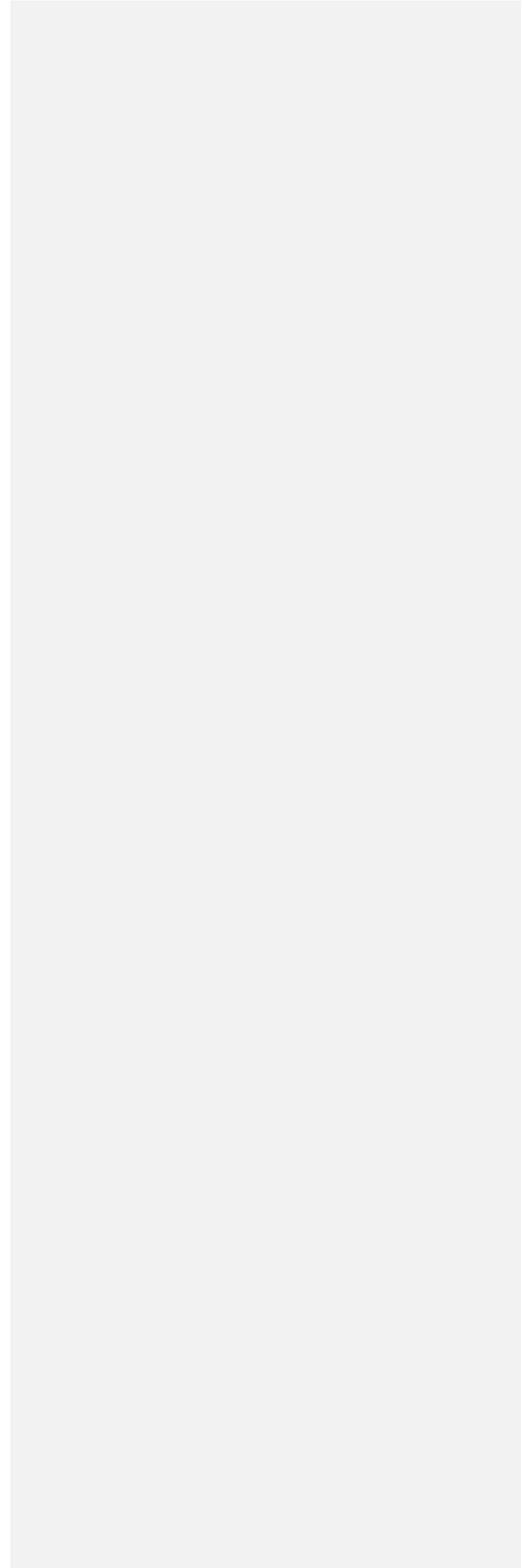
There are limited manufacturing and industrial uses in the Town, and they tend to be located near the Pine Plains Hamlet. These uses include lumber yards and mills, automobile and equipment repair, and truck terminals.

Transportation and Utility

Transportation and Utility uses include road right-of-way, electrical substations, telecommunications equipment, and other public and private utilities. In Pine Plains, these uses include telecommunications equipment, water supply lands, and an electricity substation.

INSERT FIGURE 4 LAND USE

Figure 4: Land Use



Agriculture

Agricultural uses are integral to the history and character of Pine Plains. These uses are located on large lots around the Town, however many are located in the eastern portion. Agricultural uses include [fruits, vegetables, and other](#) field crops, livestock operations, and dairy farms. [In recent years, more Pine Plains farmers have incorporated sustainable and organic growing practices into their production.](#)

Forest

Forest uses are generally large tracts of land used for the purpose of growing and harvesting timber. Many of these parcels are located in contiguous clusters in the western portion of the Town. Some forest parcels in the northwest portion of the Town have been subdivided in preparation for housing development, but are still used for timber. Outside of these residential-sized parcels, forest tracts range from 20 acres to 350 acres.

Parks and Open Space

Parks and open space uses are recreational lands that are publicly or privately accessible. This includes State and Town parks as well as private game reserves. Private reserves are located around Stissing Mountain, and in the western portion of the Town in general. Public Parks include Pine Plains Beach/Stissing Lake Park, which is located on the eastern shore of Stissing Lake.

Vacant

Vacant land is any land that is not currently used for any stated purpose and can be improved or unimproved. The vacant land parcels in the western portion of the Town are forested areas in the vicinity of Stissing Mountain. Vacant parcels in the remainder of the Town tend to be forest or grassed land.

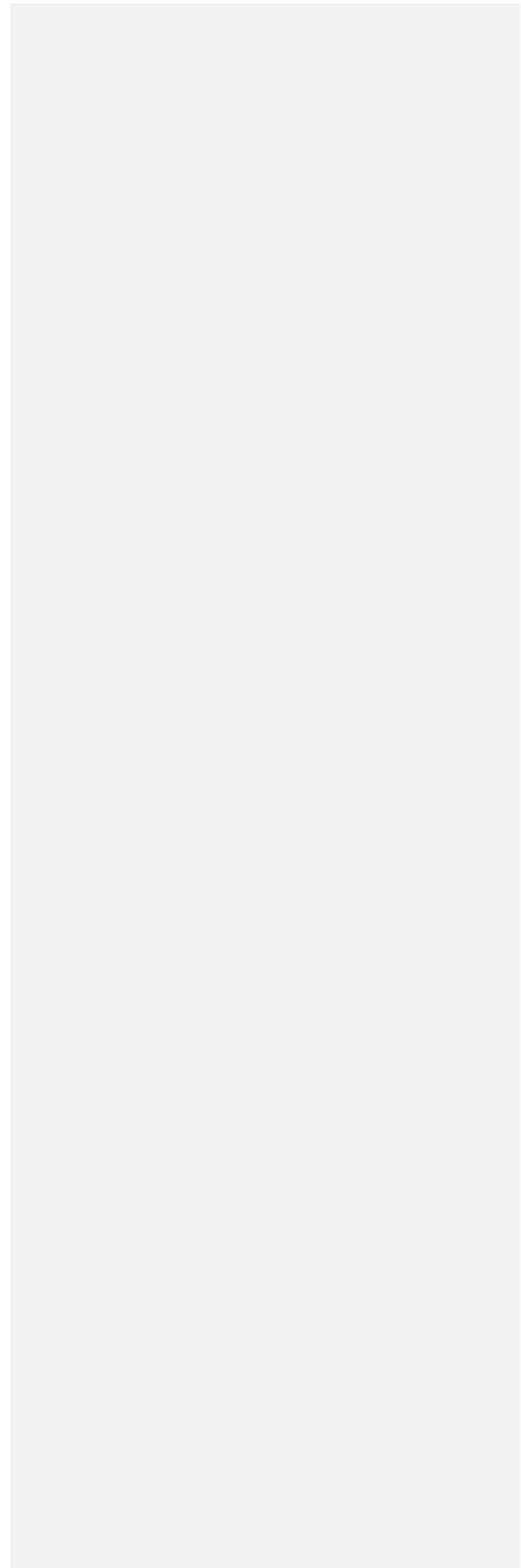
Zoning

Zoning regulates the bulk and use of parcels in order to conserve the Town's rural, small-town character and scenic beauty, protect sensitive environmental features, and support agricultural activities that are integral to the heritage of Pine Plains. Pine Plains first enacted zoning in 2009 after recommendations in the 2004 Comprehensive Plan. Pine Plains has eight zoning districts, two overlays, and one unmapped zone. The zoning districts are named after their location in the Town more so than traditional zoning districts which are often named after their desired use. Zoning districts are divided into districts for the Town's hamlets, and districts which are mapped outside of the hamlets. The two overlays are focused on preserving land for agriculture and regulating mining activities. The unmapped district allows for flexibility in regards to planning and zoning. Figure 5 shows an overall zoning map of the Town.

Uses of the parcels are allowed as a matter of right with or without site plan approval by the Pine Plains Planning Board, and with special use permit approval in addition to site plan approval by the Planning Board. In general, most uses are allowed pending site plan approval or a special permit approval and site plan approval. Single-family detached dwellings and two-family dwellings tend to be allowed as a matter of right throughout the Town, and agricultural uses are allowed as of right in the districts outside of Pine Plains Hamlet.

INSERT FIGURE 5: ZONING MAP

Figure 5: Zoning Map



Bulk regulations vary by district, but as Figure 6 shows, some regulations are constant. Building height is limited to 35 feet in each zoning district, and all lots in Hamlet zones must be at least 50 feet wide and 100 feet deep. There are four possible minimum lot area regulations in each zoning district; regulations apply if a parcel is residential or non-residential and if it is served by a central sewer or is not. The Town currently does not have a sewer system, but the zoning is in place if one were created.

Hamlet Zoning Districts

The Pine Plains hamlet has four zoning districts, and the hamlets of Bethel and Pulvers Corners each have one district. The four Pine Plains hamlet districts are Hamlet Business (H-Bus) Hamlet Main Street (H-MS), Hamlet Center Residential (H-CR) and Hamlet Residential (H-R). The purpose of these districts is to foster development that is consistent with the traditional character of each hamlet. Figure 7 details the zoning districts around the Pine Plains hamlet.

Hamlet Business

The purpose of the Hamlet Business (H-Bus) district is to allow commercial uses in the Pine Plains Hamlet center that are consistent with the scale and character in the area. The district is mapped around the intersection of Main Street and Church Street. The H-Bus district allows a range of non-residential uses as-of-right pending site plan approval, and by special use permit with site plan approval. These uses include office, retail, restaurant, arts and cultural uses, service, and hotel/lodging. Residential-only buildings are not allowed, however mixed-use residential and commercial buildings are allowed by special use permit.



Stissing House

Source: James Thompson, PinePlains-ny.gov

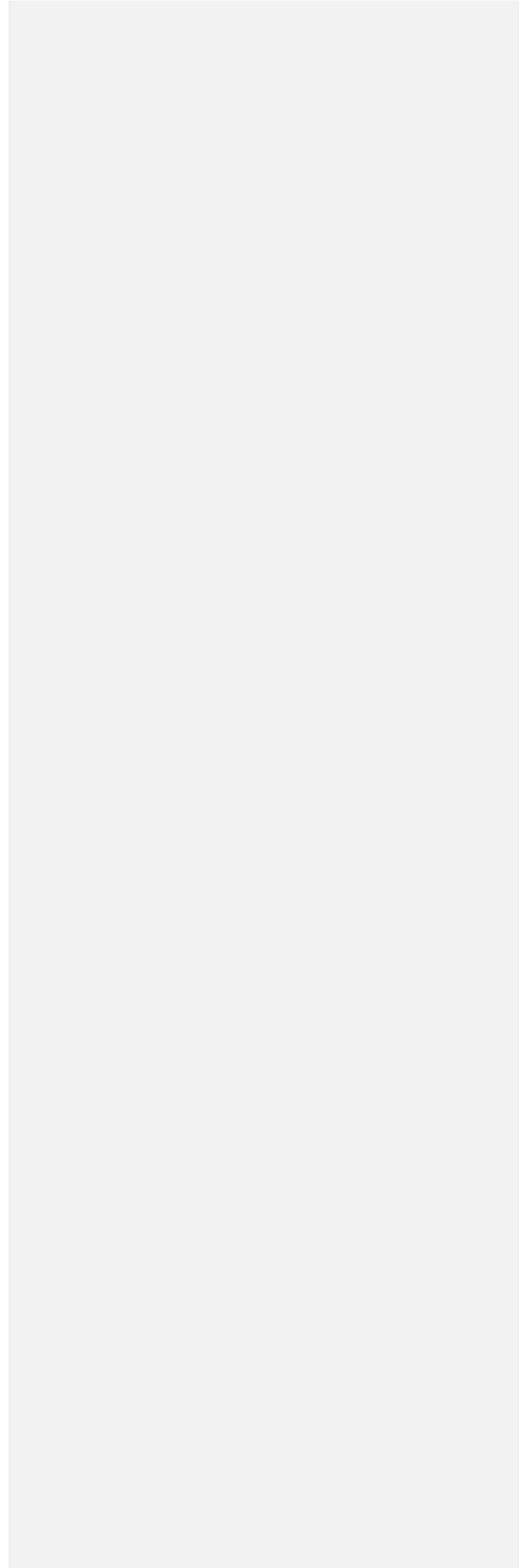
Building height is restricted to 35 feet, and lot coverage cannot exceed 75 percent. The maximum front yard for non-residential uses in H-Bus is zero feet; however, this can be pushed back to ten feet if the front yard is maintained as a garden, courtyard, or outdoor seating/dining.

Hamlet Main Street

The purpose of the Hamlet Main Street (H-MS) district is to allow a mix of residential and commercial uses along Main Street and Church Street that are consistent with the character of Pine Plains. This district is mapped on lots that front Main Street or Church Street outside of the lots that are within the H-Bus district. Unlike the H-Bus district, the H-MS district allows single-family detached residential uses as of right and other types of residential uses are allowed by special use permit or as of right pending site plan approval.

INSERT Figure 6: Bulk Schedule

Figure 6: Bulk Schedule



Insert Figure 7 Hamlet Zoning

Figure 7: Pine Plains Hamlet Zoning

Commercial uses are generally allowed by special use permit and pending site plan approval. These commercial uses include those allowed in the H-Bus district and commercial uses that are less appropriate for the historic Hamlet center. These uses include automobile-related uses such as sales and service, equipment storage, and in-patient healthcare. The H-MS district allows less-dense development than the H-Bus; the maximum allowed height is 35 feet but lot coverage is limited to 50 percent. The minimum side yard is 15 feet compared to the 5-foot minimum in the H-Bus district.

Hamlet Center Residential

The purpose of the Hamlet Center Residential district is to allow the same higher density residential uses that are allowed in the H-MS district but to prohibit some of the commercial uses that are allowed in the H-Bus and H-MS districts. Bed and Breakfasts and other commercial uses that fit within a residential are allowed. Residential uses have a minimum lot size of 20,000 square feet (with no central sewer), and commercial uses have a minimum lot size of 1 acre. The maximum permitted lot coverage is 35 percent.



Home in the H-CR district.

Hamlet Residential

The Hamlet Residential promotes less dense residential development that is consistent with its location further from the Pine Plains Hamlet's commercial area. The H-R and H-CR districts allow and prohibit the same uses, but the H-R district has a larger minimum residential lot size (30,000 sf compared to 20,000 sf, respectively), a larger minimum front yard setback (50 feet compared to 25 feet, respectively), and a maximum lot coverage of 30 percent.

Hamlet Pulvers Corners

The Hamlet Pulvers Corners allows a mix of residential and commercial uses that are consistent with the character of the Hamlet. The allowed residential uses are the same as those in other mixed-use and residential districts, but the bulk regulations require residential uses to have a minimum lot size of 30,000 sf and commercial uses to have a lot at least 1 acre in size. Non-residential uses such as banks, bed and breakfasts, daycares, educational facilities, laundromats, medical office, and retail, are allowed with the intent of serving the needs of Hamlet residents. Agricultural uses are permitted as of right.

Hamlet Bethel

The Hamlet Bethel district has the same use and bulk regulations as the H-PC district but is mapped in the area of the Bethel Hamlet.

Rural Zoning Districts

Rural

The Rural zoning district allows agricultural uses and low-density residential uses in a manner that are consistent with the rural character of the Town. The allowed residential uses are the same as other residential and mixed-use districts, except that any multifamily or attached single-family housing must be developed as a conservation subdivision. Agricultural uses are permitted as of right, and other non-residential uses include uses that tend to need larger lot sizes. These uses include commercial logging, telecommunications equipment, equipment storage, in-patient healthcare facilities, golf courses, manufacturing, social and recreation clubs, commercial recreation, and warehouses. Other allowed uses include office, riding stables, and service businesses.

The minimum lot size is five acres for residential uses and two acres for non-residential uses. The minimum front-yard setback is 75 feet, and unlike non-rural districts, there is no maximum setback. The maximum lot coverage is 30 percent.

Wellhead Protection

The Wellhead Protection district is similar to the R district, except it has the purpose of protecting the well and recharge areas associated with the public water supply system that serves the Hamlet of Pine Plains. The boundary of this district is based on resource identification from the 2007 Wellhead Protection Plan. Residential uses are restricted to only single-family detached as of right, and manufactured homes, two-family dwelling, and two-family conversions as of right requiring site plan approval. Many non-residential uses that are allowed in the R district are not allowed in the WP district. Allowed uses include agricultural operations, commercial logging, riding stables, offices, bed and breakfasts, and personal service businesses with no customers on-site.

Overlays

Agricultural Overlay

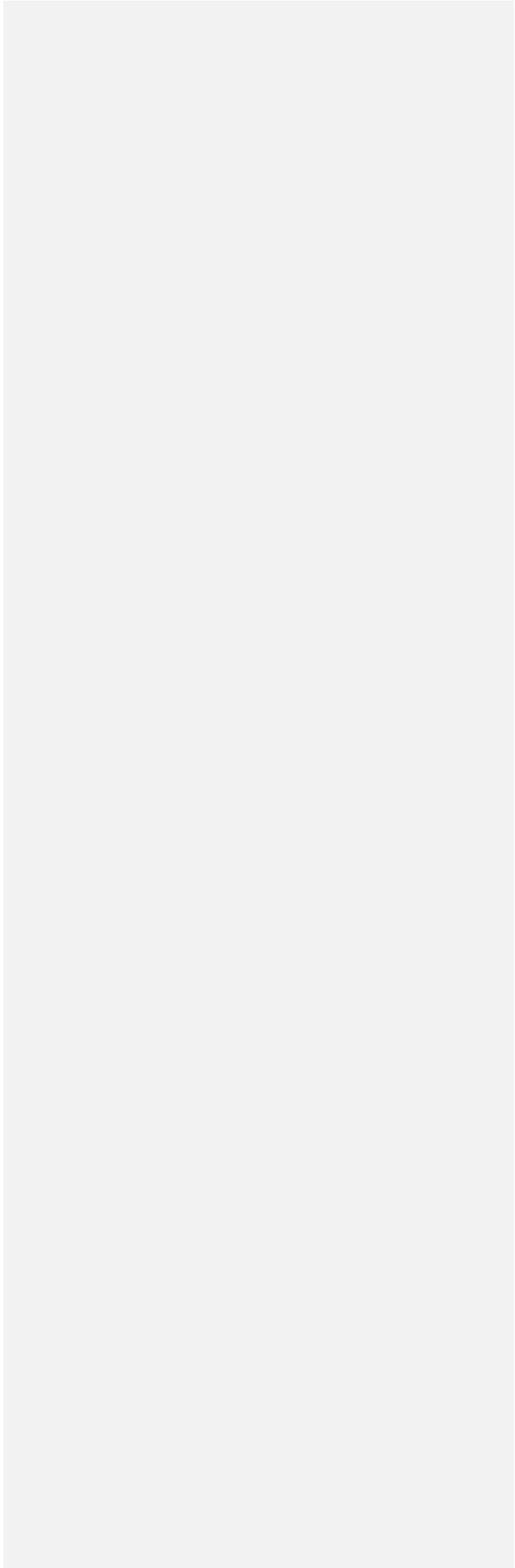
The purpose of the Agricultural Overlay (AG-O) is to protect any property that currently or was formerly used for agriculture, and properties that have productive agricultural soils, or are within a county-designated agricultural district. Agricultural overlays are shown on Figure 8. In order to protect these resources, any property being developed as a conservation subdivision must have at least 50 percent of the property area preserve as permanent open space. In addition to soils, the Planning Board shall give priority protection to agricultural fields or pasture, and existing agricultural operations including support structures.



Dairy cows in Pine Plains
Source: Pineplains-ny.gov.

INSERT FIGURE 8 OVERLAY ZONES

Figure 8: Overlay Zones



Mining Overlay

The purpose of the Mining Overlay (M-O) is to allow soil and gravel mining in the Town but to limit its location in order to protect residential areas from the potential physical damage and environmental impacts associated with mining activities. The Mining Overlay boundaries are shown on Figure 8. Mining activities are only allowed in the Mining Overlay and are subject to a special use permit. Additionally, no mining activities shall be within 250 feet of any residence on an adjacent property; and mines must be accessed via a state or county road.

Unmapped District

New Neighborhood Development

The New Neighborhood Development district (NND) is an unmapped zoning district that can be established only after an applicant submits a zoning petition for review and approval by the Town Board. The purpose of the NND district is to allow planning and zoning flexibility in order to achieve development that is environmentally sensitive, economically beneficial, and socially desirable. The NND may only be used in areas that are currently zoned in the R district and is intended to allow for the creation of a new residential neighborhood adjacent to any portion of the H-BUS, H-MS, H-CR, or H-R zoning districts. There are 18 individual criteria for approving an NND district, and they generally revolve around protecting open space and environmental features, traditional design, and creating a pedestrian and bicycle connection to Pine Plains Hamlet.

The NND has additional design standards that outline the four types of land use allowed within a proposed development: residential core, peripheral residential, economic development, and open space. All NND developments must have a residential core and open space area, and at least half of the residences must be in the residential core area. An NND is also required to incorporate on- or off-site civic uses, which may include governmental, educational, and/or cultural gathering places in order to ensure the development is served by community facilities.

Other Zoning Initiatives and Ordinances

Agricultural Uses

Agriculture is essential to Pine Plains, and the zoning code encourages and protects agricultural uses. Any application that requires a special use permit or site plan approval that is within an agricultural district and within 500 feet of an agricultural operation must submit a statement detailing any possible impacts that may occur to the agricultural use. The zoning code also encourages agricultural uses by exempting barns, silos, grain bins, and fences from height limits and maximum lot coverage requirements. Buildings associated with the growing of crops, raising, animals or farm machinery storage are also exempt from site plan approval.

Incentive Zoning

The Town of Pine Plains created zoning incentives for the purpose of advancing physical, cultural, and social policies that were outlined in the 2004 Comprehensive Plan. The Town has incentives for residential development that includes community benefits relating to open space and agricultural land preservation, senior citizen housing, historic and cultural facility preservation, and public access and recreation. If a development meets the incentive thresholds outlined in the code, it may be rewarded with a residential density bonus between 15 and 30 percent.

Affordable Housing

The purpose of the Town's affordable housing ordinance increases the supply of affordable housing in order to retain the Town's social and economic diversity. Any residential applications that are not located in the WP district and include ten or more dwelling units/lots must set aside ten percent of the total number of lots/dwellings for moderate-income households. Once the ten percent affordable housing obligation has been met, the applicant can receive a ten percent residential density bonus². The affordable housing obligation can be met by constructing affordable housing on-site, paying into the Pine Plains Housing Trust Fund, donating land to the Town that is suitable for affordable housing, constructing housing off-site but within the Town, rehabilitating substandard housing, or purchasing existing housing for affordable housing conversion.

The code further details standards for affordable units regarding their integration into the development, the housing type, dwelling type and size, and phasing of when the dwellings receive their certificates of occupancy.

Design Standards

Developments that require site plan, subdivision plan, or special use permit are subject to either hamlet district or rural district design standards. The Planning Board shall determine if an application meets the standards, or if an alternative subject to special conditions is appropriate for approval. Design standards for the Hamlet districts include issues regarding site organization, architecture, landscaping, parking, site design, and pedestrian circulation. Rural district design standards are focused on avoiding sensitive environmental resources, preserving fertile agricultural soils, and complementing Pine Plains' rural setting.

Accessory Dwelling Units, Guest Cottages, and Elder Cottages

Accessory dwelling units (ADUs), and elder cottages are allowed in by special use permit in each zoning district. Guest cottages are only allowed in R and WP districts, and may not be rented for financial gain. ADUs must be owner-occupied and may be attached or unattached to the principal single-family detached dwelling unit. ADUs and Guest cottages cannot exceed 75 percent of the gross square footage of the principal dwelling or must be at most 1,250 square feet, whichever is less. Elder cottages are more temporary structures that are meant to be housing for up to two persons aged 55 and over who are related to the owner-occupant of the principal dwelling. Elder cottages must be constructed so that they are removable, and the special use permit must be renewed annually.

² For example, if an applicant proposes a 10-unit subdivision, with 1 of the 10 units programmed as affordable housing, they applicant can built 1 additional market rate unit as part of the subdivision.

Issues

There are a few large parcels in Pine Plains that have the possibility of being developed or redeveloped in the future. These parcels include the St. Anthony's Catholic Church lot near the intersection of Main Street and Church Street, Dillinger Farm, the 20-acre parcel on Lake Road, and the 70-acre parcel at the intersection of Routes 82 and 83. These parcels warrant additional study due to their location and/or size.

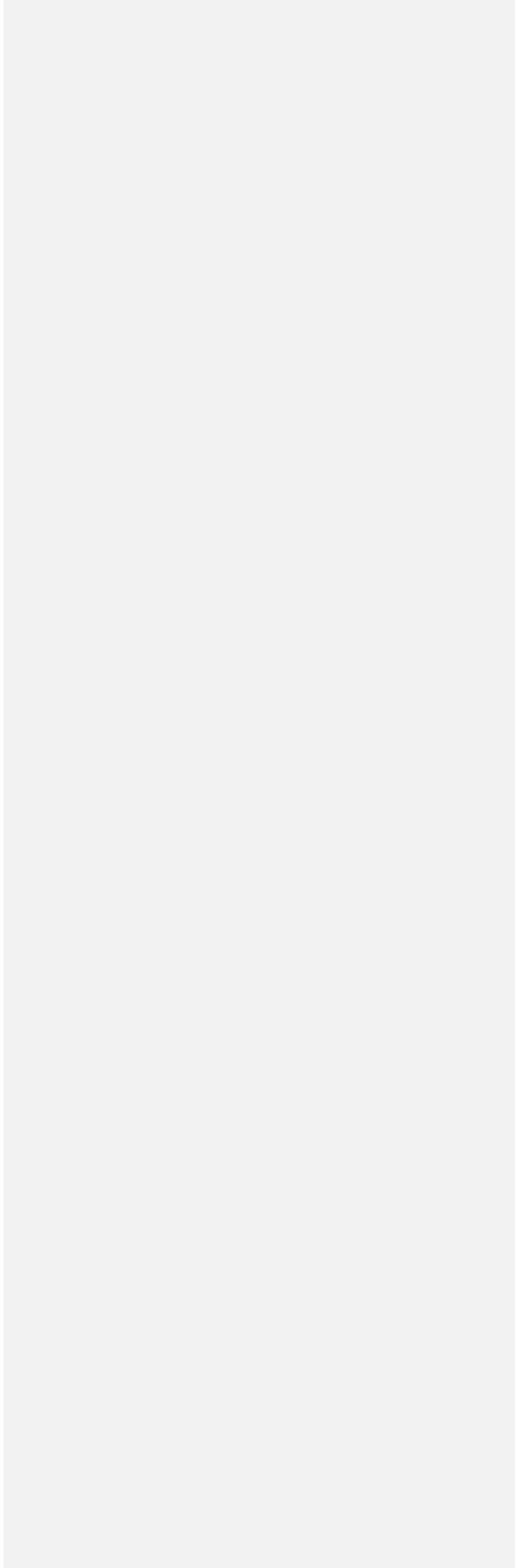
The Pine Plains zoning code is approximately 10 years old, and some **small**-issues have been identified by the Planning Board and Zoning Board of Appeals. In general, the Planning Board and Zoning Board of Appeals want to make the zoning code reflect the uses that exist in Pine Plains to lessen the number of buildings that are non-conforming. They also want the zoning code to allow for some flexibility with the goal of reducing the number of applicants who have to apply for a minor zoning variance.

One example is the case of minimum setbacks for homes in some of the Hamlet zoning districts. A stated minimum setback may work in most cases, but it may also result in a home being set back from a lot line at a different distance than neighboring homes. Allowing homes to meet the setbacks of neighboring homes or the minimum setback distance could help reduce the need for a variance. The location of accessory building and solar arrays has also been identified as an issue that requires additional study.

Another issue is whether the current **average density** lot size of five acres in the Rural zoning district is sufficiently preserving the Town's rural character. **Average density** lot size is only one of several tools in the rural preservation toolkit. The 2004 Comprehensive Plan discusses the role that site planning and design has on conserving open space. Pine Plains created design standards for the Rural district and conservation subdivisions using guidelines from Randall Arendt, a planner who specializes in rural conservation. Figure 9 shows a conventional two-acre subdivision compared with a conservation or cluster subdivision in which individual lot sizes are reduced so that open space is preserved. In this case the 32 units allowed on the site are clustered into 1-acre lots leading to the preservation of approximately half of the site. If this were 5-acre zoning approximately 14 units would **be** allowed and over 75 percent of the area would be preserved. The Town should consider studying this issue further; it may be that the **average density** lot size in the Rural zoning district should be adjusted, but there may be other ways to further utilize Pine Plains' existing design standards to conserve the Town's rural nature.

Average density lot size and the NND zoning district also need to be studied to look at increased density in town to ensure that it is consistent with the Town's current goals regarding affordable housing and preserving rural character.

[Figure 9: Rural Conservation Planning](#)



Chapter 4. Natural Resources

Pine Plains is known throughout the region for its bucolic natural environment and pastoral beauty. The Town's rural landscape is defined by Stissing Mountain, rolling hills, lakes and streams, and land dedicated to farming, forestry, and conservation. These natural resources benefit quality-of-life through their aesthetic beauty, but they also help provide the people of Pine Plains clean water to drink, productive soils for agriculture, and provide habitat for wildlife.

Water Resources

Unlike communities in western Dutchess County, Pine Plains is not located on the banks of the Hudson River. Surface water in the town is limited to streams, ponds, and wetlands, as shown on Figure 10. The four main streams that flow through the Town are the Roeliff-Jansen Kill, Shekomeko Creek, Wappinger Creek, and the Bean River. Each of these streams has been given a "C" classification from the New York State Department of Environmental Conservation (DEC) indicating that they support fisheries but are not suitable for use as drinking water. Portions of the Roeliff-Jansen Kill, Shekomeko Creek, and Bean River support trout fisheries and/or trout spawning, and are therefore especially sensitive.



Thompson Pond.
Source: Wikipedia Commons User Daniel Case

There are numerous ponds and other surface water bodies in the Town. The three most notable are located directly east of Stissing Mountain: Thompson Pond, Stissing **Lake**, and Mud Pond. All three areas are circumneutral bog lakes, which are rare in the Hudson Valley, and were formed by melting glaciers approximately 15,000 years ago. Thompson Pond was listed as a National Natural Landmark in 1973. Wetlands, which are also referred to as swamps, marshes, and bogs, are areas that are saturated by surface or groundwater enough to support distinctive vegetation which has adapted to those conditions.

The Town's streams, ponds, and wetlands are critical to the health of the Town's natural resources. They provide wildlife habitat, replenish the groundwater supply, and help protect the Town from floods. Streams and wetlands are protected by federal, state, and local regulations. In Pine Plains, the Planning Board reviews actions that require site plan, special use permit, or subdivision approval. In their review authority, the Planning Board prohibits any excavation, filling, clearing, or other disturbances that would negatively impact a stream. The Planning Board also encourages the preservation of streams, surface water, and wetlands through design standards for subdivision applications.

Figure 10: Water Resources and Floodplains

INSERT Figure 10: WATER FEATURES AND Floodplains

Floodplains

The parts of Pine Plains that are most susceptible to flooding are generally located in low-lying areas near streams, ponds, or wetlands. The Federal Emergency Management Agency (FEMA) maps these areas and rates them on the percent chance that a flood event will occur each year. A “100-year flood” is a flood that has a 1 percent chance of occurring each year. Figure 10 shows the locations of the 100-year floodplains as currently identified by FEMA. FEMA has not done detailed studies to map all of the floodplains in Pine Plains. The locations of floodplains can change over time, and actions that disturb floodplains in the Town or further upstream may cause flood hazards to increase. Floodplains full of natural vegetation and limited impervious surface can help mitigate the risk of flood hazards.

Topography and Drainage

The topography in Pine Plains varies between steep terrain of Stissing Mountain, the relatively flat valley around Pine Plains Hamlet, and the rolling hills in the eastern portion of Town. Figure 11 shows that roughly one-third of the Town consists of steep slopes, which are areas that have a gradient of 15 percent or higher.

Stissing Mountain is a large ridgeline that runs south from Church Street/Route 199 into the Town of Stanford. The area west of Stissing Mountain has hilly terrain, much of which qualifies as steep slopes. The area east of Stissing Mountain is relatively flat, making it suitable for residential and agricultural uses. The topography in the eastern portion of the Town also features steep slopes, but they are more spread out than the area west of Stissing Mountain, making the area suitable for agriculture. The cost of developing on steep slopes is greater than developing on flat land, and developing on very steep slopes can be dangerous. Preserving steep slopes benefits water quality because vegetation slows down stormwater helping reduce erosion and allowing water to absorb it into the soil.



Stissing Mountain from Mashomack Polo Grounds
Source: Dyan Wapnick, Inphs.com

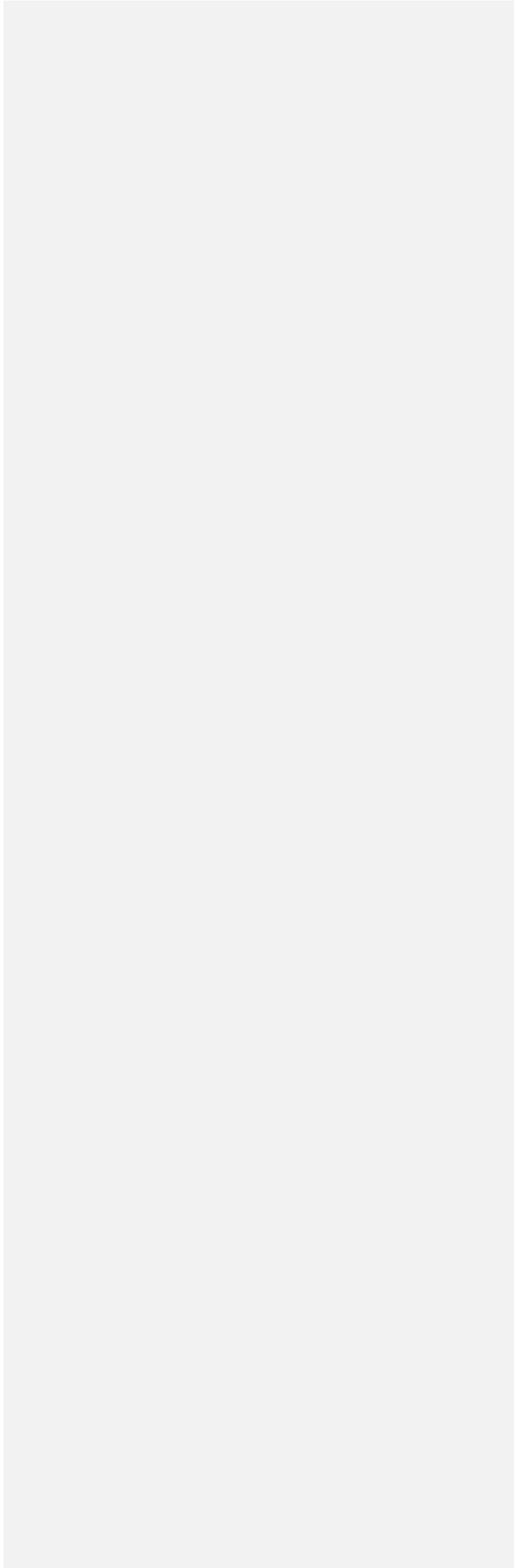
The vast majority of Pine Plains is located in the Hudson River watershed; however, the southeastern corner of the Town is in the Housatonic River watershed. These two watersheds contain smaller sub-watersheds that cover areas where water travels into local streams. There are three of these smaller watersheds in Pine Plains: the Roeliff-Jansen Kill, Tenmile River, and Wappingers Creek.

Soils

Soils are important to Pine Plains for two main reasons: agriculture and septic systems. Roughly one-fifth of Pine Plains is covered by prime agricultural soils, which according to the U.S. Natural Resource Conservation Service are soils that are best suited to a wide variety of crops. Agricultural soils are also easily developed and are vulnerable to permanent loss. The zoning code’s Agricultural Overlay district helps preserve productive soils by requiring that properties developed as conservation subdivisions set aside 50 percent of the land as permanent open space.

Insert Figure 11: Steep Slopes

Figure 11: Steep Slopes



Soil permeability is the measure of how quickly water flows through layers of soil. Pine Plains does not have a municipal sewer system, so sanitary waste is treated via septic systems. Septic systems require good drainage and their locations can be restricted by local soil conditions and topography. Septic systems are less costly in areas with deep and permeable soils. In Pine Plains, these areas are in the flatter, central area of the Town. In addition to cost, the density of septic systems in areas not served by central water can be limited by the principles of wastewater dilution through precipitation recharge of aquifers.

Protected Lands

Approximately 29 percent (5,852 acres) of the land area in Pine Plains (19,922 acres) is protected through easements or ownership. These conservation areas include a range of land types including farms, municipal parks, and other open spaces. These conservation lands are protected through easements by seven different organizations: Dutchess Land Conservancy, the Town of Pine Plains, New York State, Dutchess County Partnership for Manageable Growth, The Nature Conservancy, Friends of Stissing Landmarks, and Winnakee Land Trust. Figure 12 illustrates the parcel locations and identifies each of the protectors. Table 1 shows the amount of land area protected by each of the conservation organizations. Approximately 73 percent of the conservation land in Pine Plains is secured by the Dutchess Land Conservancy (DLC). Properties that have been conserved through DLC easements include the Mashomack Preserve Club, Black Sheep Hill Farm, and Folly Farm. The Dutchess County Partnership for Manageable Growth is the protector for ten percent of all conserved lands in the Town and The Nature Conservancy protects nine percent of the conserved lands.

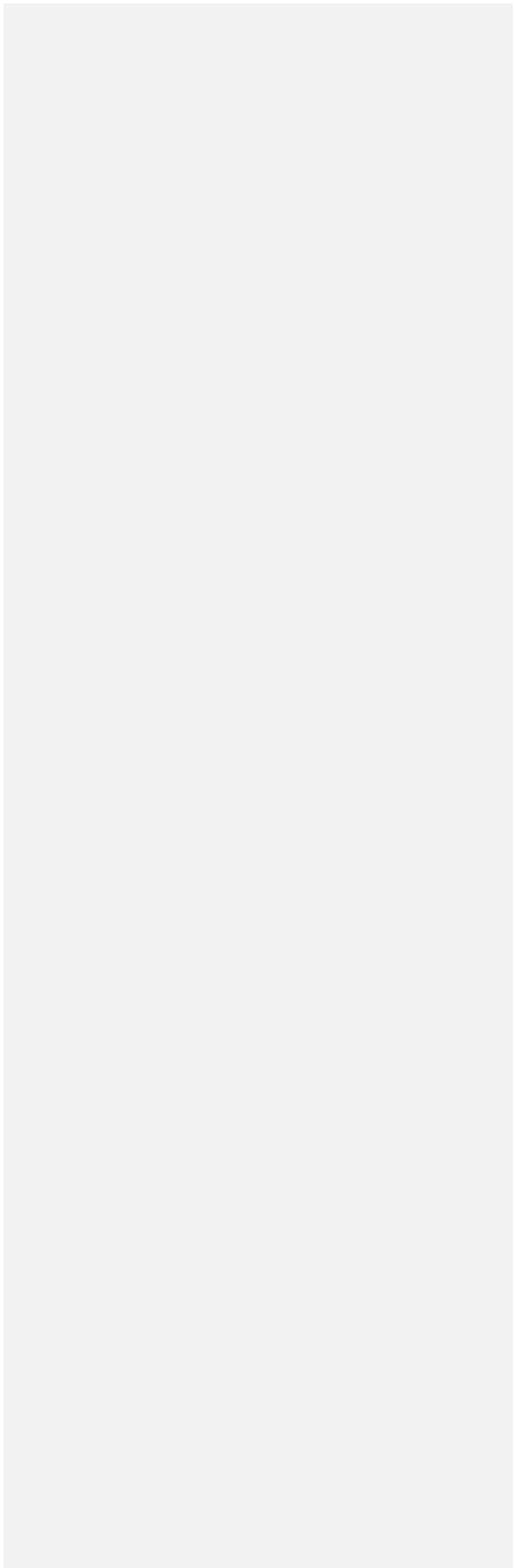
Table 1: Conservation Lands

Conservation Sponsor	Acres	Percentage
Dutchess Land Conservancy	4,279.52	72.6%
Partnership for Manageable Growth	608.43	10.3%
The Nature Conservancy	510.29	8.7%
New York State	363.35	6.2%
Municipal Government (Town of Pine Plains)	49.17	0.8%
Friends of Stissing Landmarks	43.3	0.7%
Winnakee Land Trust	41.36	0.7%
Total Conservation Lands	5,895.33	100.0%

Source: Dutchess County

Figure 12: Protected Lands

Figure 12: Protected Lands



Stissing Mountain Critical Environmental Area

Critical Environmental Areas (CEAs) are places that have been designated by a local municipality to have an exceptional or unique character with regards to human health, natural setting, historic or community values, or have inherent sensitivity to change. Once an area is designated as a Critical Environmental Area, any actions that undergo review according to the State Environmental Quality Review Act (SEQR) in the vicinity of the Area must evaluate their potential impact to the Area. Stissing Mountain was designated as a Critical Environmental Area in 2005 for its exceptional and unique character. The boundary of the Stissing Mountain Critical Environmental Area is shown on Figure 13. This designation does not stop development that could impact the Critical Environmental Area, but it provides an extra layer of protection since the action will be reviewed by the Lead Agency according to SEQR.

Significant Wildlife Habitats

In August 2009, the nonprofit environmental research institute Hudsonia Ltd. produced a significant wildlife habits report for the Town of Pine Plains. The report includes an inventory of upland and wetland habitats and conservation priorities for the Town. The conservation priorities include protecting large swaths of habitat, habitats that support rare species, areas with connected habitats, and vegetation around streams, ponds, and wetlands. The report lists nine priority habitats, which include large forests, large meadows, fens, wetlands, and streams. The Planning Board can consult the Hudsonia habitat maps when reviewing site plan, subdivision, and special permit applications to evaluate whether a proposed development would impact wildlife habitat.

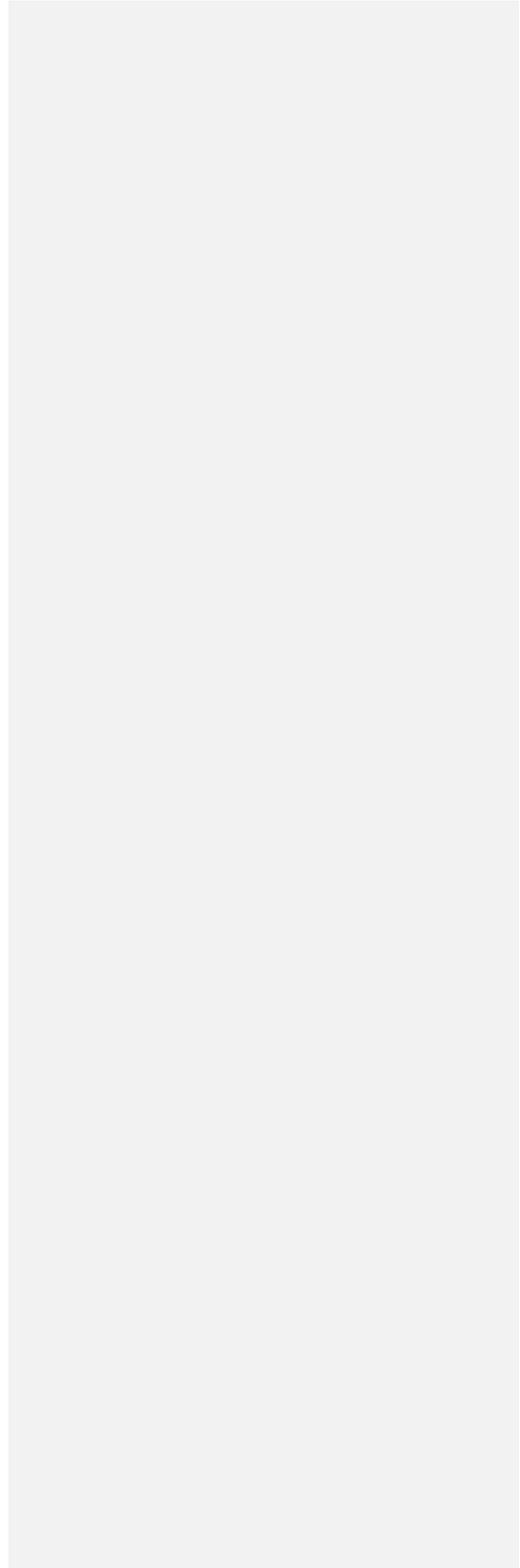
Climate Change

According to the 2018 Dutchess County State of the Environment Report, prepared by the Dutchess County Environmental Management Council, climate change is expected to cause increases in temperature and precipitation in the Northeast. In Pine Plains, rising temperatures could result in longer growing seasons, more extreme rain events, and impacts on wildlife. Threats to humans include heatwaves, flooding, and a longer tick season.

Climate change is caused by human actions that release carbon dioxide and other greenhouse gases into the atmosphere. Pine Plains can help address the causes of climate change by promoting land conservation and the use of renewable energy. In 2018, Pine Plains joined other municipalities in Dutchess County and became a Designated Clean Energy Community. The Town passed a resolution that adopted the New York State Designated Clean Energy Communities Pledge, installed an electric vehicle charging station in the Town and approved LED lighting for the Town's street lights.

Figure 13: Stissing Mountain CEA

INSERT FIGURE 13: Stissing Mountain CEA

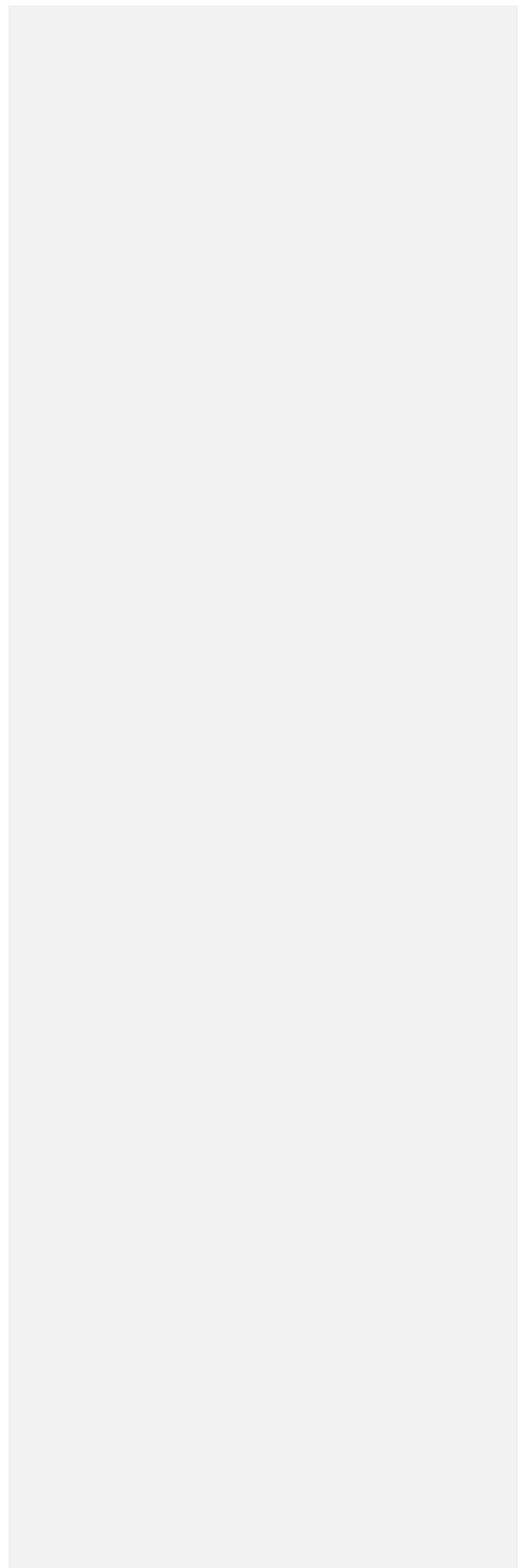


Issues

Stissing Mountain is a unique geologic feature and a symbol of Pine Plains and the Hudson Valley. It should be preserved along with the other unique and high-quality habitats that were identified by Hudsonia in their report for Pine Plains. Preserving wildlife habitats is an important way for the Town to preserve wildlife diversity. Additionally, the Town should continue to support and promote the conservation efforts of nonprofits, conservancies, and government.

The Pine Plains zoning code currently promotes development that is sensitive to natural features. The Town should continuously study and review the code in order to ensure that it is in line with that goal in regard to important resources such as ridgelines. Pine Plains should continue to balance conservation and development in a manner that protects ~~the~~ wildlife and natural resources. Encouraging development in the suitable areas in the Hamlets helps the Town keep its rural charm in addition to preserving land cover which helps prevent erosion and reduce the impacts from flooding.

Pine Plains may need to examine the extent and impact of conservation easements in the Town in order to determine whether this strategy for conserving land should be expanded in the future. This could include studying any positive or negative impacts of the conservation easements on the community.



Chapter 5. Demographics

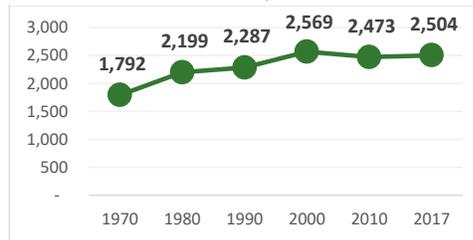
This section provides an analysis of the demographic characteristics of the residents of Pine Plains. Data used in this analysis comes from the United States Census Bureau and represents the most current and reliable data available. The surveys that were used are the 2017-2013 5-year American Community Survey (ACS), the 2010 Decennial Census, and the 2000 Decennial Census. The data from the ACS are estimates, and therefore have a margin of error, whereas the data from a decennial census are a "snapshot" of the population at that time. The Census Bureau counts people who have their primary residence in Pine Plains. The weekend residents of Pine Plains are therefore not counted in this section.

Population

Total Population

In 2017, the total population of the Town of Pine Plains was 2,504. The Town's population has remained relatively stable since 2000 when the population was 2,569. The biggest period of population growth in the past half-century occurred between 1970 and 1980 when the population grew by roughly 400 people.

Chart 1: Town of Pine Plains Population



The total population of Dutchess County has grown modestly since 2000. Table 2 shows that the County's population grew by 15,535 people between 2000 and 2017. This represents a 5.3 percent growth rate. Pine Plains lost 65 total residents between 2000 and 2017, but the population has grown since 2010.

Table 2: Population Change

Municipality	2000	2010	2017	Difference 2017 - 2000	% Change 2017 - 2000
Pine Plains	2,569	2,473	2,504	-65	-2.6%
Dutchess County	280,150	297,488	295,685	15,535	5.3%

Age Distribution

The population in Pine Plains is comprised of people of all ages, but the percentage of middle-aged and older adults is generally higher than young adults and children. Table 3 shows that 19.4 percent of the total population is between the ages of 50 and 59. The number of children and youth younger than 20 years old is 19.1 percent of the population. Roughly one-quarter (26.4 percent) of the Pine Plains population is aged 60 or older.

The age distribution in Dutchess County is different than Pine Plains. Chart 2 shows that younger people are a larger percentage of the Dutchess County population, and older people are a larger percentage of the Pine Plains population. The percentage of people aged 40 to 49 is roughly the same in both places. The 2017 median age in Pine Plains is 46.2, which is 4.4 years older than the median age in Dutchess County (41.8).

Table 3: Pine Plains 2017 Age Distribution

Age	Total	Percent
0 to 9	197	7.9%
10 to 19	282	11.3%
20 to 29	295	11.8%
30 to 39	244	9.7%
40 to 49	338	13.5%
50 to 59	487	19.4%
60 to 69	311	12.4%
70+	350	14.0%
Total	2,504	100%

Chart 2: Age Distribution of Dutchess County and Pine Plains (2017)

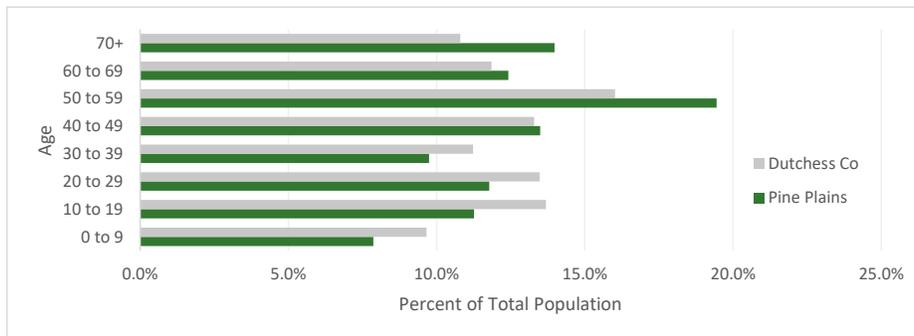
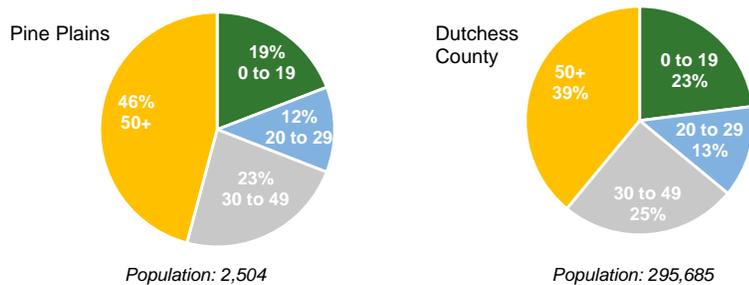


Chart 3: Age Distribution of Dutchess County and Pine Plains (2017)



Race and Ethnicity

As shown in Table 4, Pine Plains is a majority white community. Approximately five percent of the Town population is Hispanic, and the remaining race/ethnic groups each represent less than one percent of the Town³. The population in Dutchess County is also majority white; however, the Hispanic and Black communities make up a much larger share of the population compared to Pine Plains.

Table 4: Race and Ethnicity (2017)

2017 Race/Ethnicity	Pine Plains		Dutchess Co.
	Total	Percent	Percent
White	2,346	93.7%	72.2%
Hispanic	125	5.0%	11.7%
Black/African-American	15	0.6%	9.6%
Asian/Pacific Islander	0	0.0%	0.1%
Native American	6	0.2%	3.7%
Multiracial/Other	12	0.5%	2.6%
Total	2,504	100%	99.9%

School Enrollment

The Pine Plains Central School District is comprised of three schools: Seymour Smith Elementary, Cold Spring Early Learning Center, and Stissing Mountain Junior/Senior High School.

Chart 4 shows that the school enrollment numbers for elementary (PK - grade 5), middle (grades 6-8), and high schools (grades 9-12) have declined since their peak in the 2008-09 school year. Table 5 shows total school enrollment is down 24 percent from 1,182 students in 2008-09 to 898 students in 2018-19. High school enrollment is down 95 students from 2008-09, and middle school enrollment is down 139 students, and elementary school enrollment is down 50 students.

³ The race and ethnicity data in Table 4 is from the 2017-2013 5-Year American Community Survey. Pine Plains is a relatively small community, and the number of certain racial groups is an even smaller population. In general, the smaller a data point, the larger the margin of error.

Chart 4: 2008-09 to 2018-19 Pine Plains Central School District Enrollment. Source: NYS ED IRS

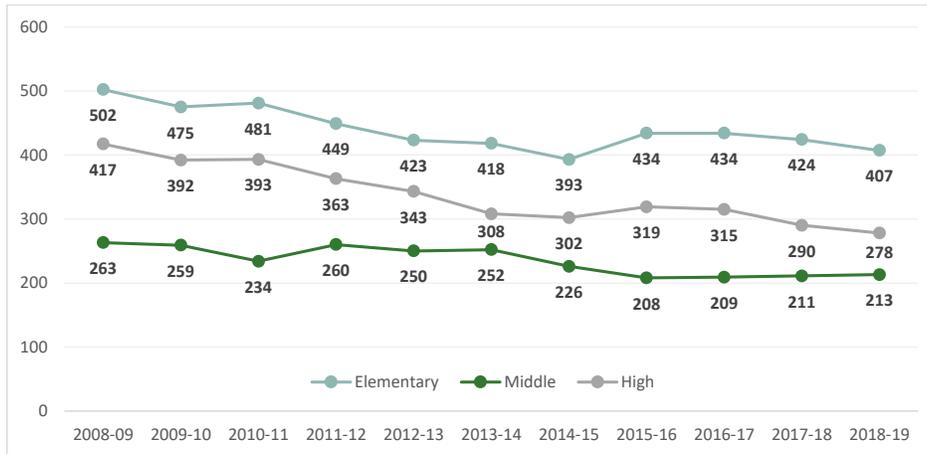


Table 5: 2008-09 to 2018-19 Pine Plains Central School District Enrollment. Source: NYS ED IRS

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	% Change 08-09 to 18-19
Pine Plains	1,182	1,126	1,108	1,072	1,016	978	921	961	958	925	898	-24%
Dutchess County	46,287	45,701	44,898	43,925	42,951	42,025	41,074	40,319	39,668	39,254	38,870	-16%

Households

Household Type

According to the US Census, a household is a person or group of people who occupy a housing unit. [Table 6](#) shows that in 2017 there were 1,048 total households in Pine Plains, and over 539 of those households (51.4 percent) were married-couple families. The number of married-couple families and single-parent family households are relatively similar to the number in 2000. The number of nonfamily households in Pine Plains grew by 91 between 2000 and 2017.

Table 6: Pine Plains Household Composition

Household Type	2000	2010	2017	Difference 2017 - 2000
Married-Couple Family	549	505	539	-10
Single Parent Family	151	172	130	-21
Nonfamily	288	330	379	91
Total	988	1,007	1,048	60

The 2017-2013 ACS also includes an estimate of the number of single-person households. [Table 7](#) shows that Pine Plains and Dutchess County both had a similar percentage of single-person households. The two geographies diverge; however, in the percent of households that are a single older adult living alone (aged 65 or over). In Pine Plains, 20 percent of households is a single older adult, compared to 11 percent in Dutchess County.

Table 7: Householders Living Alone (2017-2013 ACS)

Householder Living Alone	Percent of All Households	
	Pine Plains	Dutchess
Householders Living Alone	29.6	26.8
Householder Living Alone Aged 65+	20	11

Household Size

As shown in [Table 8](#), the average household size in Pine Plains has declined at a faster rate than average household size in Dutchess County. In 2017, the Average Household Size in Pine Plains was 2.37, compared to 2.6 in 2000. In Dutchess County, the 2017 Average Household Size was 2.58, which is down from 2.63 in 2000.

Table 8: Average Household Size

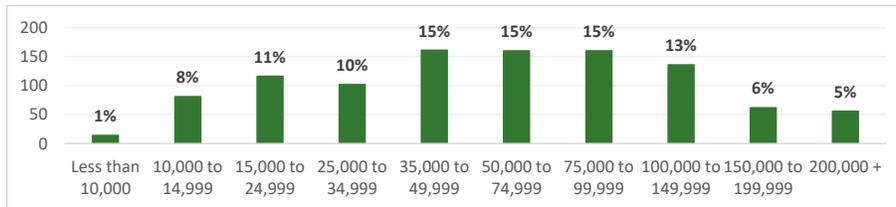
Average Household Size	2000	2010	2017	% Change 2017 - 2000
Pine Plains	2.6	2.44	2.37	-8.8%
Dutchess County	2.63	2.57	2.58	-1.9%

Income, Employment, and Commutation

Household Income

The income distribution in Pine Plains is relatively balanced, and households tend to be middle-income. Chart 5 shows that approximately 20 percent of households earn less than \$25,000 annually, and approximately 30 percent earn between \$35,000 and \$74,999 annually. Approximately 13 percent of households earn \$100,000 to \$149,999, and 11 percent of households earn more than \$150,000.

Chart 5: Pine Plains 2017 Income Distribution



Prior to adjusting for inflation, the median income in Pine Plains shows an increase since 2000, but a decrease since 2010. When adjusting for inflation using the Bureau of Labor Statistics CPI Inflation Calculator, the median household income in Pine Plains has declined since 2000. This trend is consistent with the national trend that incomes have not kept up with rising costs of living. Table 9 shows that the median household income is \$56,912 in 2017, which is \$5,601 less than it was in 2000 (inflation-adjusted). The median household income in Dutchess County has remained relatively flat since 2000 (inflation-adjusted).

Table 9: Median Household Income Without and With Inflation-Adjusted

Median Household Income (Unadjusted)	2017	2010 ¹	2000
Pine Plains	\$ 56,912	\$ 60,543	\$ 43,125
Dutchess County	\$ 75,585	\$ 69,838	\$ 53,086

Inflation-Adjusted Median Household Income	2017	2010 ¹	2000
Pine Plains	\$ 56,912	\$ 68,414	\$ 62,531
Dutchess County	\$ 75,585	\$ 78,917	\$ 76,975

¹ The 2010 data is from the 2010-2006 5-Year ACS.

Note: Income figures have been adjusted for inflation using the Bureau of Labor Statistics CPI Inflation Calculator.

Labor Force Participation

Overall, employment in Pine Plains mirrors trends seen at the county level. [Table 10](#) shows that Pine Plains had a lower labor force participation rate in 2017, but it should be noted that the 59.6 percent participation rate is an estimate, and the margin of error is 5.9 percent⁴. Both Pine Plains and Dutchess County had lower participation rates in 2017 than in 2010, but the difference appears to be greater in Pine Plains.

Table 10: Labor Force Participation Rate

Labor Force Participation Rate	2000	2010¹	2017
Pine Plains	64.5	66.9	59.6
Dutchess County	63.6	64.8	63.4

¹ The 2010 data is from the 2010-2006 5-Year ACS

In 2017, the unemployment rate in Pine Plains was 5.7 percent, which is similar to but lower than the unemployment rate in Dutchess County (6.7 percent). [Table 11](#) shows the unemployment rate in Pine Plains appears trending down since 2010 when the country was in the midst of the Great Recession.

Table 11: Unemployment Rate

Unemployment Rate	2000	2010¹	2017
Pine Plains	2.6	8.1	5.7
Dutchess County	3.6	6.9	6.7

¹ The 2010 data is from the 2010-2006 5-Year ACS

⁴ The 2017-2013 and 2010-2006 5-Year American Community Surveys provide estimates which include margins of error. The margin of error for a larger population is generally smaller than the margin of error for a smaller population. This is an issue for Pine Plains, which has a small population. The 5-Year ACS is the best data available.

Employment

Employment information for residents of Pine Plains was accessed using the U.S. Census Longitudinal Employer-Household Dynamics (LEHD) OnTheMap tool which analyzes where workers live and where they are employed. Table 12 shows that the top industries in which Pine Plains residents work are education, retail, health care, and public administration. These are also the top industries for residents of Dutchess County; however, the county has a higher percentage of workers employed in health care, and less in education and retail.

Table 12: 2015 Employment Sectors for Residents of Pine Plains and Dutchess County

2015 Employment Sectors for Pine Plains and Dutchess County Residents	Pine Plains	Dutchess County
	Percent of Employed Residents	
Educational Services	15.5%	13.2%
Retail Trade	13.5%	11.8%
Health Care and Social Assistance	13.1%	17.1%
Public Administration	7.7%	6.5%
Construction	6.9%	5.4%
Accommodation and Food Services	5.6%	7.2%
Manufacturing	5.1%	6.3%
Professional, Scientific, and Technical Services	5.1%	5.6%
Administration & Support, Waste Management, and Remediation	4.5%	4.4%
Finance and Insurance	3.6%	3.6%
Information	3.4%	2.2%
Wholesale Trade	3.1%	3.6%
Other Services (excluding Public Administration)	3.0%	3.6%
Agriculture, Forestry, Fishing, and Hunting	2.5%	0.5%
Transportation and Warehousing	2.1%	3.4%
Real Estate and Rental and Leasing	1.8%	1.5%
Arts, Entertainment, and Recreation	1.4%	1.6%
Management of Companies and Enterprises	1.3%	1.5%
Mining, Quarrying, and Oil and Gas Extraction	0.3%	0.1%
Utilities	0.3%	1.0%
Total	100.0%	100.0%

Commutation

The majority of workers who live in Pine Plains and Dutchess County drive alone to work. Table 13 shows that Pine Plains has a similar percentage of residents who carpool and walk to work as Dutchess County. According to these estimates, 9.3 percent of workers in Pine Plains work at home. Pine Plains no longer has frequent transit service, which explains why residents commute using transit at a lower rate than Dutchess County.

Table 13: 2017 Commute Travel Mode

Commuter Travel Mode: 2017	Pine Plains	Dutchess Co
	Percent	
Drove Alone	77.3	75.6
Carpooled	5.1	7.8
Public Transportation	1.3	5.3
Walked	7.2	4.7
Other	0	1
Worked at Home	9.3	5.6
Mean Travel Time	24.6 min.	32.2 min.

Table 14 shows 2015 LEHD data which states that 70.5 percent of people who work in Pine Plains live somewhere else, and 80.2 percent of people who live in Pine Plains work outside of the Town. This correlates with an estimated mean travel time of 24.6 minutes for workers who live in Pine Plains.

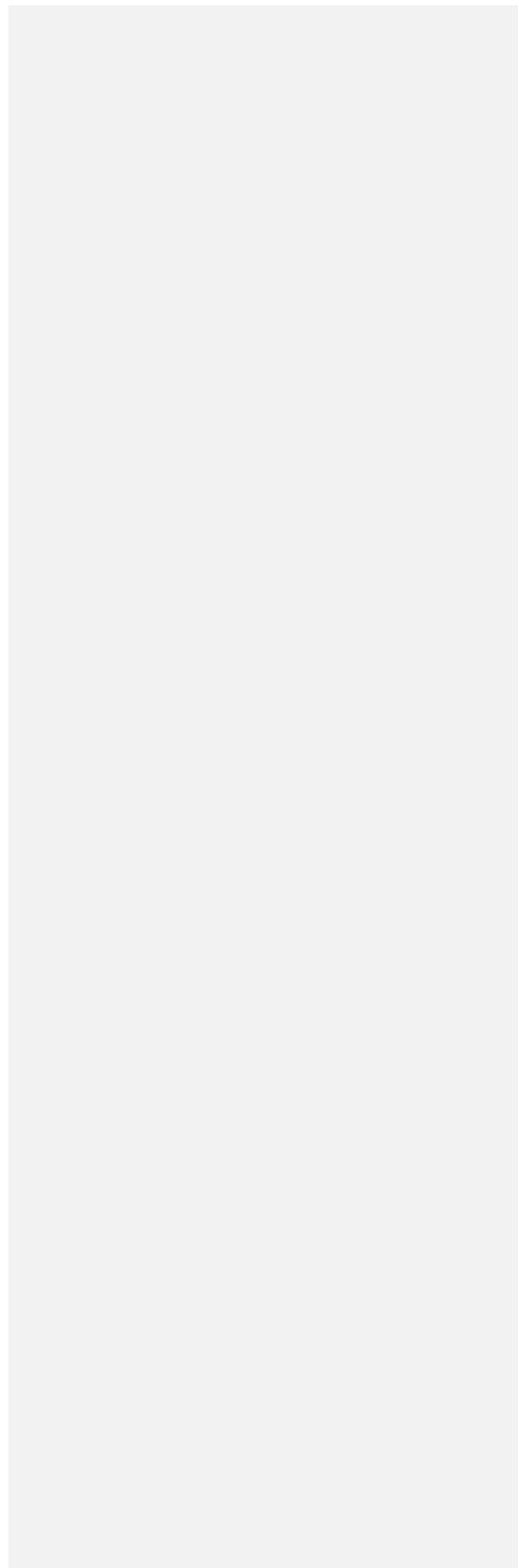
Table 14: LEHD Inflow/Outflow Job Analysis

2015 LEHD Inflow/Outflow Job Analysis					
People who Work in Pine Plains			Live in Pine Plains		
	Number	Percent		Number	Percent
Live Outside Pine Plains	496	70.5	Employed Outside Pine Plains	843	80.2
Live Inside Pine Plains	208	29.5	Employed Inside Pine Plains	208	19.8
Total Employed	704	100.0	Total Employed	1,051	100.0
Working in Pine Plains			Living in Pine Plains		

Issues

The overall population of primary residents in Pine Plains has remained relatively flat since 2000. The average household size in the Town and the County was almost the same in 2000, but today Pine Plains has an average household size has decreased by 8.8 percent, while Dutchess County's has only decreased by 1.9 percent. Additionally, the population of Pine Plains is aging. Approximately 20 percent of households in the Town consists of an older adult living alone. Additionally, the graying of the population is an issue that many communities are facing. The Town will need to consider this population shift when thinking about transportation and accessibility, affordable housing, and social and community services. Conversely, smaller households imply fewer public school children, leading to fewer demands on the public school system.

Income and economic trends are generally following what is going in Dutchess County; however, the median household income of Pine Plains is below Dutchess County's, and it decreased more since 2010 when adjusted for inflation. The percent of workers in Pine Plains who work from home reached 9.3 percent. This growth could be due to changes in technology which allows for workers to telecommute more easily.

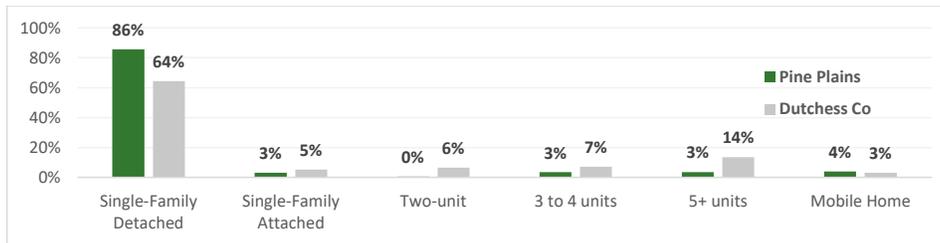


Chapter 6. Housing

Housing Types

In 2017, single-family detached homes accounted for 86 percent of homes in Pine Plains, compared to only 64 percent of homes in Dutchess County. [Chart 6](#) shows that single and attached or multifamily housing accounted for 10 percent of units in 2017. Dutchess County includes urban communities that tend to have more multifamily housing units than rural areas; therefore single-family detached housing only accounts for 64 percent of homes across the County. Higher density homes (5+ units) are also more prevalent in Dutchess County, where they account for 14 percent of the overall housing stock.

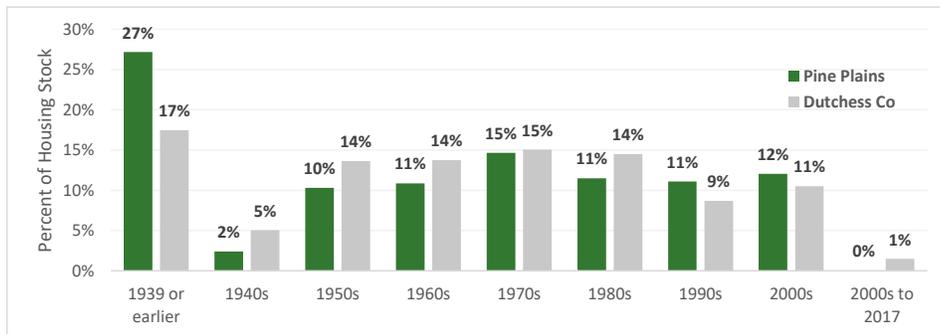
Chart 6: 2017 Housing Types



Age of Housing Stock

Pine Plains and Dutchess County both have a relatively balanced housing stock. The housing stock in Pine Plains is slightly older because the 27 percent of homes in Pine Plains were constructed before 1940. Approximately 12 percent of their housing stock in both places were constructed since 2000.

Chart 7: Age of Housing Stock



Housing Tenure

The majority of housing units in both Pine Plains and Dutchess County are owner-occupied. Table 15 shows that 73.4 percent of units in Pine Plains are owner-occupied, which is similar to the percent of owner-occupied units in 2010 and 2000. Pine Plains may have a slightly higher percentage of owner-occupied housing, but this makes sense given that the urban parts of Dutchess County are likely to have a higher percentage of rental units than the suburban and rural areas.

Table 15: Housing Tenure

Housing Tenure (2017)	Pine Plains			Dutchess County		
	2000	2010	2017	2000	2010	2017
Percent Owner-Occupied	70.2	73.1	73.4	69	69.5	69.2
Percent Rental-Occupied	29.8	26.9	26.6	31	30.5	30.8

Housing Vacancy

Housing in Pine Plains can be divided into full-time residences and seasonal residences. As shown in Table 16, only 81.3 percent of housing units in the Town are occupied year-round. The remaining 14.9 percent of housing units are considered vacant housing units, comprised of seasonal vacant units and other vacant units as shown in Table 17. Seasonal vacant units are units occupied seasonally during certain times of the year and other vacant units are units that are vacant year-round for reasons such as foreclosure or abandonment.

Approximately 12.4 percent of housing units in 2017 were categorized as vacant but were used as a seasonal or part-time residence as seen in Table 17. The percentage of homes in Pine Plains that are used for part-time residences has slightly increased since 2000 and is much higher than Dutchess County. Pine Plains and Dutchess County have a similar 2017 homeowner vacancy rate (US Census Bureau defines Homeowner Vacancy Rate as the share of all homeowner property listings that are currently vacant and available for sale). The rental vacancy rate is shown as 0 percent; however, the margin of error is 10.2 percent (US Census Bureau defines Rental Vacancy Rate as the share of all rental listings that are currently vacant and available for sale).

Table 16: Housing Vacancy

	Pine Plains			Dutchess County		
	2000	2010	2017	2000	2010	2017
	Percent			Percent		
Occupied Housing Units	85.1	78.4	81.3	93.8	91	89.4
Vacant Housing Units	14.9	21.6	18.7	6.2	9	10.6
Homeowner Vacancy Rate	3.1	2.6	2.4	1.3	2.1	2.4
Rental Vacancy Rate	5.2	9	0	4.5	8.2	5.3

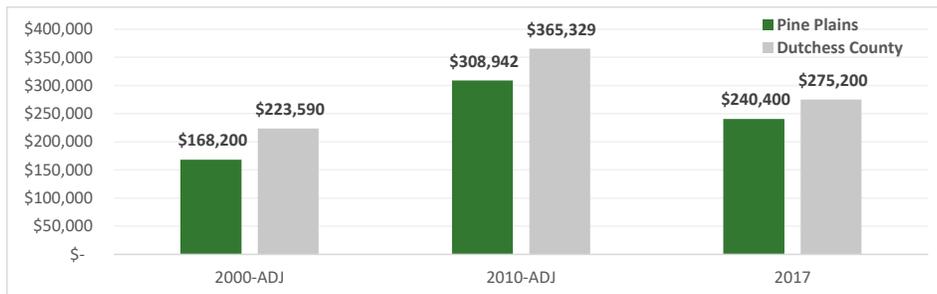
Table 17: Breakdown of Vacant Housing Units

Vacant Units by Type	Pine Plains			Dutchess County		
	2000	2010	2017	2000	2010	2017
	Percent			Percent		
Vacant Housing Units	14.9	21.6	18.7	6.2	9	10.6
Seasonal Vacant Units	8.2	11.3	12.4	2.3	3	3.2
Other Vacant Units	6.7	10.3	6.3	3.9	6	7.4

Home Value

In 2017, Pine Plains had a median owner-occupied home value of \$240,400, which is \$34,800 less than the median value in Dutchess County. Chart 8 shows the median owner-occupied homes values for 2000 and 2010 after being adjusted to 2017 values⁵. The home values in Pine Plains and Dutchess County appear to follow the same general trends, but the gap between the home values in Pine Plains and Dutchess County has narrowed since 2000. Home values in Pine Plains could be closing the gap with Dutchess County due to a recent Town-wide reevaluation, which had not occurred in approximately 20 years.

Chart 8: Inflation-Adjusted Median value of Owner-Occupied Homes. Note: 2010 values are from the 2010 ACS.



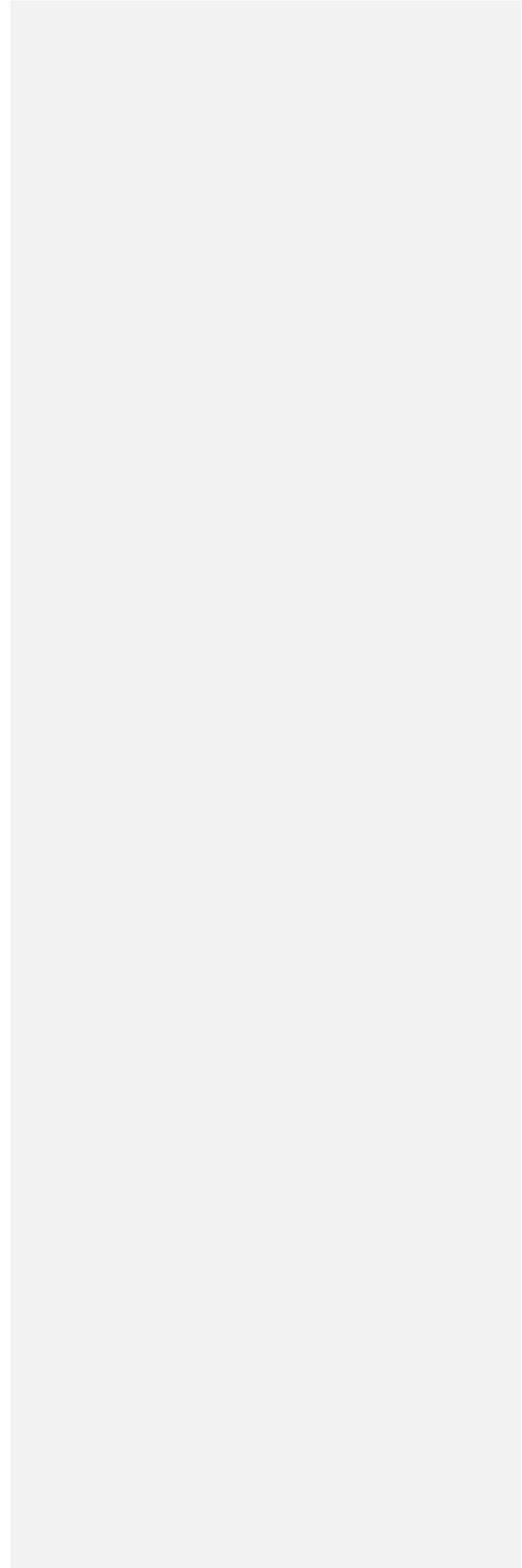
Development Trends

An analysis of building permits in Pine Plains between 2008 and 2019 revealed that there have been 30 permits issued for new homes, 54 permits issued for alterations, expansions, and renovations that pertain to residential expansions of existing homes. These alterations include converting an attic to a bedroom or living space or adding on to a residence. Two permits were issued for commercial expansions in the same time frame. Figure 14 shows that new home construction and residential modifications are generally concentrated in Pine Plains Hamlet. New homes and modifications are also located outside of Pine Plains Hamlet in Pulvers Corners and the more rural eastern part of the Town.

⁵ Values are adjusted for inflation using the Bureau of Labor Statistics Inflation Calculator.

Figure 14: Development Map

INSERT FIGURE 14: Development map

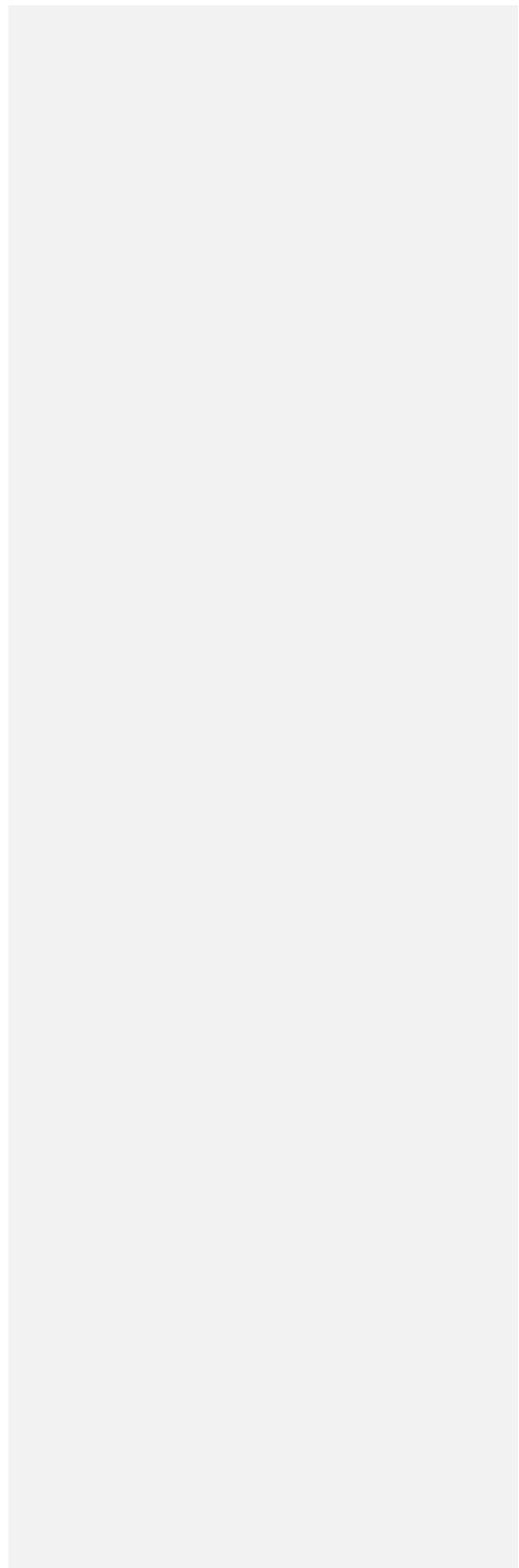


Issues

The Comprehensive Plan Update Survey and other public engagement efforts revealed that residents of Pine Plains believe there is a need for affordable housing for both renters and homeowners in the Town. Census data shows that Pine Plains has a higher percentage of single-family detached homes and a higher rate of homeownership than Dutchess County. Pine Plains also has a much higher percentage of homes that are for seasonal use by people who claim their primary residence elsewhere.

Pine Plains is a rural community, and mid-rise or high-rise multifamily housing will likely not be a reality. Moderate-sized, attached single-family homes are being explored by the Columbia County Habitat for Humanity as an option for workforce housing in rural communities. The Pine Plains zoning code also allows for the construction of accessory dwelling units, which could provide additional rental units for Town residents. Survey respondents indicated that affordable housing was needed in the residential areas of Pine Plains Hamlet.

[A recent development in housing is the use of short-term rentals \(e.g. Air BnB\). The Town should monitor this to study the effects of these on the community.](#)



Chapter 7. Economy

History of the Pine Plains Economy

The economy of Pine Plains has been linked to agriculture since at least the 1800s when wheat farmers settled in Dutchess County. The opening of the Erie Canal changed economic conditions and farmers in Dutchess County switched their focus to dairy production. The construction of railroads throughout the region led to a prosperous economy since dairy could be shipped from Dutchess County to population centers along the Hudson River and New York City via train. The highway system changed the way goods were shipped and brought commuters and seasonal residents to Pine Plains.

Agriculture is still very important to the Pine Plains economy, but the business of agriculture has changed. Technology and other market factors have led to the consolidation of small farms, and others have been developed for residential use. Farming is still important to the economy and identity of Pine Plains. The Town has [many](#) active [fruit and vegetable](#), [dairy](#), [and](#) horse farms, which sell their products in the traditional sense but are also exploring agritourism as another revenue stream.

Jobs in Pine Plains

According to the U.S. Census Bureau's LEHD 2015 dataset, the two sectors with the largest number of jobs in Pine Plains are education and retail. [Table 18](#) shows that educational services account for 36.9 percent of the jobs in Pine Plains, and retail accounts for 15.3 percent. The next largest sectors account for at most half of the jobs that are provided in retail and are agriculture, forestry, fishing and hunting; accommodation and food services; construction; and information.

Table 18: 2015 Primary Jobs in Pine Plains

2015 Primary Jobs in Pine Plains by Industry Sector	Jobs	Percent
Educational Services	260	36.9
Retail Trade	108	15.3
Agriculture, Forestry, Fishing, and Hunting	54	7.7
Accommodation and Food Services	48	6.8
Construction	44	6.3
Information	30	4.3
Wholesale Trade	27	3.8
Administration & Support, Waste Management, and Remediation	26	3.7
Public Administration	25	3.6
Professional, Scientific, and Technical Services	23	3.3
Health Care and Social Assistance	19	2.7
Other Services (excluding Public Administration)	18	2.6
Manufacturing	15	2.1
Finance and Insurance	3	0.4
Transportation and Warehousing	2	0.3
Real Estate and Rental and Leasing	2	0.3

Source: U.S. Census Bureau's OnTheMap Longitudinal Employer Household Dataset, 2015. Note: the following sectors did not have any reported jobs in Pine Plains: Mining Quarrying, and Oil and Gas Extraction, Utilities, Management of Companies and Enterprises, and Arts, Entertainment, and Recreation.

Employers

According to the ArcGIS Business Analyst tool, the largest employer in Pine Plains is the Pine Plains Central School District. The next largest employers have at most one-third of the employees that the School District does. These companies are Liberta Brothers hauling and demolition, Peck's Market, The Hudson Company Flooring, the Town of Pine Plains, and Mashomack Fish and Game Preserve. The top employers are relatively balanced between the private sector and local government or schools. Private sector jobs are also balanced between retail, construction and manufacturing, and hospitality and entertainment.

Table 19: Top Employers in Pine Plains

Business Name	Address	Business Type	Number of Employees
Pine Plains Central School District	Church St	Public School	99
Liberta Brothers	Lake Rd	Construction Services	30
Peck's Market IGA	Church St	Grocery Store	27
The Hudson Company Flooring	Route 199	Manufacturing	25
Town of Pine Plains	Route 199	Government	25
Mashomack Fish & Game Preserve	Route 82	Hunting and Social Club	20
Pine Plains Tractor & Equipment	Church St	Farm Equipment Sales and Service	16
Hammertown Barn	Route 199	Furniture Store	15
Stissing House	S Main St	Restaurant	15
Pine Plains Veterinary	Church St	Medical	12

Source: ArcGIS Business Analyst, 2019

Issues

The overall conditions for farms have not changed since the 2004 Comprehensive Plan. Dairy farmers face pressure from consolidation, declining consumption of milk, and competition from non-dairy milk and cheese substitutes. Farmers are also facing pressure to develop their land for residential uses, which can be attractive given the tough overall trends in agriculture.

The public engagement process for the 2004 Comprehensive Plan included a business survey which was summarized in the 2004 Plan's Appendix. In this survey, business owners noted that the challenges to operating a business in Pine Plains included its relatively low density and low through-traffic. Conversely, the rural character, regional location, and inexpensive rent made it an attractive place to run a business. The overall setting of Pine Plains has not changed since 2004, so these challenges and opportunities are likely to remain. The town of Pine Plains population is relatively flat since 2000, but Town still attracts seasonal visitors and residents.

In the 2004 survey, business owners noted a desire for zoning to help protect the rural charm of Pine Plains. The 2019 Comprehensive Plan Survey and other public engagement have revealed that the zoning code, which was first approved in 2009, may be too rigid in some places for businesses. Another restriction on businesses in the Town is the lack of a sanitary sewer system. Businesses in Pine Plains which produce less than 1,000 gallons per day of sanitary waste must have enough land for their septic tanks and field, and enough land for a 100 percent expansion,

in addition to other setback requirements. The lots in the Pine Plains Hamlet tend to be small, and the septic system requirements can be the limiting factor for how large a business can be.

Opportunities

The Comprehensive Plan Update Survey revealed that survey respondents want more businesses in Pine Plains Hamlet. Along Main Street and Church Street, respondents want more retail, including a hardware store, professional services, restaurants and cafes, artisan and craft manufacturing, and a fitness center. Respondents see opportunities for hotels, bed and breakfasts in the residential part of Pine Plains Hamlet, and want businesses in the rural part of the Town to be working farms, related to agriculture, or light industrial. Agricultural related businesses could include nurseries, breweries and distilleries, bed and breakfasts, artisan manufacturing, and small-scale manufacturing.

Tourism is a big industry in Dutchess County, generating 528 million dollars in 2015⁶. Tourism occurs in Pine Plains and expanding it was supported by residents during the public engagement process. Tourism can be an economic opportunity for the Town and improve the quality of life for residents. Respondents to the Comprehensive Plan Survey supported promoting the assets of Pine Plains, including the attractive Hamlet center, hiking trails, and beautiful scenery to increase tourism.

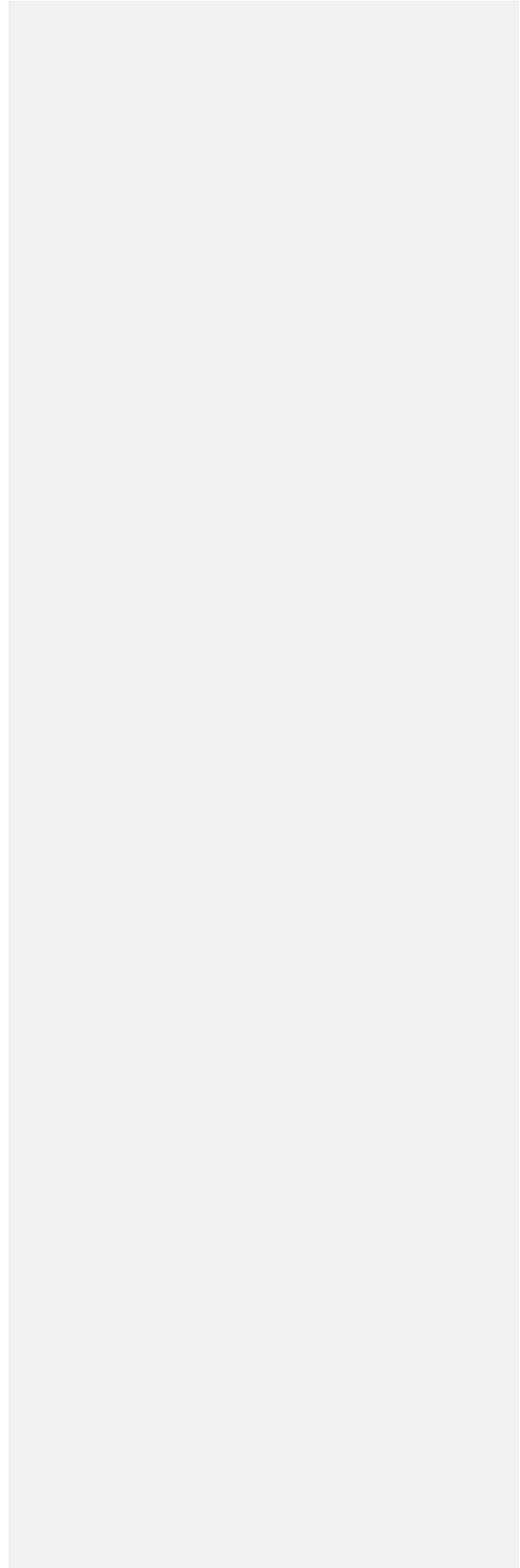
Pine Plains is a rural community that is near the large population centers of New York City and Westchester County. Pine Plains can continue to follow the lead of other municipalities in the Hudson Valley and Catskills regions by leaning into its agricultural and natural heritage and promoting itself as a tourism destination. In addition to outdoor recreation and agritourism opportunities, Pine Plains is also home to the Stissing Theatre which hosts concerts, plays, and other cultural events.

As discussed in the 1987 Dutchess County Plan, promoting tourism in Pine Plains will require protecting the natural landscape and working with neighboring municipalities in ways that are mutually beneficial. In addition to the benefits of land conservation, promoting recreation tourism can expand access and opportunities for Town residents. Agritourism and food and beverage tourism require farms, restaurants, breweries, distilleries or wineries which can employ and serve local residents. Parks and trails can be enjoyed by residents and visitors alike.



Rural landscape in Pine Plains
Source: Inphs.com

⁶ Barry, John W. "10,000 Jobs: The State of Tourism in Dutchess County." Poughkeepsie Journal, 14 Jan. 2017.



Chapter 8. Community Facilities, Infrastructure, Cultural Resources, and Recreation

This section discusses the institutions that serve Pine Plains and its residents, the resources that help make the Pine Plains community unique. The discussion of Community Facilities includes emergency services, Town offices, schools, and the library. Infrastructure includes drinking water, solid waste, and sanitary waste. The discussion of cultural resources includes historic properties, local theater, and houses of worship. Finally, the recreation discussion includes an inventory of parks and recreation facilities in the Town.

Community Facilities

The 2004 Comprehensive Plan stated that the Town's facilities had been moved or updated since the 1987 Comprehensive Plan, and that fire, rescue, and police services were adequate. Figure 15 illustrates the location of the community facilities and institutional uses in the Town.

Fire and Rescue

The Pine Plains Fire District has a station located near the intersection of Route 82 and Lake Road in Pine Plains Hamlet. The station has six garage bays, three of which are in a larger and taller garage extension and three of which are regular size. The 2004 Plan states that the district consisted of 45 active firefighters and rescue members, and it also has additional official volunteers.

Medical Care

Medical Care is provided by three main hospitals. In Pine Plains, there is the Eastern Dutchess Veterans Affairs Clinic, and outside of Pine Plains, there is Northern Dutchess Hospital in Rhinebeck, and Sharon Hospital in Sharon, Connecticut. The Hudson River Healthcare Pine Plains Health Center closed in May of 2019.

Police

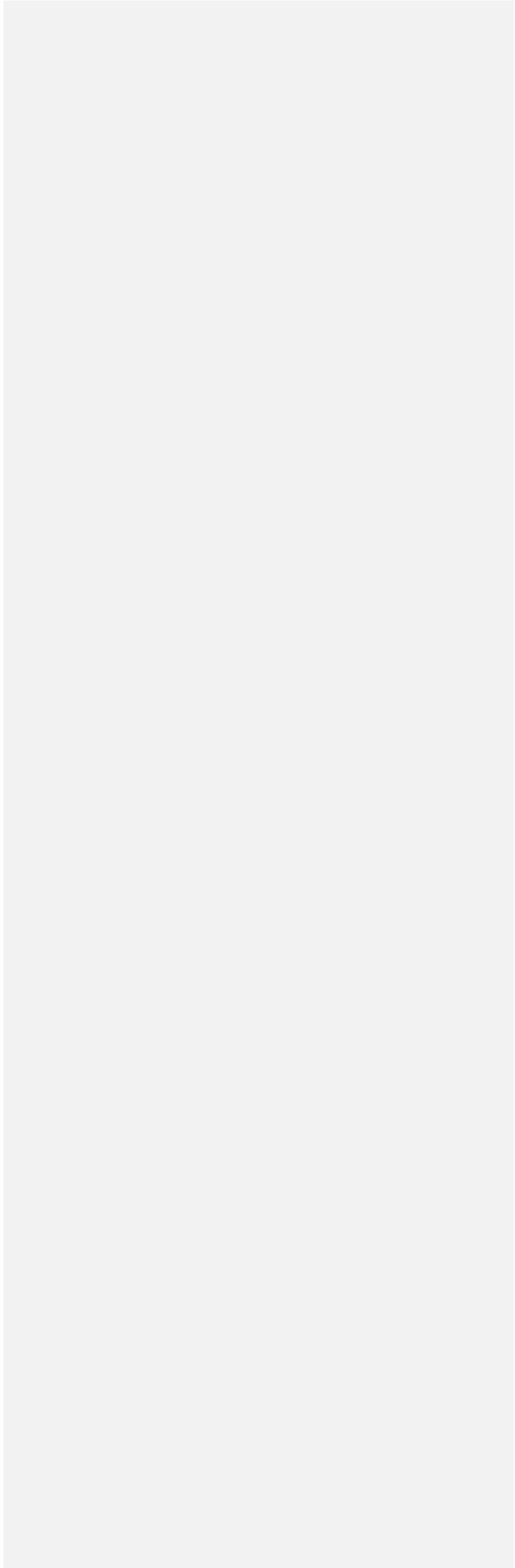
The Pine Plains Police Department is a part-time police force which has four officers, and in 2019 it had an operating budget of \$56,000. The Police Department has three patrol cars and offices located at Town Hall.

Town Hall and Offices

Pine Plains Town Hall is located at 3284 NY-199, roughly 1.25 miles west of the Hamlet center. Town Hall was previously used as a bank and holds the offices and meeting rooms for Town staff. Town Hall is also home to the Justice Court, and the police department. Town employees and officers that operate out of Town Hall include the Supervisor, Clerk, Tax Assessor, and Building Inspector. Town Hall also includes a rear annex which is a temporary building.

Figure 15: Community Facilities

INSERT COMMUNITY FACILITIES MAP



Highway Department

The Pine Plains Highway Department is responsible for the maintenance and repair of 38.75 miles of local roads that are under the jurisdiction of the Town. The department includes one superintendent and four staff members and has an office and garage at 20 Highway Boulevard, which is on the western edge of Pine Plains Hamlet. The Highway Department maintains the roads through road repair and paving, drainage, snow plowing, and right-of-way management. The Highway Department has tractors, snowplows, dump trucks and loaders in its fleet.

Post Office

The Pine Plains Post Office is a full-service location of the United States Postal Service. The office located in the southern part of Pine Plains Hamlet at 7722 S. Main Street and is open Monday through Saturday. In addition to mail and package services, it includes Post Office Boxes and money orders. The Post Office is connected to the Hamlet center with sidewalks and has off-street parking.

Pine Plains Free Library

Libraries in Pine Plains have a history going back to 1798 when the Union Library of Pine Plains was organized. The library is currently part of the Mid-Hudson Library System and is located at 775 S. Main Street. The library building was constructed in 2009 and features programs that go beyond the tradition book-borrowing model. The library also functions as the community center and hosts literary and arts events, technology help, yoga, and small meetings. The second story of the library is a large community meeting room that has a kitchen attached. The library is open Monday through Saturday and is run by a mix of paid staff and volunteers.

Pine Plains Central School District

The Pine Plains Central School District has three schools: the Cold Spring Early Learning Center, Seymour Smith Intermediate Learning Center, and Stissing Mountain Junior/Senior High School. The school district covers the Towns of Pine Plains, Stanford, and portions of other Towns in Dutchess and Columbia Counties. In the 2018-2019 school year, Cold Spring Early Learning Center had 153 students, Seymour Smith Intermediate Learning Center had 254 students,



Seymour Smith Intermediate Learning Center.
Source: Pineplains-ny.gov.

and Stissing Mountain Junior/Senior High School had 491 students. This total enrollment of 898 represents a 24 percent decrease from the 10-year high of 1,182 students in the 2008-2009 school year.

Recent changes and updates to the school facilities include cleaning out of the Cold Spring Early Learning Center, installing a solar array at the High School, new propane burners and tanks at two schools, upgrades the heating and ventilation systems, and renovation of the High School auditorium.

Infrastructure

The 2004 Comprehensive Plan featured an extensive review of the Town's infrastructure in the Plan's Appendix. Water, solid waste, and sanitary waste conditions have not drastically changed since 2004, so the portion of the 2004 Plan which addresses infrastructure are located in Appendix B.

Water Facilities

Pine Plains residents get their drinking water from public water supply systems or private wells. The Pine Plains Water Improvement Area is a Town-owned public water supply that serves approximately 880 people in the Hamlet of Pine Plains. It pulls water from an aquifer in the Wappinger Creek drainage basin via two wells that are approximately 110 feet deep. The water is then treated at the pump house before sending it to the residents. The Water Improvement Area is funded through service fees, which currently cost a minimum of \$40.50 per quarter-year⁷.

The 2004 Comprehensive Plan discussed the potential for drinking water contamination due to land use practices near the groundwater wells. In 2009, the Town established zoning districts and land use controls, which include a Wellhead Protection district. The district boundaries are based on a 2007 Wellhead Protection Plan for the Pine Plains Water Improvement Area. Land uses in this district are generally restricted to detached single-family homes and agriculture. Other uses may be allowed by special use permit and/or pending site plan review. Uses that pose a water contamination threat are prohibited. These include waste disposal, surface land application of sewage/sludge (except where permitted by NYSDEC), improper storage of potential contaminants, and drilling for oil and gas wells.

Solid Waste

The Town of Pine Plains does not provide solid waste services to Town residents or businesses, but does provide recycling services to residents. The Town has a recycling drop-off collection facility at the Highway Department property. The 2004 Plan states that private haulers take the waste collected from Pine Plains to the Dutchess County Resource Recovery Facility in Poughkeepsie. Recycling collected in Pine Plains is either taken to the Dutchess County Materials Recycling Facility in Poughkeepsie or to transfer stations in nearby Towns.

Wastewater

All wastewater produced by homes, commercial businesses, and farms in Pine Plains is currently treated by individual septic systems. Using a generation rate of 100 gallons per person, the Town of Pine Plains produces approximately 250,400 gallons of wastewater per day. The Dutchess

⁷ The minimum charge of \$40.50 per quarter is for homes that use less than 9,000 gallons of water. There is an additional fee of \$4.50 per 1,000 gallons over 9,000 gallons.

County Department of Health reviews and approves new septic systems and repair to older systems.

Septic systems that are typical in rural areas include a septic tank and an absorption field. The septic tank provides the initial waste treatment and filters out solids. Liquid waste then flows into the absorption field where it enters the soil. If the system is designed properly, the liquid waste will be treated and does not pose a threat to groundwater quality. Areas with a high water table, steep slopes, or rocky soils are not as suitable for septic systems as well-drained soils in flat areas. Most of the suitable soils in the Town are located in the area of Pine Plains Hamlet. Due to Pine Plains Hamlet's suitable location, the hamlet was granted funding from the Dutchess County's 2019 Municipal Innovation Grant Program to conduct a Central Septic Feasibility Study.

Cultural Resources

Historic Properties

Pine Plains has four historic resources listed on the State and National Register of Historic Places: The Pines, Graham-Brush Log House, Winans-Hunting House, and Melius-Bentley House. All of the historic residences are recognized because of their architectural significance from a range of periods and styles.

The Pines

The Pines is well-known for being the primary residence of the lawyer and former President of Stissing Bank, William S. Eno. It is located within the hamlet of Pine Plains. The late Queen Anne Victorian style building was built in 1878. This three-story structure has been carefully preserved on the exterior and slightly modified on the interior. It was listed on the National Register of Historic Places on September 26, 1983.



The Pines
Source: Hammertown Newsletter

Graham-Brush Log House

The Graham-Brush Log House is located at the intersection of North Main Street and Maple Street. Originally, this 0.4-acre parcel was part of a larger 259-acre parcel owned by Lewis Graham followed by Alfred Brush in 1829. The one and a half story structure was built around the late 18th century. Graham-Brush Log House was listed on the National Register of Historic Places on July 22, 1999, for both its architectural significance and ties with events that have shaped history.



Graham Brush Log House
Source: Wikimedia Commons User Quasarjarvis

Winans-Hunting House

The Winans-Hunting House is located near the hamlet of Bethel along Bethel Cross Road. The parcel was originally a 150-acre farm that was reduced to the 2.88-acre parcel in the 20th century. The original structure was built in approximately 1774 and later expanded into a two-story structure in 1810. Winans-Hunting House is recognized for its architectural significance as it provides lasting remnants of early Republic architectural style. It was listed on the National Register of Historic Places on May 15, 2017. Currently, the historic home continues to serve as a single-family residence.

Photo 1: Winans-Hunting House



Winans-Hunting House
Source: Jennifer Betsworth & Bill Krattinger, 2016

Melius-Bentley House

The Melius-Bentley House is located on Mt Ross Road in the northwestern portion of the Town of Pines Plains. This single-family residence was built in three stages from 1717-1802. The parcel was designed and owned by the architect Johannes Jacob Melius followed by Henry Bentley in 1802. The one and a half story structure is characterized by its early Republic architectural style. The 24.8-acre parcel was listed on the National Register of Historic Places on August 11, 1982, for its architectural significance. Currently, the historic home continues to serve as a single-family home.



Melius-Bentley House
Source: Byrne R. Fone, 1981

Houses of Worship

There are at least four houses of worship in Pine Plains. Churches located in Pine Plains Hamlet include the Church of Immaculate Conception/St. Anthony Roman Catholic Church, First United Presbyterian Church of Pine Plains, Episcopal Church of the Regeneration, and Pine Plains United Methodist Church.

Theater and Arts

Pine Plains has a thriving arts scene, especially for a Town its size. The Stissing Theater Guild has put on plays at the Stissing Mountain Junior/Senior High School each spring since 1989. The plays can be large production, sometimes including 100 students and staff from the school district in the cast and orchestra. The auditorium at the high school is being renovated and is expected to open in December 2019.

The Stissing Center is a historic arts and culture venue in Pine Plains that was previously known as Memorial Hall. It was constructed in 1915 and hosted shows, theatre, and social events until it became a movie theater, and later a commercial space for small businesses. The building was purchased in 2014 by local residents and was donated to newly-formed Pine Plains Memorial Hall nonprofit in 2015. The building has undergone a complete renovation and expects to open in 2019. The Stissing Center plans to be an artistic anchor and economic engine for Pine Plains and the surrounding communities, [and may also be a way to bring the primary residents and part-time residents together.](#)



Historic Photo of Memorial Hall
Source: Inphs.com

The art community in town is supported by the Gallery and Goods art gallery and the ChaNorth artist residency. Gallery and Goods is an art gallery located in a former community hall on Church Street in Pine Plains Hamlet and features works by local artists and handmade crafts. ChaNorth is an artist residency for ChaShaMa, which is an arts organization that connects artists with places to work on their craft. The ChaNorth residency is located at 2600 Route 199 and hosts five to seven artists for a month at a time during the summer season. While staying at ChaNorth, artists interact with the Pine Plains community via talks at the library and open studio events.



Gallery and Goods Art Gallery

Parks and Recreation

Open Space and Recreation Facilities

Parks, recreation, and open space are integral to the identity of Pine Plains. Although Stissing Lake Park is the only municipal park in Pine Plains, residents and visitors can hike and walk around Stissing Mountain and Thompson Pond, and use sports fields and playgrounds at the local schools. Table 20 describes the parks and open space resources in the Town.

Table 20: Open Space and Recreation Facilities

Facility	Acreage	Ownership	Description
Stissing Lake Park (Town Beach)	28	Public	Beach, swimming, baseball/softball, basketball, pavilion, ice rink in winter
Stissing Mountain State Multi-Use Area	590	Public	Hiking, camping, fishing, hunting/trapping, cross-country skiing, kayaking
Friends of Stissing Landmarks (Fire Tower)	43.3	Semi-Public	Hiking
Thompson Pond Preserve	530	Semi-Public	Hiking, birdwatching
Stissing Mountain High School	52	Public	Baseball/Softball fields, tennis, track, soccer/football field
Seymour Smith Intermediate School	13.5	Public	Playgrounds, field

Source: 2004 Comprehensive Plan, The Nature Conservancy (2019)

Stissing Lake Park is owned by the Town of Pine Plains and has a beach with a lifeguard where residents can swim and kayak in Stissing Lake. It also provides swimming and kayaking facilities, baseball and softball fields, basketball courts, a pavilion, and an open-air ice rink in winter.

Stissing Mountain consists of many land parcels, some of which are owned by New York State and The Friends of Stissing Landmarks. Stissing Mountain Multi-Use Area is partially in Pine Plains, Milan, and Stanford. It is owned by New York State and features 590 acres of outdoor space for camping, hunting, fishing, hiking, cross-country skiing, and snowshoeing. Friends of Stissing Landmarks owns 43.3 acres of land around Stissing Mountain, which includes the southwest wetland cove of Stissing Lake, a trail to the cove, and the Stissing Mountain Fire Tower. The Stissing Mountain Fire Tower was constructed during the Great Depression by the Civilian Conservation Corps and has been owned and maintained by the Friends of Stissing Landmarks since 1989.

The Nature Conservancy owns 530 acres at the Thompson Pond Nature Preserve, located on the eastern side of Stissing Mountain. The nature preserve includes hiking trails and ample opportunities for bird watching and exploring the biological diversity that exists at the ancient water body. Thompson Pond, like Stissing Lake and Mud Pond, was formed by a melting glacier approximately 15,000 years ago.

Stissing Mountain Junior/Senior High School and Seymour Smith Intermediate School are both owned by the Pine Plains Central School District. Stissing Mountain High has baseball and softball

fields, tennis courts, a track, and a football/soccer field. Seymour Smith has playgrounds and an open field.

Recreation Programming

The Pine Plains Parks and Recreation Department coordinates organized sports teams and recreation events for the Pine Plains community. Popular sports include baseball, softball, basketball, soccer, track, and flag football. The Town also operates a summer day camp for children in elementary and middle school. The camp generally runs for six weeks beginning in July and includes sports, arts and crafts, field trips, and swimming.

Pine Plains Recreation Master Plan

The Pine Plains Recreation Master Plan is a master plan for the Town-owned Stissing Lake Park. The plan was produced in 2010 and features illustrations showing the locations of new trees and landscaping, baseball and tee-ball fields, a skate park, and expanded play area, and additional parking spaces. The plan also includes a proposed concession stand, bathrooms, and storage building to serve park visitors.

2017 Pine Plains Hike and Bike Trails Report

In 2017, the Town of Pine Plains created a Hike and Bike Trails report that envisioned connecting existing trails and open space with Pine Plains hamlet and other locations in the Town. The report includes vision and goals, model easements, potential funding sources, and implementation strategies. The Hike and Bike Trails report was adopted as an addendum to the 2004 Comprehensive Plan.

This plan's vision for the future of Pine Plains is centered around trails providing safe connections throughout the town and opportunities for residents to walk, hike, and bike as a way to enjoy nature. The vision also includes seeing trails as a way to encourage tourism and to boost economic development in Pine Plains. The Town can use existing rail beds, road shoulders, and sidewalks to expand the network of existing trails. The recommendations listed in the report include creating a Friends of Pine Plains Trails committee, creating marketing materials, and using the concept map, shown in Figure 16, during Planning Board review.

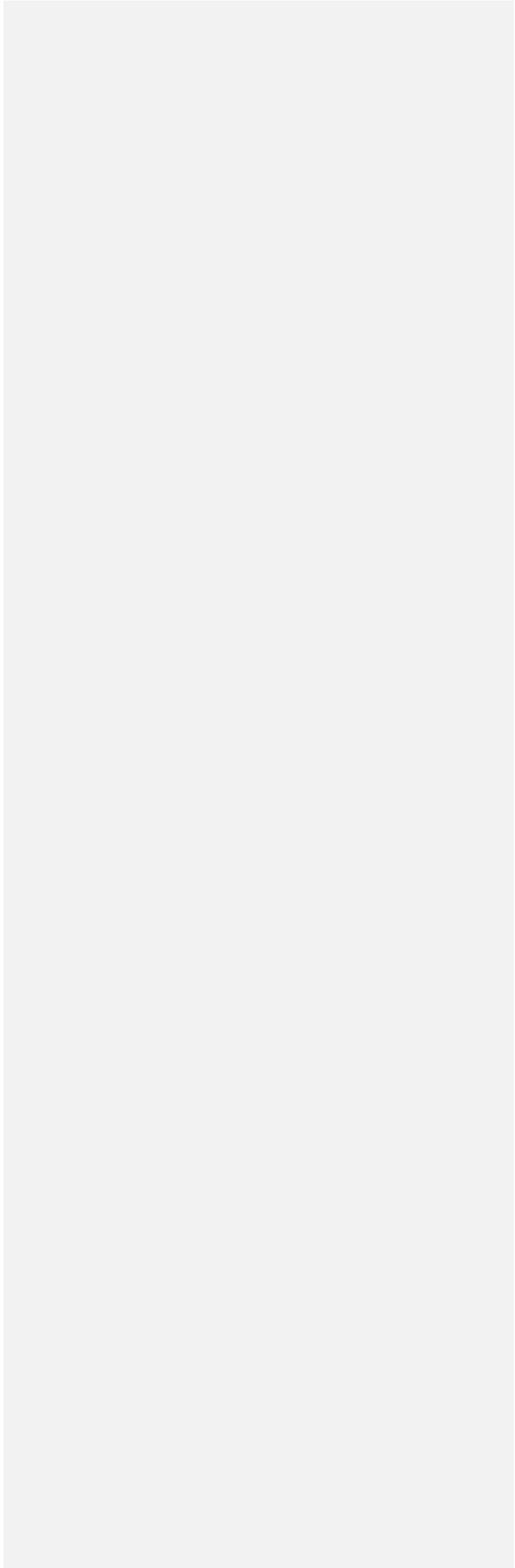
Issues

Town Hall is currently located outside of the Hamlet center and is too small to fulfill its function as local government offices and community meeting space. The temporary building that serves as the rear annex is nearing the end of its life span. Comprehensive Plan Update Survey respondents indicated that they would like to see Town Hall in the center of Pine Plains Hamlet, but some respondents did not want it moved in the place of existing businesses.

[There may be a possibility of creating a campus-like area in Pine Plains Hamlet by connecting the Pine Plains Free Library, the Stissing Center, and the Catholic Church property. The Town should consider a specific study of this possibility.](#)

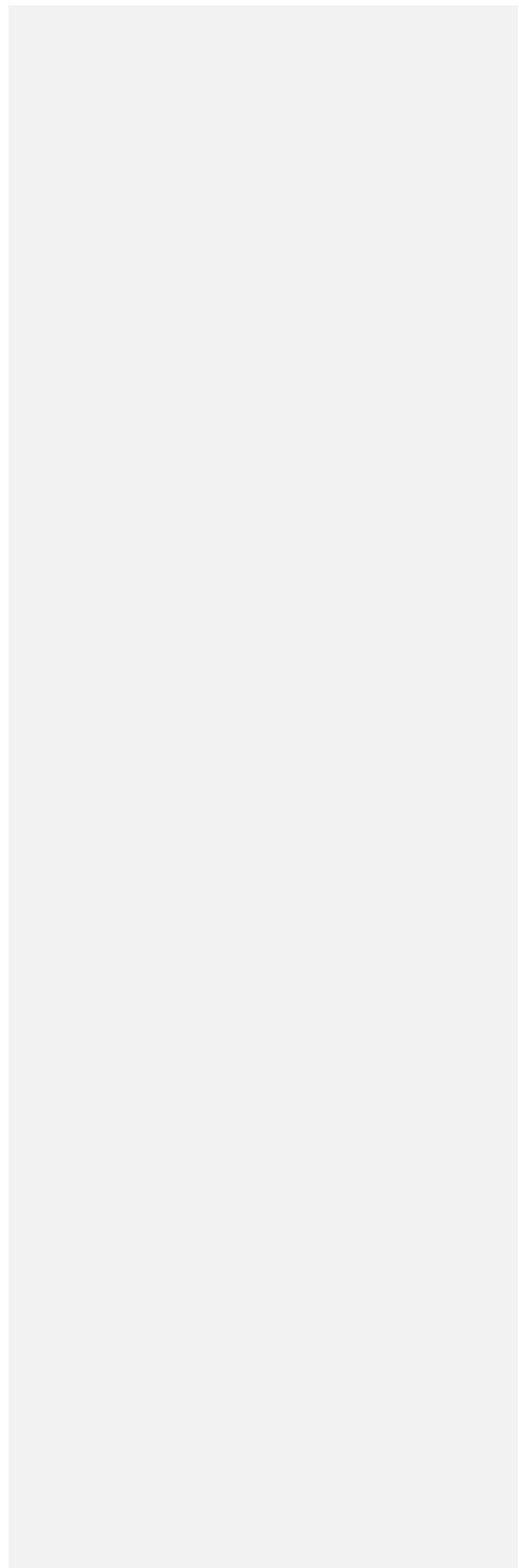
INSERT FIGURE 16 HIKE AND BIKE TRAILS Concept Map

Figure 16: Hike and Bike Trails Concept Map



The Dutchess County Department of Health has septic system design standards that include land set aside for a 100 percent expansion of the absorption field. On-site septic systems and the expansion requirement limit residential and commercial density in the Pine Plains Hamlet center, where lots tend to be smaller. There are many reasons to promote new growth in the hamlets instead of in rural areas, but the limitations caused by on-site septic systems make this a challenge.

Recreation facilities and trails are currently clustered around Stissing Mountain, which makes sense considering Pine Plains Hamlet as the center of Town, and Stissing Mountain is the defining feature in Pine Plains. As discussed in the 2017 Hike and Bike Trails Report, new paths and trails and improved road shoulders particularly on County and State highways, should expand opportunities for residents of Pine Plains to enjoy access to all parts of the Town.



Chapter 9. Transportation

Roadway Network

Most people and freight move around and through Pine Plains via automobile and truck. New York State, Dutchess County, and the Town of Pine Plains have jurisdiction over different roads within the Town. Figure 17 shows the government jurisdiction for each road. In general, the larger a road is, and more traffic the road receives, the higher the level of government jurisdiction. As part of having jurisdiction over the road, the State and County make decisions about roadway expansion and reconfiguration, in addition to maintaining the roads.

Functional Classes

In addition to government jurisdiction, roads are classified by their functional class. In Pine Plains, there are minor arterials, major collectors, minor collectors, and local roads. The Taconic State Parkway is an arterial expressway. Arterials are meant for higher-speed travel between locations that are further apart, and collector routes are meant to connect vehicles from local routes to arterials. Local routes serve the final destination of a journey, which in Pine Plains is usually a residence or business along a quiet street.

State Roads

Route 199 and Route 82 are both under State jurisdiction, and provide connections to locations east and west, and north and south of the Town, respectively. Route 199 connects Route 44 in Connecticut to the New York State Thruway and Kingston on the west side of the Hudson River. Route 82 connects Dutchess County to Columbia County. Route 82 also links with routes that connect to other Dutchess County communities. State Routes are marked with black and white signs that feature the Route number.

The Taconic State Parkway is located west of the Town limits but is a major highway that links Pine Plains and Dutchess County to New York City to the south and Interstate 90 to the north. Interstate 90 connects to Albany to the west and Massachusetts and Boston to the east.

County Roads

In Pine Plains, County roads are marked by a blue pentagon sign that lists the route number in gold. The five County roads travel through Pine Plains are Mt. Ross Road (Route 50), North Main Street (Route 83A), Bean River Road (Route 59), Righters Corners Road (Route 70), and Amenia Road (Route 83). These routes connect Pine Plains to Columbia County to the north and the Town of Northeast to the south.

Local Roads

The local roads in Pine Plains are any public road that is not maintained by New York State or Dutchess County. The Town of Pine Plains Highway Department is responsible for resurfacing and repairing these routes and clearing them of snow. [In a rural community like Pine Plains, New York State does not track the Average Annual Daily Traffic for local roads, but in a rural community like Pine Plains, it is not expected to be very high.](#)

Insert Figure 17 - Functional Classification Map

Figure 17: Road Classifications and Jurisdiction

Traffic Volume

Figure 17 also shows the Average Annual Daily Traffic, as listed by the New York State Department of Transportation in 2016. Pine Plains is a rural community, so most roads are not very heavily trafficked, especially in comparison to the Taconic State Parkway and other routes used for commuting and interstate travel. The most heavily trafficked roads in Pine Plains are Route 199, followed by Route 82.

Previous Planning Efforts

The following plans are discussed in order to show the good work that has been done by the Town of Pine Plains and the Poughkeepsie-Dutchess County Transportation Council. These plans provide relevant concepts that are compatible with the vision and goals of this Comprehensive Plan Update. The purpose of these plans is not to mandate specific designs but to capture design ideas for the future. However, portions of these plans may now be out of date, and other parts of the plans may need to be reconsidered.

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Moving Dutchess 2

Moving Dutchess 2 was created by the ~~Poughkeepsie~~-Dutchess County Transportation Council and is the long-range transportation plan for Dutchess County. The Plan was approved in 2016 and will be updated every five years. The goals of the Moving Dutchess 2 include improving road safety, reducing traffic congestion, and maintaining transportation infrastructure. Additional goals include increasing public transit use, promoting walking and bicycling, and reducing the environmental impacts associated with transportation.

Moving Dutchess 2 includes goals that pertain to pedestrian and roadway infrastructure in Pine Plains. The plan has identified 14 pedestrian improvement projects, 3 bicycle and multi-use trail opportunities in the Town. The plan also identified Route 199, and two bridges on North Main Street as priorities for maintenance.

Pine Plains Town Center Pedestrian Center Plan

The Pine Plains Town Center Pedestrian Plan was ~~created~~published by the Poughkeepsie-Dutchess County Transportation Council⁸ and was **examined by the Town Board** in 2014. It includes a discussion of the Pine Plains 2004 Comprehensive Plan, existing zoning regulations, and an inventory of sidewalk conditions in the Town. The planning process included a survey and public workshop and resulted in a three-phase sidewalk improvement strategy and policy recommendations.

Phase 1 of the sidewalk improvement strategy includes repair of existing sidewalks and the addition of new crosswalks, signage, pavement marking, and bicycle parking. Phase 2 of the strategy includes creating new sidewalks in the vicinity of the Stissing Mountain High School and Pine Plains Hamlet, in addition to crosswalks and signage. Phase 3 includes constructing new sidewalks throughout the Hamlet.

⁸ The Poughkeepsie-Dutchess County Transportation Council is now the Dutchess County Transportation Council.

Pine Plains Hamlet Center Master Plan

The Pine Plains Hamlet Center Master Plan is focused on both transportation and economic development in the Pine Plains Hamlet center. The Plan calls for new sidewalks and on-street parallel parking facilities on Main Street and Church Street. Additionally, the Plan proposed new infill development in the Peck's Market parking lot, on a lot south of the clock tower, and in the southeastern corner of the Main Street and Church Street intersection which is currently open space. This open space would be replaced with a new park between The Stissing Center and the Stissing House restaurant.

Road Safety

Traffic data from 2011 to 2013 revealed that the Town of Pine Plains had a three-year average of 13 crashes per year which resulted in injury or death⁹. When this average rate is divided by the amount of road mileage in the Town of Pine Plains, the result is 0.2 crashes that result in a fatality or injury per road mile. This rate is comparable to the rates in the Towns of Milan, Clinton, Stanford, and Washington. Moving Dutchess 2 discussed the intersections and roadways that had the most crashes in the part of the county that includes Pine Plains; no intersections or roadways in Pine Plains were listed.

From 2016-2019, New York State Department of Transportation (NYSDOT) crash data indicated that Pine Plains has experienced a total of 165 crashes. Of the 165 crashes, 1 was fatal, 23 resulted in injuries (4 of which were considered serious), and 141 resulted in property damage. The location of these crashes are shown on Figure 18. Of the 165 reported crashes, there were 2 crashes that resulted in a pedestrian or bicyclist injury. The injuries occurred along the Route 82 and Route 199. The single fatality occurred along Route 82 near Briarcliff Lane in a single-car collision. Similar to other rural areas, the majority of the crashes in Pine Plains were single-vehicle crashes due to collisions with animals or fixed objects such as poles.

In 2017, NYSDOT identified a small segment of Route 199 between Town Center Road and Route 82 & Hammertown Road as a Safety Deficient Location. This segment was designated as a Safety Deficient Location because it experienced crash rates exceeding the average rate for a similar roadway type. This part of Route 199 had a total of six crashes in 2017, which resulted in two serious injuries including one to a bicyclist. The vast majority of crashes were located in Pine Plains Hamlet at the intersection of Church Street and Main Street. There were seven crashes at this intersection in 2017, one of which resulted in a serious injury. Figure 18 is a "heat map" which shows the severity of crashes where purple represents the most severe crashes and yellow represents the least severe crashes.

⁹ Vehicle crash data referenced in Moving Dutchess 2 comes from the New York State Governor's Traffic Safety Committee (GTSC).

Figure 18: Crash Severity Map

INSERT Figure 18: CRASH SEVERITY MAP

Transit Connections

Rail

There is no fixed-rail transit service to Pine Plains. The two most useful Metro-North commuter railroad stations for Pine Plains residents are the Wassaic Station on the Harlem Line and the Poughkeepsie Station on the Hudson Line. Trips to New York City from Wassaic take about two hours and ten minutes on a through train, otherwise, riders may have to transfer to a Grand Central Terminal-bound train at Southeast. Service from Poughkeepsie to Grand Central Terminal takes approximately one hour and thirty-five minutes on a through train. Rhinecliff and Poughkeepsie both have Amtrak stations that connect to trains bound for New York City, Albany, Vermont, Niagara Falls, Montreal, and Chicago.

Bus Service

Dutchess County [Public Transit](#) bus service serves the Villages of Rhinebeck and Red Hook but no bus routes currently Pine Plains or the neighboring Towns. Dutchess County does have Flex bus service, which is aimed at helping people who live in the more rural parts of the county. Once residents of Pine Plains are registered with Dutchess County they can request rides to and from anywhere in the county between the hours of 9:15 am and 1:15 pm Monday through Friday. The North East Community Center also operates a free dial-a-ride transit service that residents of Pine Plains, Millerton, Stanford, Millbrook, Amenia, and Dover to any destination in Dutchess County or to a hospital in Sharon, Connecticut. Reservations for this service must be made at least three days in advance.

Pedestrian and Bicycle Facilities

Pedestrian Facilities

Pine Plains Hamlet is a traditional hamlet center that features a mix of uses in close proximity to each other, which creates an environment that is very friendly to walkers. The Poughkeepsie Dutchess County Transportation Council published the Pine Plains Pedestrian Center Plan in 2014, which included an inventory of sidewalk facilities in the Town. There are sidewalks along Main Street and Church Street, and on some smaller connecting roads in residential areas, as shown in Figure 19. The Plan stated that approximately 85 percent of the sidewalks in Pine Plains were in "Excellent [or Good](#)" condition, and 13 percent were in "Fair condition".

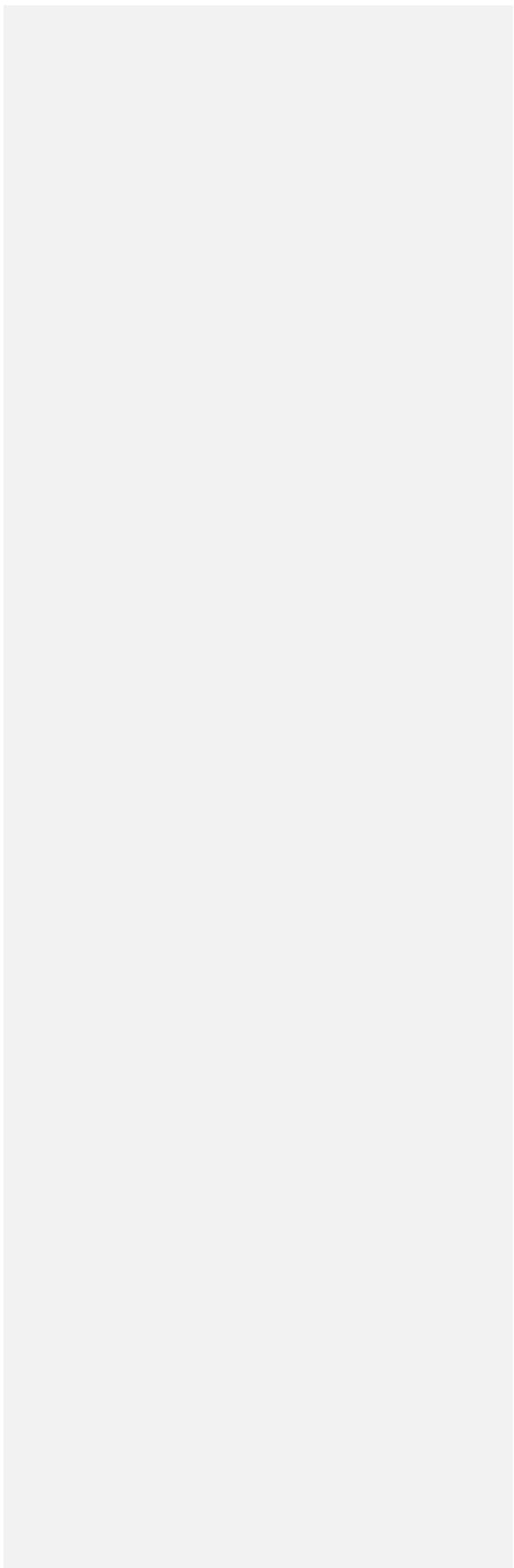
Pedestrian facilities in Pine Plains Hamlet were one of the focuses of the Pine Plains Downtown Revitalization Plan. Figure 20 shows the Downtown Revitalization Plan, which includes expanded sidewalks on the south side of Church Street and the west side of Main Street. The Plan also includes striping on-street parking spaces in order to help slow down cars and trucks that travel along Main and Church Street.

Bicycle Facilities

There are currently no state-designated bicycle routes in Pine Plains. The 2017 Hike and Bike Trails Report identified bicycling opportunities on Route 199, Route 82, and on local roads. Bicycling on these roads would require improved road shoulders.

Insert Figure 19: Pedestrian Facilities

Figure 19: Pine Plains Pedestrian Facility Inventory



Insert Figure 12: Pine Plains Revitalization Plan

Figure 20: Pine Plains Revitalization Plan

Parking

Most parking in Pine Plains occurs in off-street lots. Parallel on-street parking is available along Church Street and Main Street, but the parking areas are not striped, and instead, motorists park their vehicles on the outside portion of the wide lane. Off-street parking is available in the parking lot on Main Street near the clock tower, and north of the intersection of Main Street and Church Street in Pine Plains Hamlet. There are no posted time restrictions for the on-street or off-street municipal parking spaces

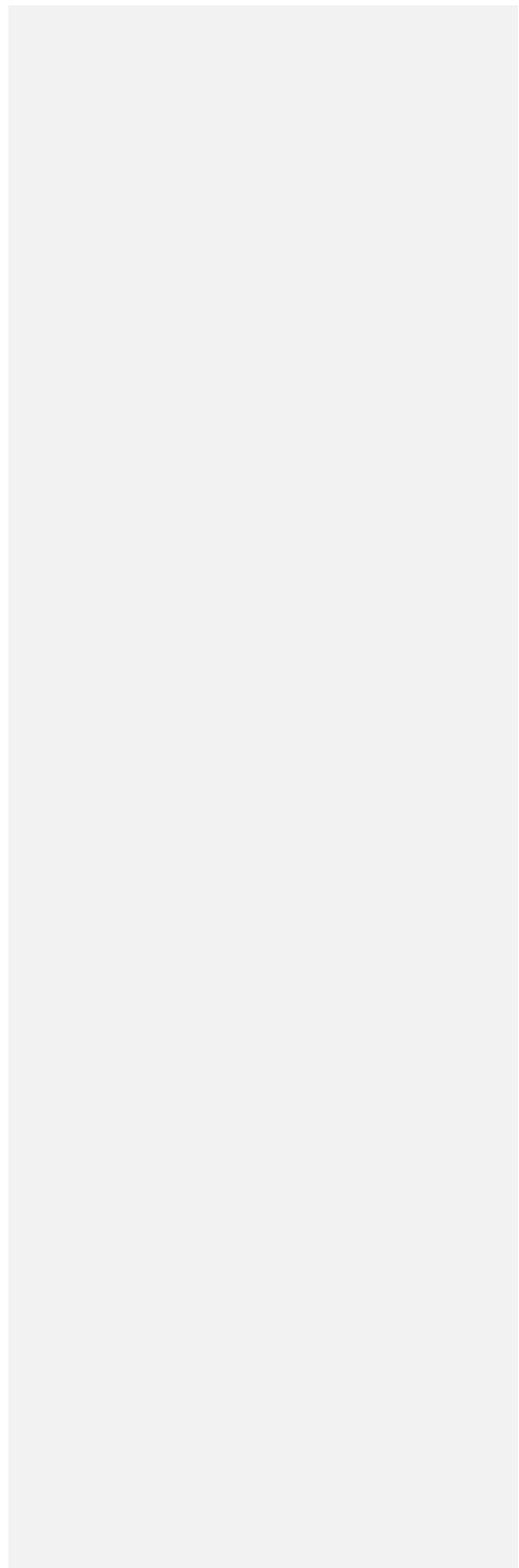
Airports

Hudson Valley Regional Airport, located in the Town of Wappinger, provides executive travel and general aviation service to residents of Dutchess County. Residents of Pine Plains that are flying internationally or to international airports fly out of Albany International, Stewart International in Newburgh, Bradley International in Hartford, and New York City area airports like LaGuardia, John F. Kennedy, and Newark.

Issues

Due to its rural nature, traffic volume is not a big issue in Pine Plains; however, there are some traffic conditions that are of concern. Due to their status as arterial roads, Church Street (Route 199) and Main Street (Route 82) receive traffic from heavy trucks. These large trucks do not create a welcoming atmosphere for pedestrians due to their loud engines and imposing figure. The speed limit in the Hamlet center may also be an issue; the speed limit on Main Street and Church Street is 35 miles per hour approaching the Hamlet center, which is higher than 25 miles per hour which is standard in pedestrian-oriented areas. Another traffic-related issue is drivers cutting through residential and side streets to avoid traffic or because taking a local residential street is faster.

Pine Plains currently does not have any State- or County-designated scenic roads or byways. The 2004 Comprehensive Plan and public engagement for this Plan have indicated that residents find many roads in the Town to be scenic. Designating a road a scenic byway can benefit Pine Plains through increased tourism and by adding another reason to promote resource conservation. In addition, the Town could use the designation to help guide development along the route in a way that enhances the route's scenic nature.



Chapter 10. Vision and Strategies for Pine Plains

Under the Town's strong leadership within the past fifteen years, Pine Plains has actively worked towards achieving the proposed recommendations outlined in the 2004 Comprehensive Plan. A majority of the recommendations were successfully implemented, and the remaining recommendations continue to be worked on.

The vision and strategies for the Pine Plains Comprehensive Plan Update are the outcome of a six-month planning process led by the Comprehensive Plan Committee. The Comprehensive Plan Update vision and strategies seek to complement and build upon the work Pine Plains has done since the adoption of the 2004 Plan identified in the previous plan.

2004 Comprehensive Plan Vision

The vision from the 2004 Comprehensive Plan was the result of an extensive public engagement process which included a public survey, a business survey, and workshops. The highlights below have been distilled from the vision statement in the 2004 Comprehensive Plan as reinforced by the 2019 engagement process:

- Preserve rural character
- Promote agriculture, open space, and recreation
- Support a prosperous Hamlet center
- Provide quality municipal services
- Maintain housing opportunities

Comprehensive Plan Update Vision

The vision for the Comprehensive Plan Update is based on a review of the 2004 Comprehensive Plan vision and public engagement including a public workshop, public survey and survey open house, and a planning and zoning focus group meeting. This Comprehensive Plan Update vision is aspirational and is meant to guide the overall direction of the future of Pine Plains.

Vision Statement

"The Town of Pine Plains continues to preserve its unique rural character while providing a healthy quality of life for all residents. Pine Plains and its strong community leadership achieves this by continuing to foster a strong hamlet center, promoting local businesses, protecting agriculture, conserving open space, and expanding recreation opportunities. Pine Plains Hamlet continues to prosper and serve as a main economic driver that provides the Town with local small businesses for community needs as well as employment opportunities. Pine Plains seeks to engage in smart growth that will protect these assets while building on them as the Town's strengths. Pine Plains encourages growth in the Hamlet areas in ways that respect the Town's character, and strives to address community needs including housing options for all residents, pedestrian-friendly streetscapes, and local businesses."

Goals and Strategies for the Comprehensive Plan Update

The first step in creating goals and strategies for the Comprehensive Plan Update is to review the goals and strategies from the 2004 Comprehensive Plan. Pine Plains has worked hard to achieve many of the goals from the 2004 Plan, but some remain.

Review of 2004 Comprehensive Plan Goals

Land Use and the Environment

The 2004 Comprehensive Plan included a goal of updating and strengthening existing design standards. The Town of Pine Plains achieved this goal by creating and implementing zoning districts and development standards. Another goal was to designate Wellhead Protection Area and Management regulations, which was reached through the adoption of the Wellhead Protection zoning district.

Visual Resources

One goal identified in the 2004 Comprehensive Plan was to identify scenic locations and establish scenic routes. This has been discussed by the Conservation Advisory Council, but the scenic routes have not been officially designated. Another goal was to initiate a Main Street program for the hamlet areas. The Town has not been successful in receiving grants under this program from the New York State Department of Homes and Community Renewal partly because of how the program is administered.

Agriculture

Goals within the agriculture section of the plan discussed exploring the use of tax incentives and to encourage agriculture. This goal is ongoing and will continue to reflect current laws. The plan also included a goal to optimally site new residences to protect farmlands, which the Town addressed through zoning and subdivision regulations.

Historic Preservation and Housing

The Town identified a goal to initiate grant writing to obtain funds for historic preservation. This remains an ongoing process. Another historic preservation goal was to initiate a program to create an inventory and list properties for National and State Historic Registers. The Town of Pine Plains previously made substantial progress to this goal with the completion of blue forms for all the eligible historic properties but needs funding to complete the application process.

Housing

The 2004 Comprehensive Plan included a goal of updating development standards to encourage affordable housing conditions. Pine Plains created an affordable housing policy with requirements for developments with over ten residential lots or dwelling units. This goal is an ongoing process where the Town is actively reviewing and amending existing local laws as necessary.

Recreation, Community Services, and Transportation

The 2004 Comprehensive Plan called for the development of a recreation plan. Pine Plains has created a master plan for Stissing Lake Park but has not yet created a more comprehensive Parks, Open Space, and Recreation Plan. A goal for community services was to develop a Solid Waste Plan. A Solid Waste Plan was not developed, and solid waste disposal is still left to private carters, with the Town providing a limited recycling drop-off facility. The Town of Pine Plains was awarded a grant in August 2019 to conduct a central septic system feasibility study, which will help determine the future growth in the Hamlet areas.

Comprehensive Plan Update Goals and Strategies

The goals and strategies for this Comprehensive Plan Update were the direct result of outreach to and engagement with the residents of Pine Plains. Public discussion at the Comprehensive Plan Update Workshop directed the Committee to further the goals from the 2004 Comprehensive Plan and to add new goals to reflect the Town's current condition. The goals are supported by strategies that would help the Town achieve them.

Land Use and Zoning

Goal 1. Update the Comprehensive Plan every 10 years.

[The Town of Pine Plains has worked very hard to improve Town services and overall communication within the Town. The Town should continue these efforts by](#) updating the Comprehensive Plan every 10 years. [This](#) allows the Town to review policies and other municipal documents to ensure they are relevant for the conditions of that decade.

Goal 2. Modify the existing zoning regulations to reflect current conditions and support residents and local businesses.

The purpose of this goal is to have zoning districts that reflect the existing land uses in Pine Plains and to allow residents and business owners to reasonably use their property without having to seek a variance.

Strategies

- Review the current zoning regulations, including minimum yard setbacks in the Hamlet areas, to see if they are too restrictive for property owners.
- Study the existing uses in the Hamlet areas, and update zoning regulations to minimize the number of properties that are non-conforming.

Goal 3. Strengthen the enforcement of zoning and building codes.

Enforcing Town building and zoning regulations is important to protect the health, safety, and general welfare of residents of Pine Plains. Additionally, it helps preserve the look and feel of the Town.

Strategies

- Continue to support enforcement capabilities by providing adequate training and expanding staff resources when necessary.
- Educate residents and business owners about zoning regulations and the application and planning process so they can be knowledgeable before planning new buildings or building expansions.

Goal 4. Identify opportunities for potential future development in the Pine Plains Hamlet.

Pine Plains Hamlet has a few key parcels that may be under pressure for development in the coming years. This goal directs the Town to think about what uses it wants for these parcels.

Strategies

- Establish a study group to explore options for important properties in the Town. These properties may include the St. Anthony's lot near the intersection of Main Street and Church Street, Dillinger Farm, the 20-acre parcel on Lake Road, and the 70-acre parcel at the intersection of Routes 82 and 83.

Natural Resources

Goal 5. Preserve the beautiful natural heritage of Pine Plains and improve the quality of natural resources in the Town.

Pine Plains is well-known for its natural beauty and bucolic nature. Preserving these resources is important not only to protect the identity of the Town but also to promote tourism and improve environmental quality.

Strategies

- Promote the conservation efforts of nonprofits, conservancies, and government.
- Support a natural resources inventory by Pine Plains' Conservation Advisory Council.
- Continue to consult Hudsonia Significant Habitats report maps in planning reviews.
- Review town ordinances to see how they can help improve the surface water quality of streams and lakes in the Town.
- Continue to partner with neighboring municipalities and New York State to protect resources that are regional value.
- Explore scenic route designations for portions of the Town. Identified scenic areas can be protected with more restrictive zoning.

Goal 6. Continue to improve the Town's climate resilience and transition towards renewable energy sources.

Pine Plains is a designated Clean Energy Community as of June 2019 as certified by the New York State Department of Environmental Conservation. The Town has received a grant to install an electric vehicle charging station in the Hamlet center, and has replaced all Town street lighting with LED bulbs. The purpose of this goal is to leverage this status to use guidance from the State to improve the Town's resiliency to natural disasters and extreme weather events and to continue to use renewable energy where it makes sense for Pine Plains.

Strategies

- Continue to seek grants to assist in funding clean energy initiatives as a designated Clean Energy Community
- Review Town policies and zoning codes to improve resiliency to the effects of Climate Change.

Housing

Goal 7. Promote affordable and workforce housing options that benefit all ages and income levels.

Pine Plains, like other neighboring rural communities, does not have enough affordable housing options for its residents. The Town can promote affordable housing and make sure that local regulations are receptive to housing opportunities.

Strategies

- Explore opportunities for affordable housing options including vacant parcels and adaptive reuse.
- Review the zoning code to ensure it allows [various types of affordable housing that would be consistent with the development patterns in Pine Plains and other nearby rural communities, such as the attached single-family homes proposed by Columbia County Habitat for Humanity.](#)
- Review regulations and pursue programs that balance housing opportunities for both renters and homeowners.
- Encourage the construction of accessory dwelling units to increase the number of rental units in Pine Plains.
- [Site affordable housing options in the Hamlet areas to improve access to Town resources and to conserve farmland and open space.](#)
- [The New Neighborhood Development \(NND\) zone should be reviewed to ensure it includes adequate provisions for affordable housing and for land conservation.](#)

Goal 8. Promote housing options for seniors.

Pine Plains has an aging population that wants to stay their community. This goal encourages the Town find ways to provide housing options for seniors and to support them as they age.

Strategies

- Explore tax incentives and study unique ways to provide senior affordable housing to address the aging population of Pine Plains.
- Promote senior housing opportunities on a range of scales. This includes accessory dwelling

- units on single lots and supportive housing with multiple residences.
- Study zoning changes that could facilitate the development of independent and assisted senior living facility to the community.

Economy

Goal 9. Promote agriculture both as an active part of the Pine Plains economy and as part of the Town's heritage.

Agriculture has been the defining industry in Pine Plains for hundreds of years. Farms provide jobs for Town residents, help preserve open space, and are assets for tourism.

Strategies

- Continue to ensure local laws are farm-friendly.
- Maintain zoning in rural areas that promotes agriculture and conservation.
- Encourage development in the Hamlet areas in order to preserve outlying areas of the Town.
- Revitalize the Agricultural Advisory Committee to act as a liaison between the Town and the agricultural community. This committee could also promote agritourism and activities described in the 2015 Dutchess County Agricultural and Farmland Protection Plan.

Goal 10. Support local and independent businesses in Pine Plains.

Pine Plains has a traditional town center with local and independent stores that contribute to the identity of the Town and its high quality of life. The purpose of this goal is to help local stores that are under pressure by e-commerce retailers and national chains.

Strategies

- Create a business inventory and study the commercial uses in Pine Plains to see how the Town can support them.
- Explore grants that provide financial support for local small businesses, and assist the business community with marketing and beautification efforts.
- Implement the Downtown Revitalization Plan which includes aesthetic improvements to storefronts, creating sidewalks, improving parking lot layouts, adding street trees along Church Street, and creating continuous storefronts.
- Repurpose old and historic buildings in the Town for commercial use. These include former dairy farms that can be used for other food and beverage businesses like breweries, vineyards, and catering halls.
- Encourage new retail that complements existing retail and the needs of Pine Plains.
- Explore the demand for shared work spaces and other workplace trends so Pine Plains can continue to attract a diverse professional work force.
- Support adult education programs that will improve the quality of the Pine Plains work force.
- Encourage light manufacturing uses in the Town and study whether the creation of a light manufacturing zoning district is needed.

Goal 11.

Promote tourism in Pine Plains in ways that reinforce the character and identity of the Town.

Tourism has been seen as an economic opportunity for Pine Plains for many years. This goal strives to promote tourism that will reinforce what makes Pine Plains an attractive tourism destination while integrating the tourism economy with local residents.

Strategies

- Cultivate a tourism identity focused on Pine Plains' strengths: agriculture, natural resources, and arts and culture events.
- Review regulations and ordinances to ensure they support agritourism and hotel/lodging where they make sense for Pine Plains.
- Partner with neighboring municipalities to protect natural resources and promote these resources as regional tourism destinations.
- Designate scenic routes and locations.

Community Facilities, Infrastructure, Cultural Resources, and Recreation

Goal 12.

Relocate Pine Plains Town Hall into Pine Plains Hamlet.

Pine Plains Town Hall is located east of the Pine Plains Hamlet in an old building that is no longer adequate for the needs of the Town. Siting Town Hall in the Hamlet center would make Town government more accessible to residents, and would help concentrate communal activity in the Hamlet center and contribute to the vibrancy of Pine Plains.

Strategies

- Study potential locations for Town Hall, and ensure these locations do not displace an existing business.
- Explore creative funding mechanisms to purchase land or repurpose an existing building.

Goal 13.

Promote the development of a central septic system.

Buildings in Pine Plains currently treat their waste with on-site septic systems. This limits the residential density and size of businesses that can operate in the Town. This goal promotes a central septic system as a method of economic development and residential growth in Pine Plains Hamlet.

Strategies

- Review the conclusions of the Central Septic System Feasibility Study to see if they align with the goals of smart growth and economic development.
- Explore potential locations for combined septic facilities in Pine Plains Hamlet.
- Apply for grants to fund the potential combined septic system.

Goal 14.

Protect cultural resources in ways that preserve the character of Pine Plains.

Pine Plains has beautiful historic buildings that help create the identity and character of the Town. This goal strives to protect these resources as individual buildings, but also as integral pieces of Town's heritage.

Strategies

- Encourage the creation of a National Register historic district for Pine Plains Hamlet.
- Continue searching for grants to fund historic preservation efforts, including following up on the 1986 Historic Resource Inventory.
- Collaborate with local historic preservation groups, schools, and civic organizations to promote historic preservation efforts and education.

Goal 15.

Optimize the impact of the newly renovated Stissing Center as a positive cultural growth driver.

With the renovation of The Stissing Center, Pine Plains has the opportunity to be a cultural destination for the area. This goal seeks to use that positive momentum and existing cultural attractions to grow arts and culture in Pine Plains.

Strategies

- Support The Stissing Center as it creates programming that attracts residents and visitors from surrounding communities.
- Partner with local and regional arts groups to host events in Pine Plains, and advertise arts events on local arts media.
- Promote local artists and art galleries in tourism and marketing materials.

Goal 16.

Expand recreation opportunities for Pine Plains residents.

Pine Plains has recreation facilities at Stissing Lake Park, Stissing Mountain Junior/Senior High School, and Seymour Smith Elementary School. The Town can use these resources to expand programming and opportunities to reach more members of the Pine Plains community.

Strategies

- Create a Parks, Open Space, and Recreation Plan that includes an inventory of recreation opportunities and strategies for how to expand recreation offerings in the Town.
- Promote an active lifestyle by supporting sports leagues and recreation activities for youth and adults.
- Consider the needs of older adults in planning for new or renovated recreational facilities.

Goal 17.

Promote Pine Plains as an outdoor recreation destination.

Pine Plains has a beautiful natural landscape and has places for hunting, fishing, camping, hiking, bicycling, and cross-country skiing. This goal seeks to use those assets as a way to promote conservation and year-round tourism.

Strategies

- Implement the findings of the Pine Plains Hike and Bike Trails Report and consider the expansion of the trail system
- Explore hosting recreation events like marathons, bicycle races, and triathlons in Pine Plains.
- Partner with New York State, retailers, and sporting organizations to host hunting and fishing educational events.
- Provide information on public outdoor recreation facilities like the Stissing Mountain Multiple Use Area, and trout streams like the Roeliff-Jansen Kill and Shekomeko Creek in Town advertising materials.

Transportation

Goal 18.

Improve the existing transportation network for motorists, pedestrians, and bicyclists.

The purpose of this goal is to improve the existing roadway and sidewalk infrastructure in Pine Plains to promote safe and reliable transportation options.

Strategies

- Continue to work with the New York State Department of Transportation (NYSDOT) to alleviate traffic and increase pedestrian safety along Church Street and Main Street. This includes implementing crosswalks and traffic calming measures to protect pedestrians.
- Continue to work with New York State to repair the bridges in Pine Plains that were listed in Moving Dutchess 2 as in need of repair. These include:
 - Carpenter Hill Road over Shekomeko Creek
 - Willowvale Rd. over Shekomeko Creek (slated for repair in 2020)
- Create an inventory of local street pavement conditions and repave in the order of urgency. Moving Dutchess 2 identified Route 199 as a road in need of repaving. Additionally, promote better and wider shoulders along State and County roads.
- Work with New York State to address streetscape conditions that do not currently comply with ADA accessibility along Main Street and Church Street as indicated in the Moving Dutchess 2 Plan.
- Promote public transit systems provided by Dutchess County and community organizations, especially for seniors and other people who do not have access to a car.
- Coordinate with Dutchess County about the potential feasibility of a new bus route along Route 199 connecting Tivoli to Millerton as discussed in Moving Dutchess 2.

Goal 19.

Ensure safe conditions for pedestrians and bicyclists throughout Pine Plains, and expand on the pedestrian-friendly nature of the Pine Plains Hamlet center.

Encouraging active transportation through walking and bicycling should be paired with providing safe facilities for these activities. This goal especially promotes walking around the historic Pine Plains Hamlet center and strives to provide safe access to sidewalks.

Strategies

- Continue to implement goals from the Pine Plains Pedestrian Plan, which include repairing sidewalks and crosswalks in poor condition, improving pedestrian access to parks, community facilities and schools, and promoting economic development through better access to local businesses.
- Implement traffic calming measures where appropriate in residential areas to reduce through traffic.
- Explore designating Route 82 as a bicycle route as discussed in the Moving Dutchess 2 Plan.
- Establish Town signage and wayfinding measures, and add road safety signage along routes frequented by bicyclists, particularly Lake Road.
- Review local highway specifications to promote appropriate road widths in the rural parts of Pine Plains.

Communication

Goal 20.

Pine Plains Community

There is a perceived split in the community between second homeowners and local residents. Maintaining effective communication is also posing an increasing challenge in a community ~~with~~ without a local newspaper.

Strategies

- The Town should continue to pursue strategies for bridging the divide between second homeowners and local residents. Existing economic impacts and potential future economic impacts of this divide might be identified in a future study. That study would determine whether the Town should be trying to attract additional second homeowners or should be attempting to attract more permanent residents to the Town.
- The Town should continue to enhance communication by building upon the existing strategies of using the Town website and emails from the Supervisor.

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Chapter 11. Future Land Use Plan

The Future Land Use Plan for Pine Plains includes four different land use areas: Hamlets, Rural, Residential Wellhead Protection, and Conservation Development. The population of Pine Plains has been relatively flat since 2000, and the demographic trends do not project a growing population. This is consistent with the overall population trends in New York State. Therefore, the future land use of Pine Plains is likely to look similar to the current land use, with one exception. This is discussed below under Conservation Development.

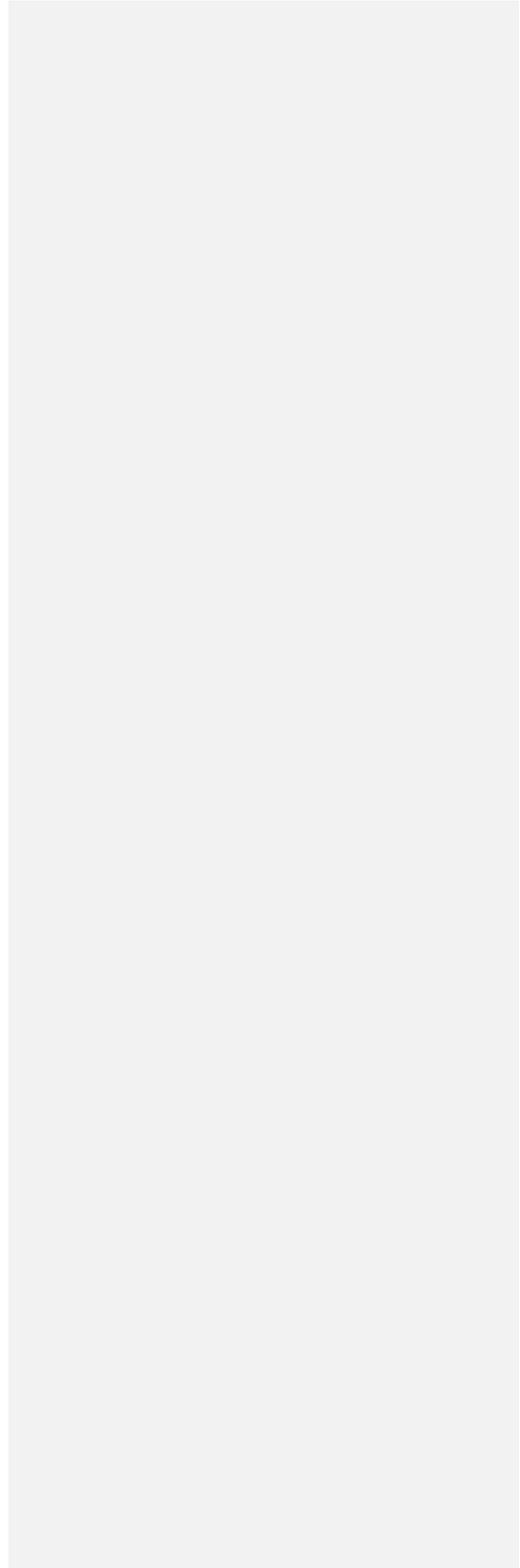
As shown on Figure 21, the majority of Pine Plains is anticipated to remain rural, which reflects the existing conditions of the area and the desires of residents. Rural land use includes active farming, less-dense housing, conservation subdivisions, light manufacturing, and conservation land. The Wellhead Protection area corresponds with the Wellhead Protection zoning district and is meant to restrict the type of uses allowed in the area to protect the Pine Plains water supply. Land uses in the Wellhead Protection district would include agriculture, single-family homes, and low-impact uses as approved by the Planning Board.

The Hamlet areas are mapped to recognize the three hamlets in the Town, the largest of which is Pine Plains Hamlet. The traditional hamlet center, along with the surrounding rural landscape, is what gives Pine Plains its identity. Therefore, the hamlet area is expected to be preserved as the center of Pine Plains with local stores, services, and more-dense housing than the rural parts of the Town.

The ~~Conservation Development area~~dotted line on Figure 21 ~~indicates~~ reflects the location of a current application that is before the **Pine Plains Town Board and Planning Board**. Although this area is shown ~~as the Conservation Development area in on~~ the Future Land Use Plan, the Town of Pine Plains **will not** consider rezoning any area of this property until after a full Environmental Impact Statement is complete and separate public hearings have occurred. Any development in this area should pay particular attention to natural resource conservation and be designed to link new residents and visitors with the hamlet center of Pine Plains to support the existing businesses, services, and infrastructure.

Insert Figure 21 Future Land Use Plan

Figure 21: Future Land Use Plan



Chapter 12. Implementation

The implementation table summarizes the major strategies listed in Chapter 10 of this Comprehensive Plan Update. The table format includes a summary of the recommendation, a reference to the chapter where the recommendation was inspired, and the type of action suggested to achieve the recommendation. The time frames for the action are listed as Immediate, Short, Medium, and Ongoing. Immediate actions could take place within one year, short term actions could take place between one and three years, medium term actions could take place between three and five years, and ongoing actions should be continually revisited as necessary.

Implementation Matrix

Summary of Major Recommendations	Reference to Plan Chapter	Type of Action	Time Frame
Update the Comprehensive Plan Every 10 years.	Chapter 3: Land Use and Zoning	Update Comprehensive Plan	Ongoing
Update existing zoning regulations to more accurately reflect existing setbacks and land uses.	Chapter 3: Land Use and Zoning	Amend Zoning Code	Short
Identify opportunities for potential future developments.	Chapter 3: Land Use and Zoning	Establish a study group to study/analyze potential sites	Short
Continue to support zoning enforcement and provide adequate staffing and training for enforcement.	Chapter 3: Land Use and Zoning	Town Board Action	Ongoing
Preserve the natural heritage of Pine Plains.	Chapter 4: Natural Resources	Review Town regulations and partner with conservation organizations.	Ongoing
Create a natural resources inventory.	Chapter 4: Natural Resources	Study/analysis by Conservation Advisory Council	Medium
Revitalize Agricultural Advisory Committee to study policy and promote agritourism.	Chapter 4: Natural Resources	Assigned to Agricultural Advisory Committee	Immediate
Continue to seek grants to fund clean energy initiatives as a Designated Clean Energy Community.	Chapter 4: Natural Resources	Establish a committee to study potential grants	Ongoing
Designate scenic routes and vistas that should be protected.	Chapter 4: Natural Resources	Recommendations created by a new committee and added as a Comprehensive Plan Addendum.	Short

Summary of Major Recommendations	Reference to Plan Chapter	Type of Action	Time Frame
Partner with neighboring municipalities and New York State to protect natural resources of regional value.	Chapter 4: Natural Resources	Planning Board Procedure, Town Board Resolution	Ongoing
Review zoning to ensure it encourages housing opportunities for all Pine Plains residents.	Chapter 6: Housing	Planning Board Procedure	Immediate
Explore opportunities for affordable and workforce housing in the Hamlet areas.	Chapter 6: Housing	Establish a study group to study/analyze potential opportunities	Short
Continue to promote agriculture and ensure local laws are farm-friendly.	Chapter 7: Economy	Town Board review.	Ongoing
Maintain zoning in rural areas that promotes agriculture and conservation.	Chapter 7: Economy	Town Board monitoring.	Ongoing
Study the existing commercial uses in the Pine Plains to see how the Town can support them.	Chapter 7: Economy	Establish a study group to study/analyze land uses	Medium
Explore grants that provide financial support for local small businesses.	Chapter 7: Economy	Establish a committee to study potential grants	Ongoing
Explore state and county tax incentives and enhance the use of existing incentives to implement goals of this plan.	Chapter 7: Economy	Study/analysis and changes to tax policies, rates, procedures	Ongoing
Assist the business community in marketing and improving appearances of businesses.	Chapter 7: Economy	Study/analysis by hired specialist and Business Association	Short
Implement the Town Center Revitalization Plan.	Chapter 7: Economy	Planning Board Procedure with assistance from Town departments and NYSDOT	Medium
Promote tourism focused on Pine Plains' strengths: agriculture, natural resources, and arts and culture events.	Chapter 7: Economy	Study/analysis by specialist	Medium
Relocate Town Hall to Pine Plains Hamlet	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Town Board Action	Medium
Study the potential for linking the Stissing Center and the Pine Plains Free Library via the Catholic Church property.	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Planning Board Study	Medium

Summary of Major Recommendations	Reference to Plan Chapter	Type of Action	Time Frame
Promote the development of a combined central septic system or other findings from the Central Septic Feasibility Study.	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Town Board and Planning Board Procedures	Ongoing
Encourage establishing National Register historic district using the 1986 Historic Resource Inventory.	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Support program with grant money to hire specialist	Medium
Create a Parks, Open Space, and Recreation Master Plan.	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Planning Board Study	Medium
Implement the recommendations of the Pine Plains Hike and Bike Trails Report.	Chapter 8: Community Facilities, Infrastructure, Cultural Resources, and Recreation	Town Board and Planning Board Procedures	Ongoing
Continue to work with New York State DOT to alleviate traffic and increase pedestrian safety.	Chapter 9: Transportation	Town Board and Planning Board Procedures	Ongoing
Review local highway specifications to preserve the rural nature of Pine Plains.	Chapter 9: Transportation	Amend highway standard law	Immediate
Implement existing traffic studies for Pine Plains that promote the pedestrian-friendly nature of Pine Plains Hamlet.	Chapter 9: Transportation	Town Board, Planning Board, Dutchess County, and New York State Actions	Medium

Appendix A: Comprehensive Plan Update Survey

The following section summarizes the responses for the open-ended questions that asked about the threats and opportunities for the future of Pine Plains. These responses were compiled and summarized by the Comprehensive Plan Update Committee, and are organized based on their theme. The responses are listed in order of most responses to least responses, and the number of responses is listed adjacent to the response.

What Threats do you see for Pine Plains in the Future?

Socio/Cultural

- Becoming a rundown, derelict town (Zombie prop) (9)
- Lack of activities for kids (7)
- Lack of housing opportunities (6)
- Conflicts between "locals" and "weekenders" agendas' (5)
- Losing "small town" feel (5)
- No threats are imminent (the sound and fury) (4)
- Fear of change (4)
- Gap between rich and poor (4)
- Loss of "local" community as "weekenders" move in (4)
- Loss of the "family" (4)
- Drugs (4)
- Loss of Pecks Market (3)
- Commercial Farming (2)
- Socio/political discord (2)
- Poor Intra-Community Communication (2)
- Greedy locals and their greed (2)
- Development generally (2)
- Insularity/small mindedness (2)
- Change (1)
- Becoming and Air BNB destination (1)
- Lack of community engagement (1)
- Lack of consensus (1)

Demographic

- Declining school population (14)
- Population decline (10)
- Population growth (6)
- Too much traffic (3)

Economic

- Wrong type of development (too fast, too far, too corporate) (“dumb growth”) (23)
- Further lost businesses/ too little growth in Town Center (20)
- Lack of jobs/opportunity (14)
- Locals priced out (13)
- Continued decline in community reinvestment (10)
- Wrong type of growth and planning that favors the wealthy and invites in “low income” newcomers. (10)
- “Locals” land use autonomy and opportunities threatened by over regulation (9)
- Decline in services (7)
- Staying the same (6)
- Lack of infrastructure for growth (6)
- Lack of sewer/downtown infrastructure for “smart growth” (5)
- Economic depression (5)
- Corporate chains (5)
- Environment unfavorable to small business growth (4)
- Tourism changing things (4)
- High taxes/increasing taxes (4)
- Lack of growth generally (3)

Land Management

- Durst (10)
- Development in the rural districts (8)
- Open space preservation and rural landscapes (7)
- Twin Island and Stissing Lakes’ long-term health (7)
- Insufficient regulation of Durst (4)
- Overdevelopment in downtown Pine Plains (1)

Political

- Climate Change (2)
- Lack of public transportation (1)
- Lack of historic preservation laws (1)
- Inadequate Fire Department and emergency services (1)

Regulatory

- Speeding in town (2)
- Height restrictions in town zoning (1)
- The development of ridgelines (1)
- Unenforced ordinances (1)

What Opportunities do you see for Pine Plains in the Future?

Cultural

- To preserve what we have (lovely small-town w/ independent biz) (17)
- For the Stissing Center to be a Cultural growth driver (3)
- For the promotion of the performing arts (3)

Demographic

- To promote and attract Pine Plains to younger families (5)

Recreation/Tourism Nexus

- To engage in 'Smart Growth' (protect assets, build on strengths) (28)
- To promote Pine Plains as a destination for recreational opportunities as a driver of economic activity (24)
- To promote Trails and Walkability as a growth driver (20)
- To promote more recreational opportunities (16)
- To promote Growth (8)
- To Promote Agritourism (6)

Economic

- To support more local, independent businesses (22)
- To see more Retail Businesses in town (18)
- To increase job opportunities (10)
- To attract entrepreneurs (9)
- Stissing Center as a positive (growth driver) (8)
- To welcome a hardware store (7)
- To attract new businesses (6)
- To attract weekenders/shoppers (4)
- To remain commercially functional/viable (4)
- To work with the Durst Org (4)
- To get a gym (3)
- To attract light manufacturing (2)

Land Management

- To improve the Town Center/M.S.D (24)
- To promote and secure ag/farm activities (8)
- To support infrastructure development as a growth driver (8)
- To utilize empty/abandoned properties (5)
- To promote center septic (4)
- To improve lake quality (4)
- To improve the Rec Area (4)
- To improve the Town Beach (3)
- To have a Drs office/Health Center (3)
- To create a dog park (2)
- To create a playground (2)
- To create a Town Pool (2)

Political

- Opportunity for implementation of existing plans (6)
- To put the Town Hall in the Town Center (2)

Regulatory

- To promote a clean attractive town (7)
- To create more 'flexible' zoning codes (4)
- To create and enforce appearance standards for 'in Town' properties (3)
- For the Town to have a more 'positive' attitude towards business and development (3)
- To create a Noise Ordinance (2)
- To make the Zoning clearer (1)

Social

- To promote more Affordable Housing opportunities (9)
- To create more activities for kids/teens (8)
- To create Senior Housing (7)
- To create activities for adults (6)
- To create more reasons for folks to come to Pine Plains (4)
- To improve our schools (2)
- To promote farmworker housing (1)

Miscellaneous (wildcard)

- Opportunity to reject Growth entirely (5)
- To reject corporate business from Town (3)
- To promote 2nd home ownership (3)
- To invite in corporate businesses, ie: CVS, McDonalds (2)
- To promote habitat expansion/wild areas in Town (1)
- To stop Durst (1)

Appendix B: 2004 Comprehensive Plan Infrastructure Discussion

