TOWN OF PINE PLAINS COMPREHENSIVE PLAN UPDATE

Adopted December 19, 2019

BFJ Planning

Town of Pine Plains
Comprehensive Plan Update

Adopted December 19, 2019

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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.

Pine Plains Comprehensive Plan Update

Phase/Task	Description	Month					
		April	May	June	July	August	September
PHASE 1	**Draft Comprehensive Plan Update**						
1.1	Project Kickoff and Identification of Goals & Principles						
1.2	Data Collection, Mapping and Review of Existing Plan						
1.3	Targeted Update of Comprehensive Plan Chapters						
1.4	Update of Comprehensive Plan Recommendations						
1.5	Preparation of Future Land Use Plan						
PHASE 2	**Final Plan and Adoption**						
2.1	Finalize Chapters						
2.2	Lead Agency and EAF						
2.3	Negative Declaration						
2.4	Final Plan and Adoption						
Meetings with Advisory Committee (2 in person, 1 virtual)							
Public Hearings (2) - 1 at Advisory Committee; 1 at Town Board							

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, a public survey, and an 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

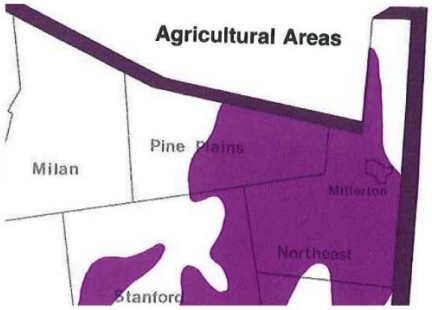
Location in Dutchess County

The Town of Pine Plains is located in northeastern Dutchess County, approximately 24 miles northeast of Poughkeepsie, as shown in Figure 2. Pine Plains is directly south of the Columbia County border 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 the location of Pine Plains 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 bought 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.

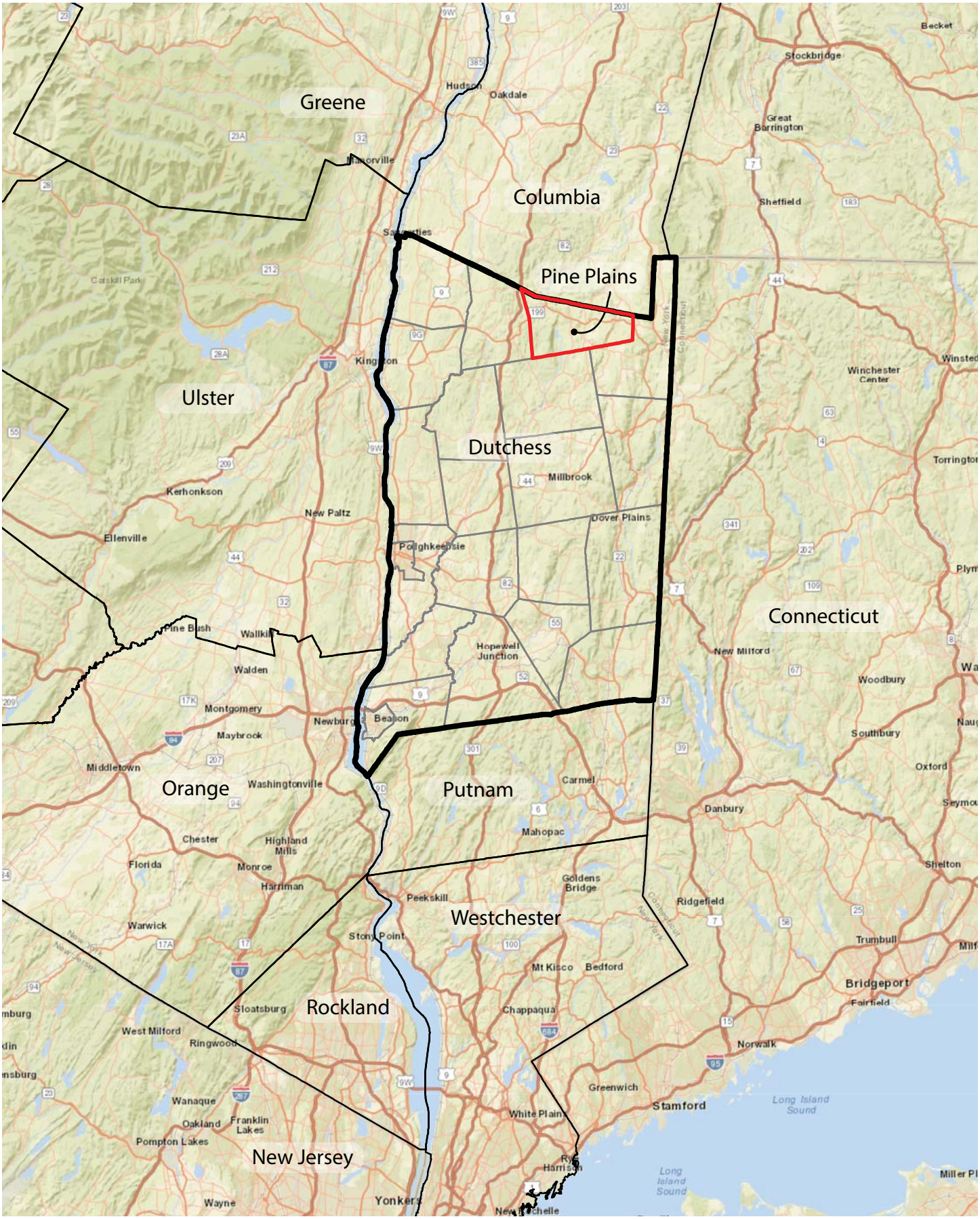


Agricultural Areas
Source: 1987 Dutchess County Plan

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 Plans, 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.



Source: ArcGIS, New York State

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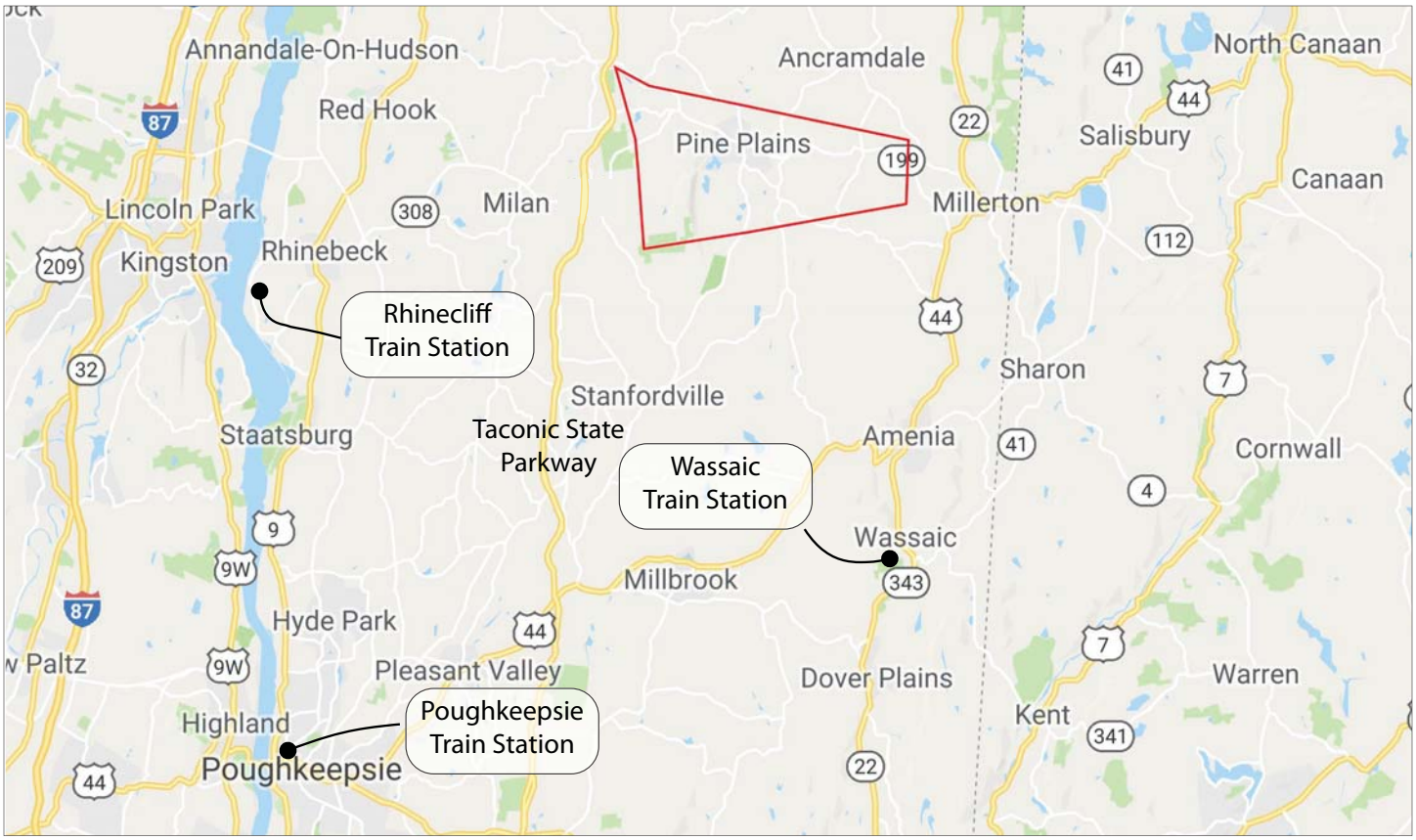
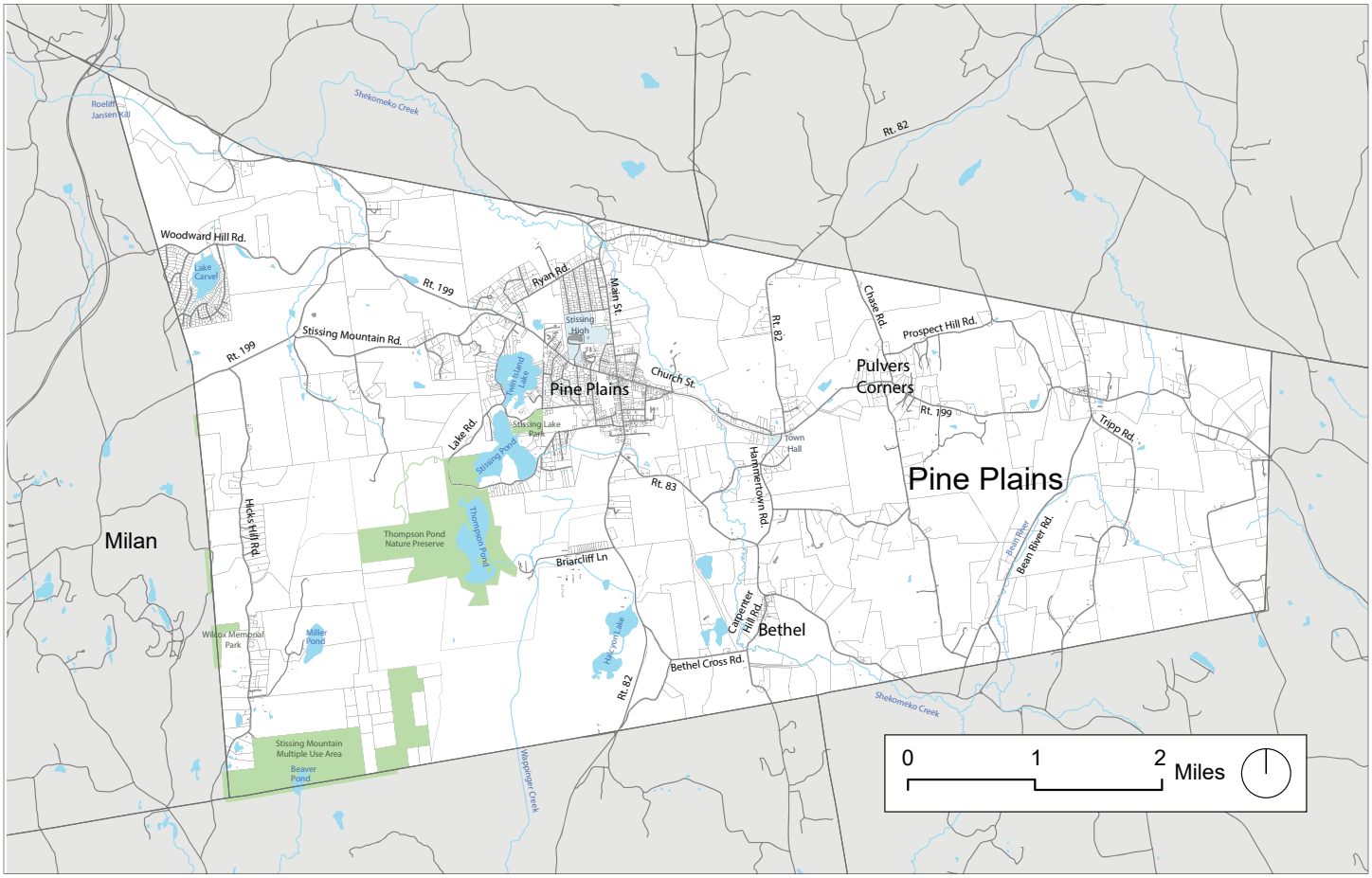
Figure 2: Regional Setting





Source: Google Maps, Dutchess County

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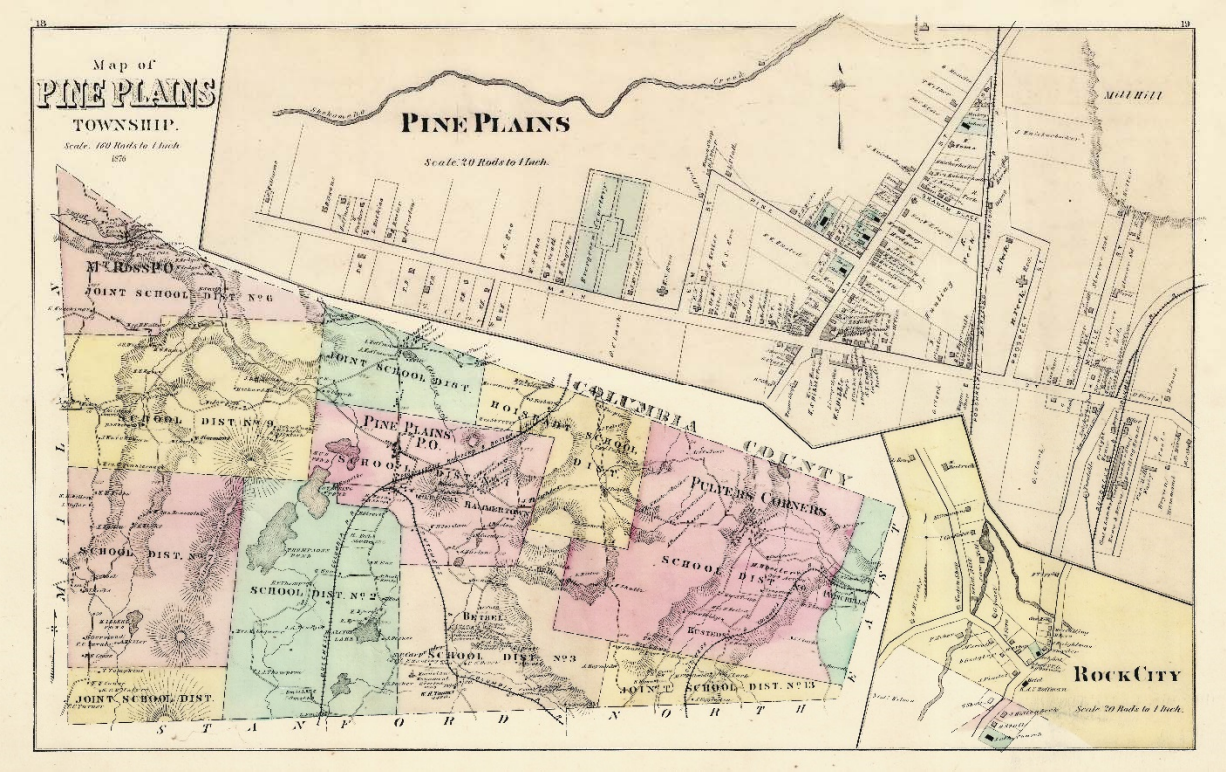
Figure 3: Hudson Valley Location and Pine Plains Map

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.

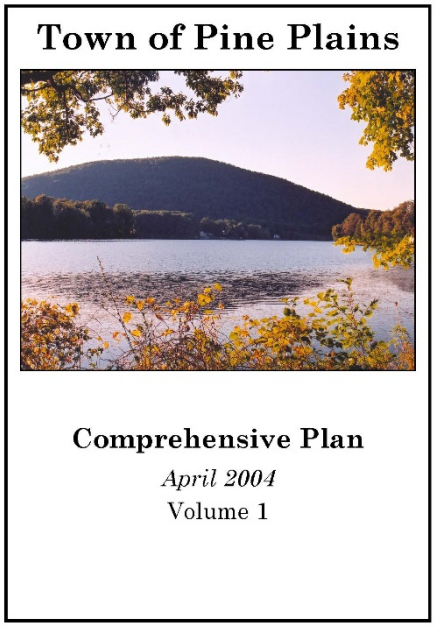


1876 Map of Pine Plains. Publisher: Reading Publishing Co. 1876

[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. The plan concludes with a glossary of terms and an action plan for implementing its goals.



2004 Comprehensive Plan

Issues identified in the plan include the health and economic success of Pine Plains Hamlet, 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.

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. The Plan states 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 consist of 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.

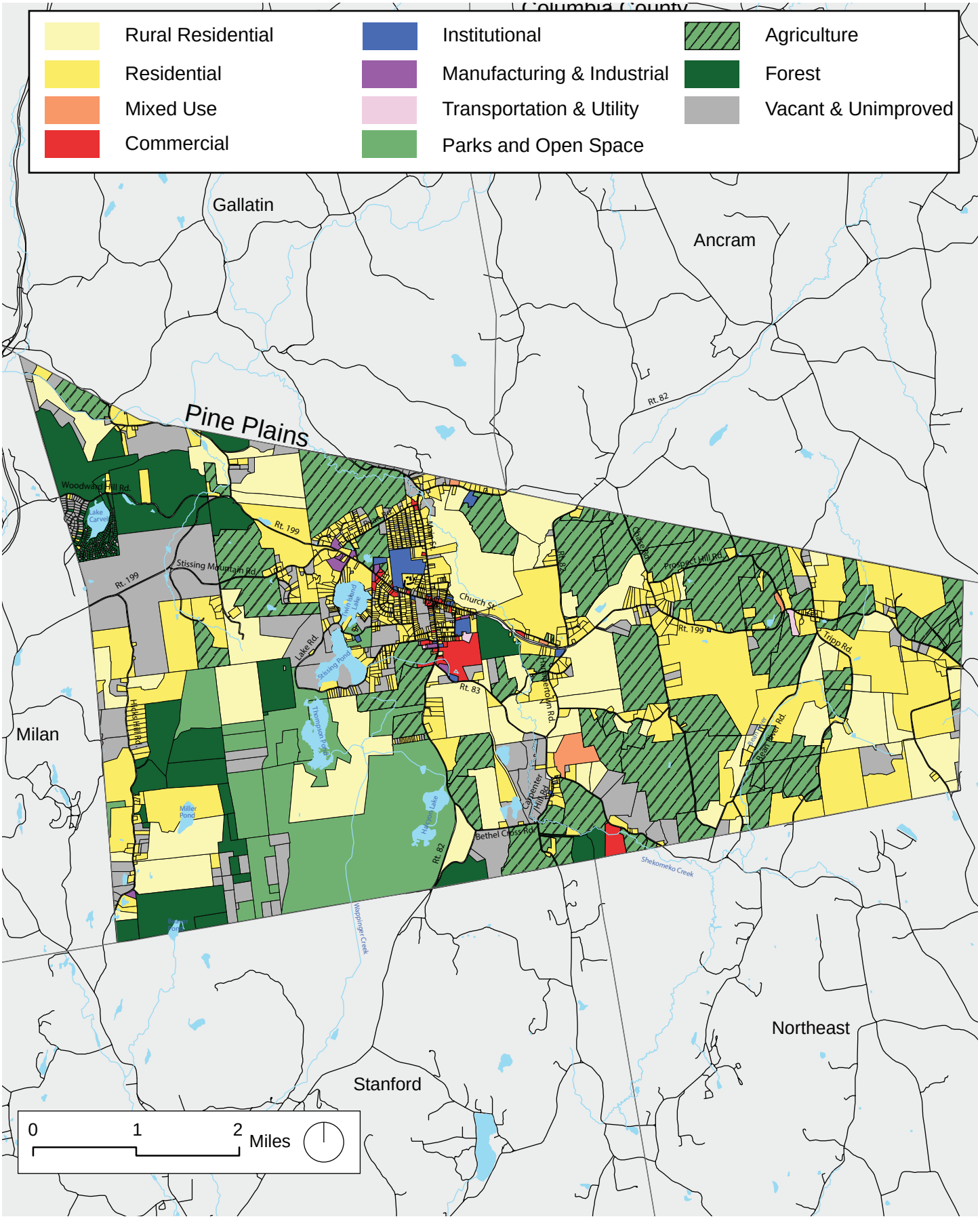
View of a restaurant facing Church Street.

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.



Source: Dutchess County

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Figure 4: Existing 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.

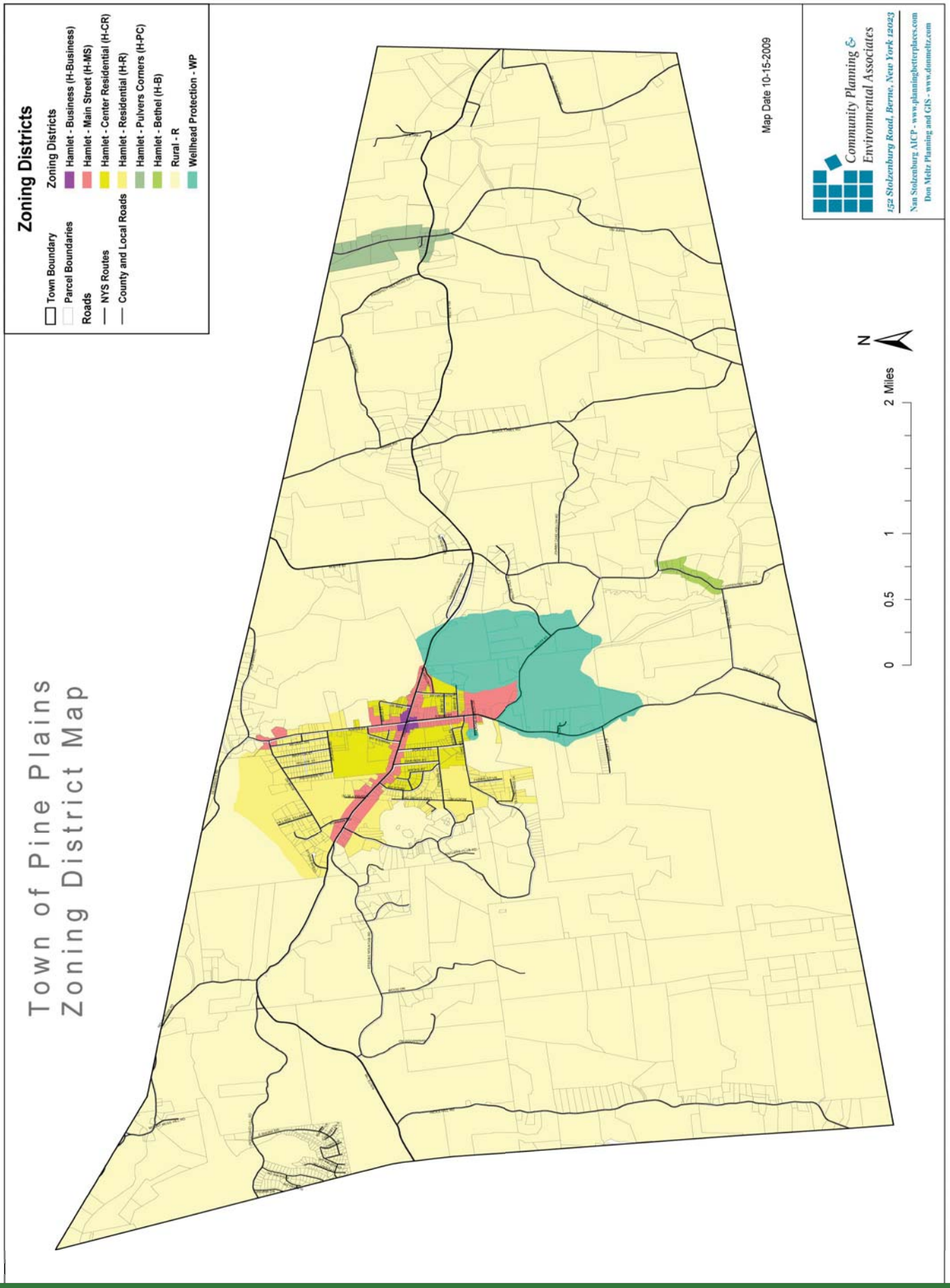

Figure 5: Zoning Districts

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.

275 Attachment 2

Town of Pine Plains

Table B: Schedule of Bulk Regulations

			Zoning District							
Bulk Requirements[5]			**H-BUS**	**H-MS**	**H-CR**	**H-R**	**H-PC (Pulvers Corners)**	**H-B (Bethel)**	**R**	**WP**
Lot Area, Minimum[1]	Residential	No central sewer	20,000 sf	20,000 sf	20,000 sf	30,000 sf	30,000 sf	30,000 sf	5 ac	5 ac
		With central sewer	15,000 sf	15,000 sf	15,000 sf	20,000 sf	20,000 sf	20,000 sf	5 ac	5 ac
	Non-residential	No central sewer	20,000 sf	20,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac
		With central sewer	15,000 sf	15,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac
Lot Width, Minimum (feet)			50	50	50	50	50	50	200	200
Lot Depth, Minimum (feet)			100	100	100	100	100	100	100	100
Front Yard, Minimum (feet)			10[2]	10	15	15	15	15	75	75
Front Yard, Maximum (feet)			10[2]	25	25	50	50	50	n/a	n/a
Side Yard, Minimum (feet)			5[3]	15	15	15	20	20	50	50
Side Yard, Both (feet)			10	30	30	30	40	40	100	100
Rear Yard, Minimum (feet)			40	40	40	40	40	40	75	75
Building Height, Maximum (feet)			35[4]	35	35	35	35	35	35	35
Lot Coverage, Maximum (%)			75	50	35	30	30	30	30	15
n/a = not applicable		ac = acres		sf = square feet						

Figure 6: Bulk Regulations

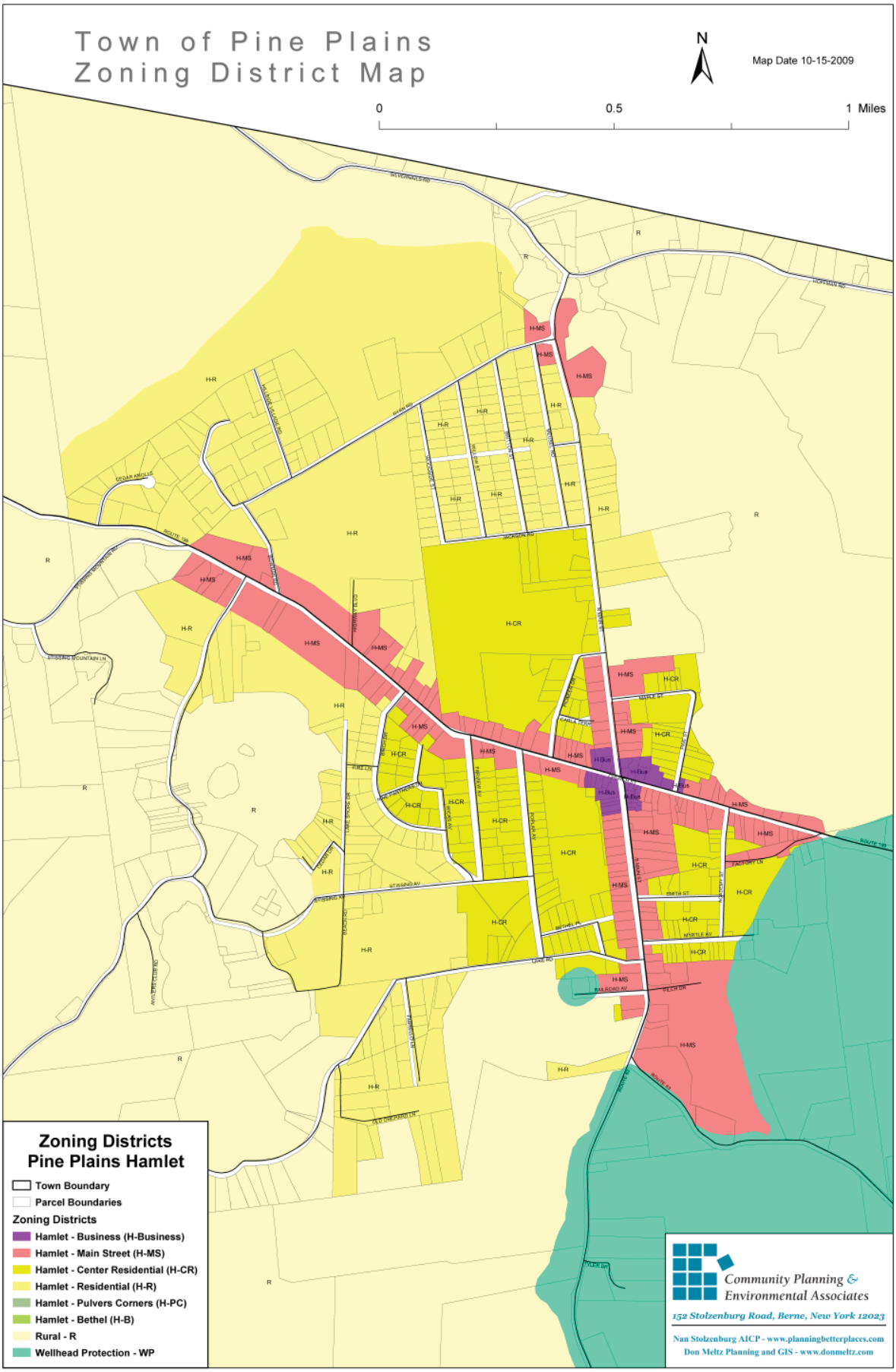

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Figure 7: Pine Plains Hamlet Zoning

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 bus 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 (H-CR) 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 residence 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 (H-R) district 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 (H-PC) district 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 (H-B) 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 (R) 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 permitted 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.

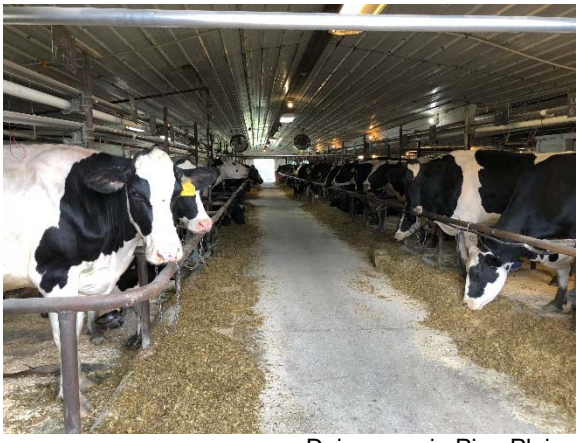
Wellhead Protection

The Wellhead Protection (WP) 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 homes 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.

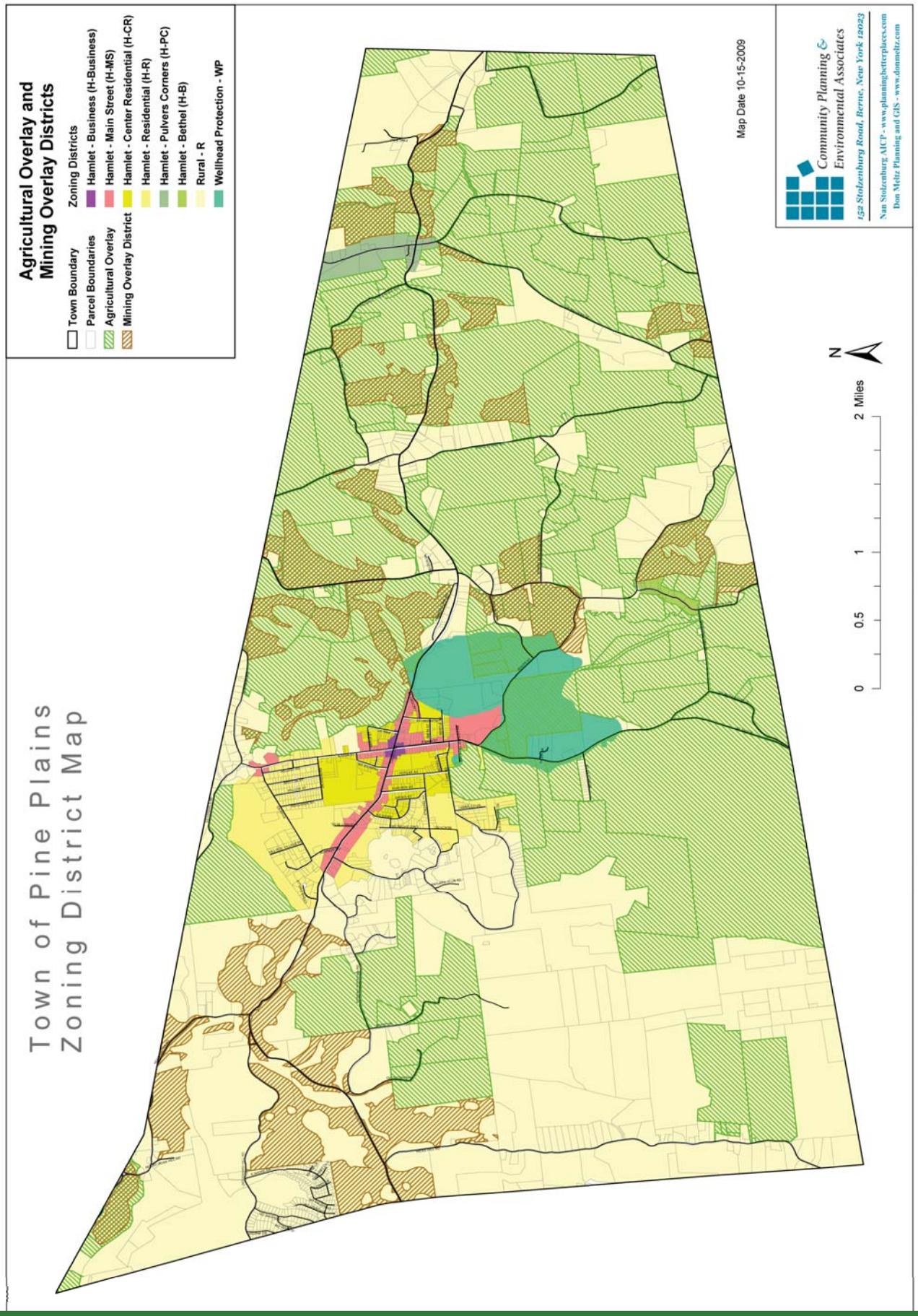


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Figure 8: Pine Plains Zoning and Overlay Districts

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 bonus[2]. 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 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 buildings 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 ensure that they are consistent with the goals of encouraging affordable housing and preserving the rural character of the community.

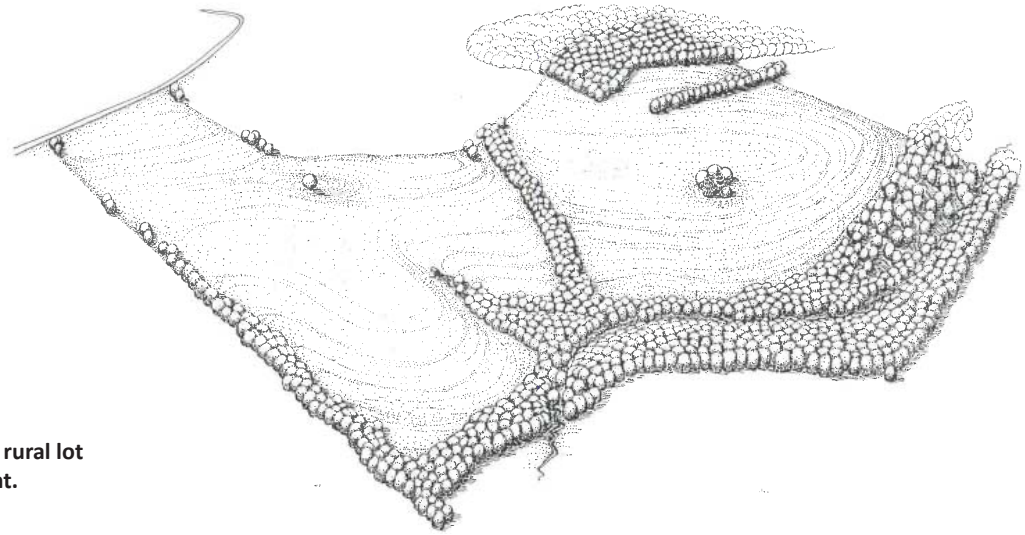


Figure 1. View of a rural lot before development.

Figure 2. The lot subdivided with a typical subdivision.

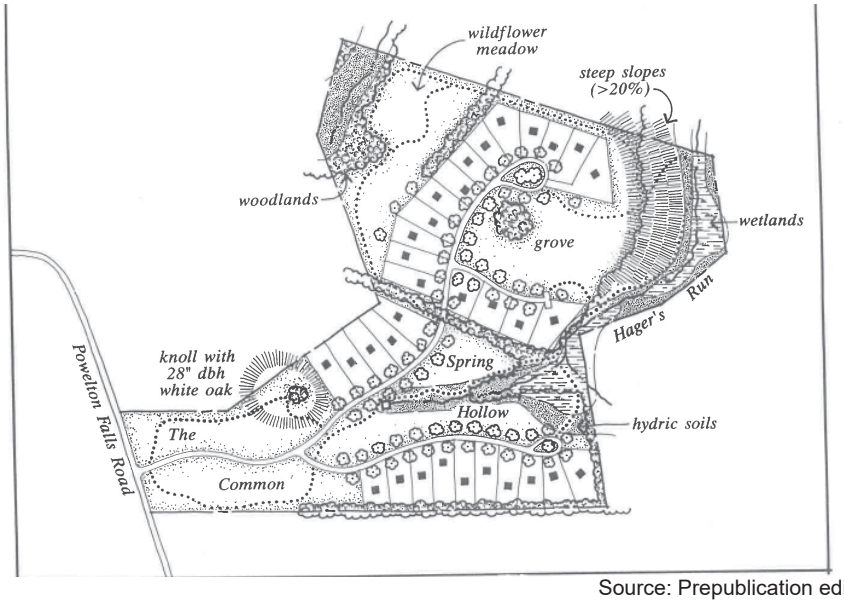


Figure 3. The lot subdivided as a conservation subdivision. Note the preserved sensitive resources and open space seen from the road.

Source: Prepublication edition of Rural by Design. Randall Arendt. Used with permission.

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.

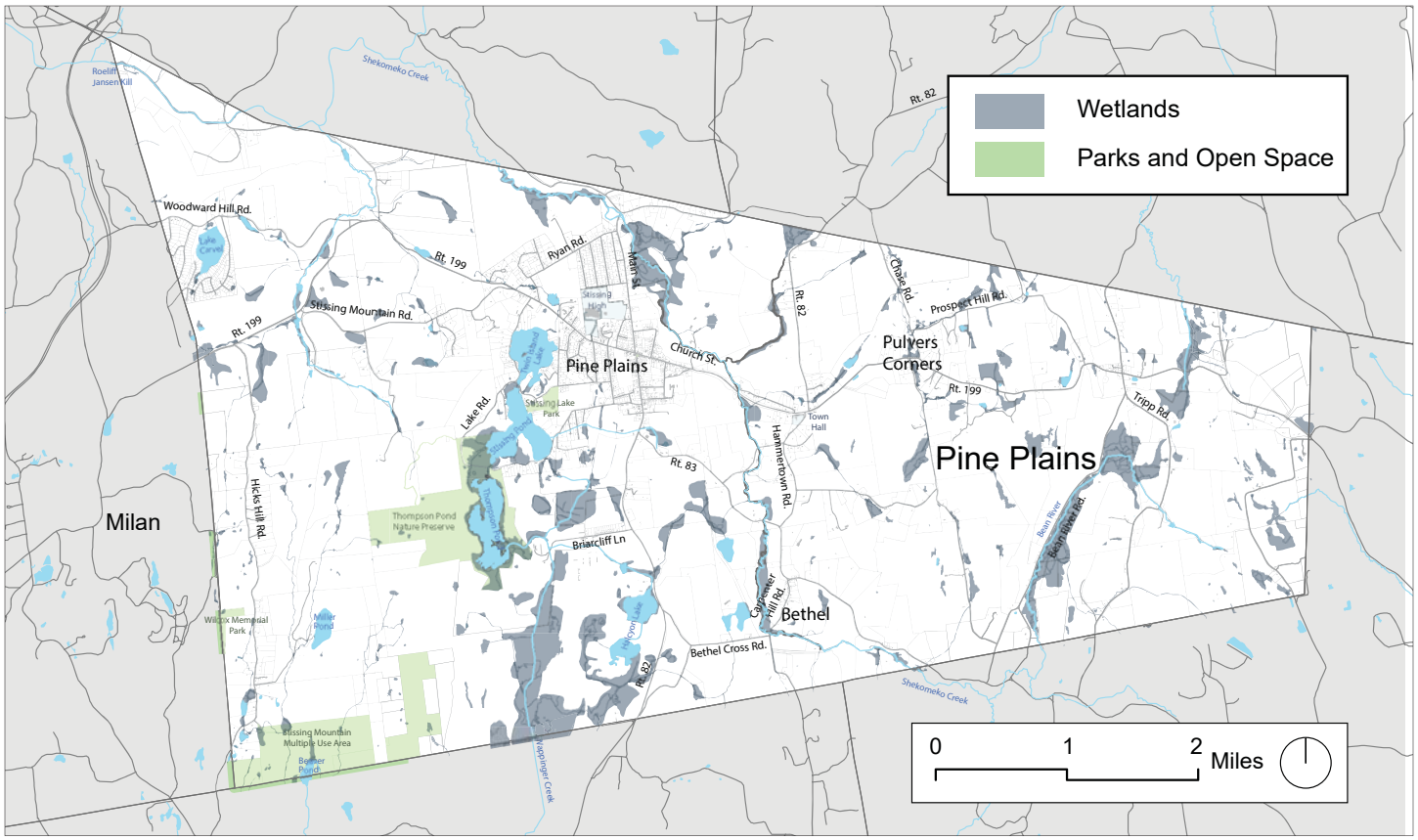
Water Resources

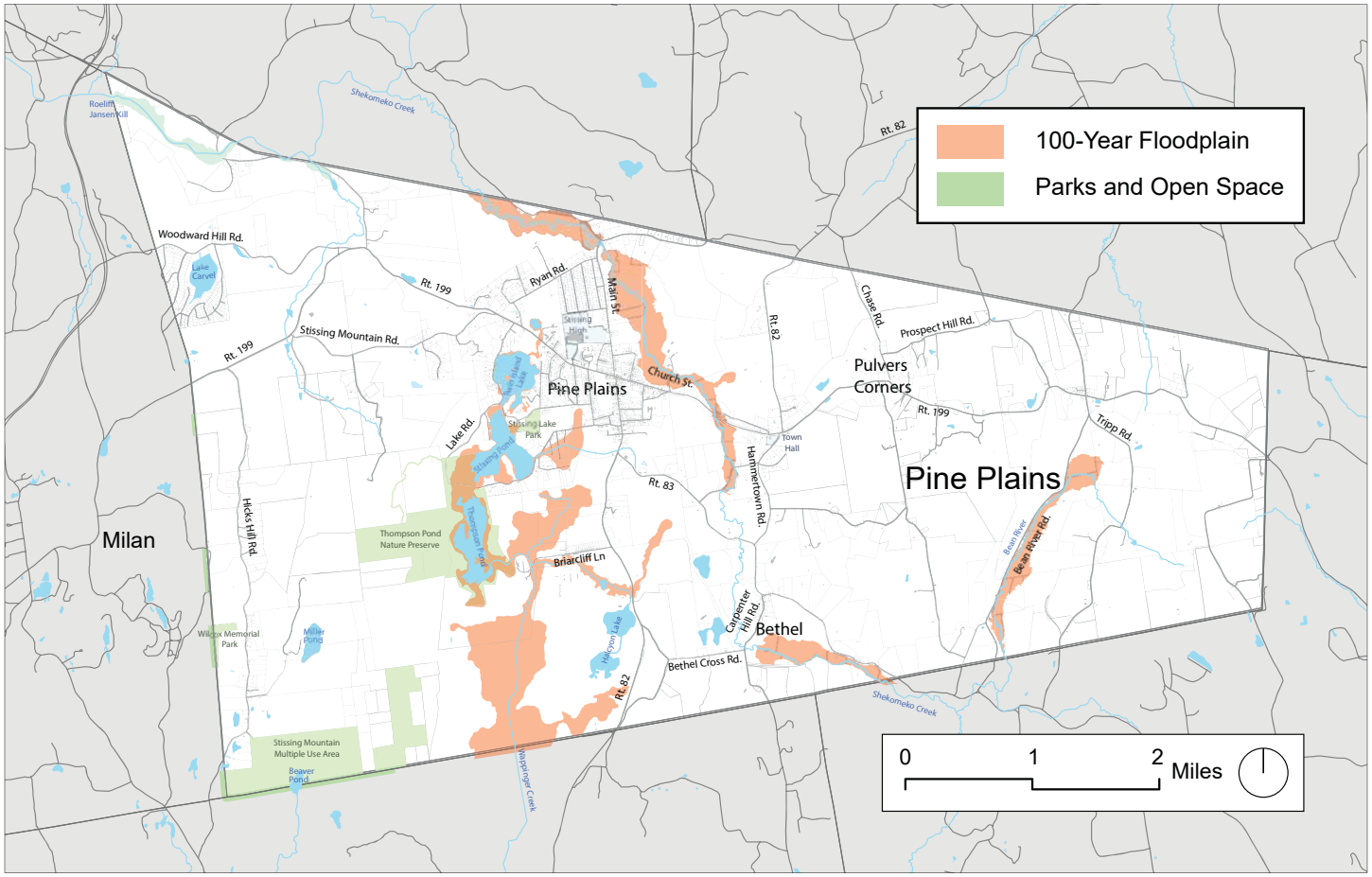
Unlike communities in western Dutchess County, Pine Plains is not located on the banks of the Hudson River. Surface water in the town is limited to streams, ponds, and wetlands, as shown on Figure 10. The four main streams that flow through the Town are the Roeliff-Jansen Kill, Shekomeko Creek, Wappinger 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 Twin Island Lake. 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.





Source: USFWS National Wetlands Inventory, FEMA

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Figure 10: Water Resources 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, lnphs.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.

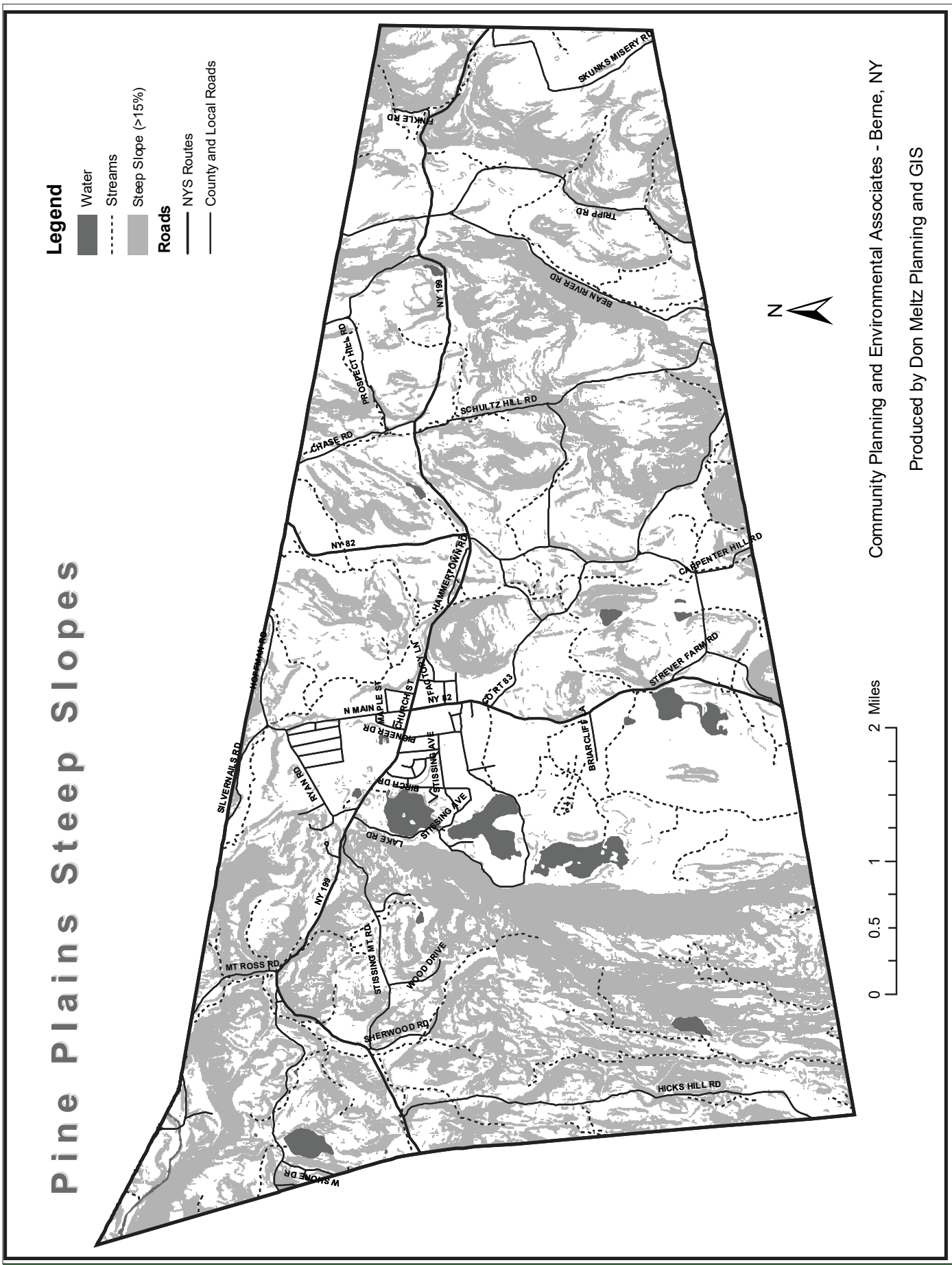

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Figure 11: Steep Slopes

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.

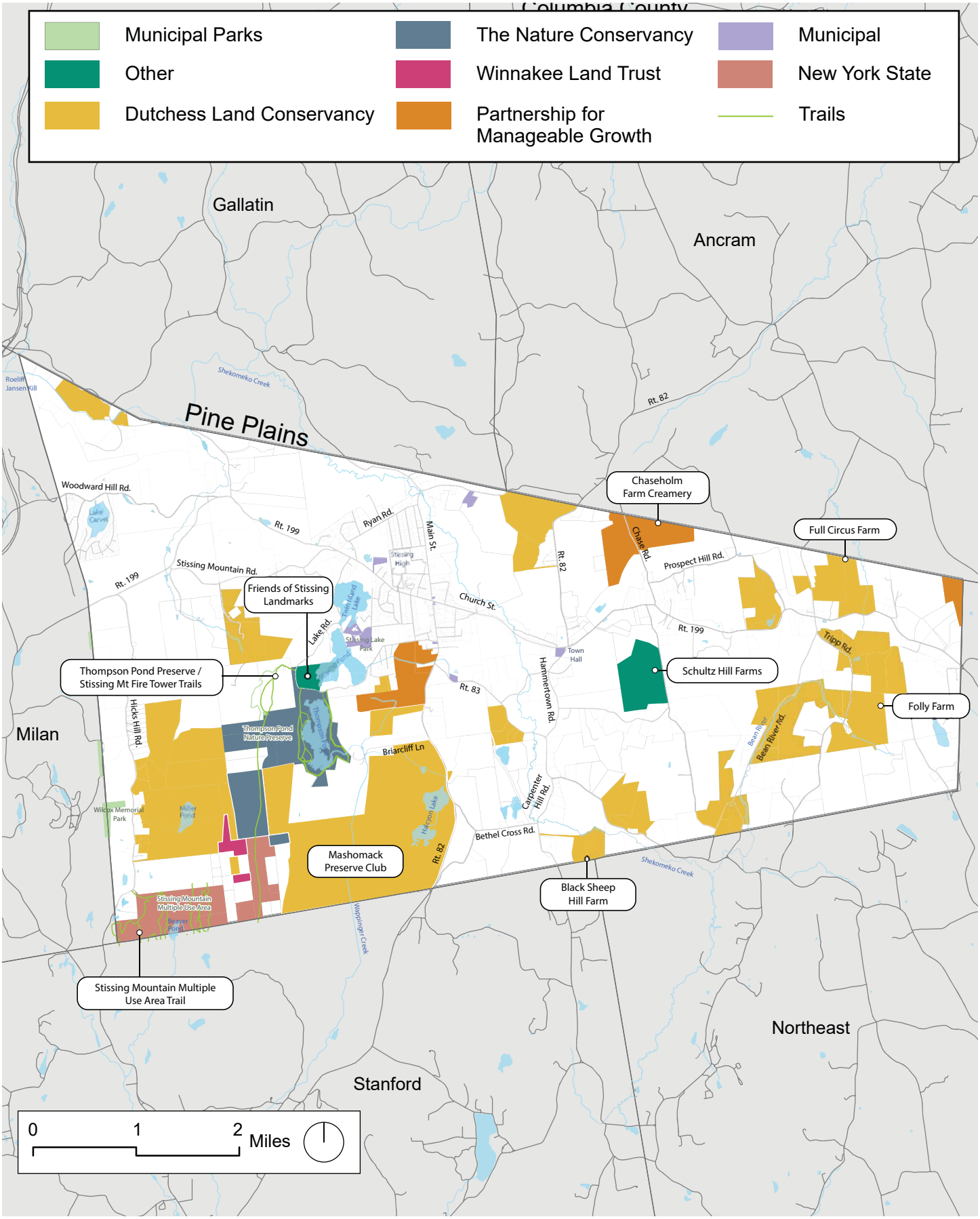
Protected Lands

Approximately 30 percent (5,895 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



Source: Dutchess County

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Figure 12: Conservation 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.

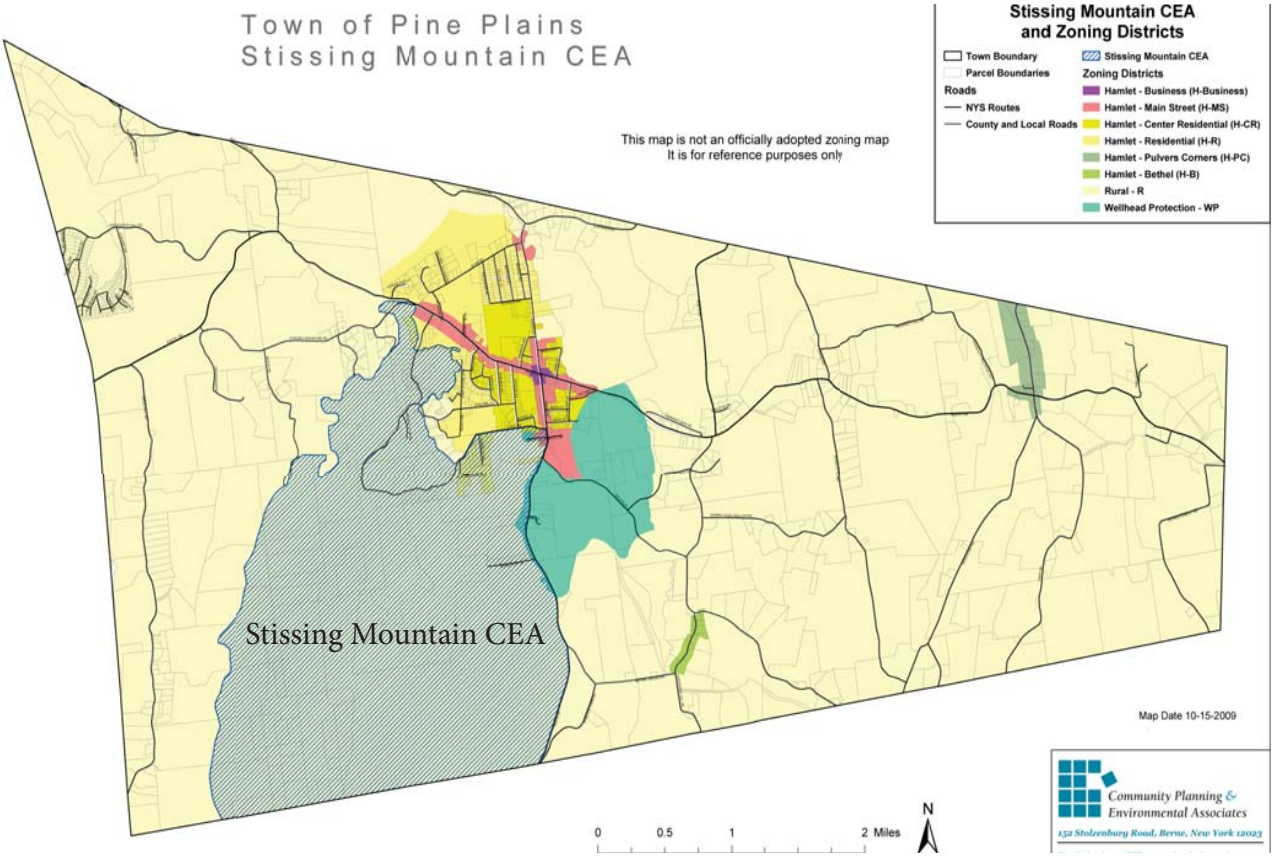
Significant Wildlife Habitats

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.

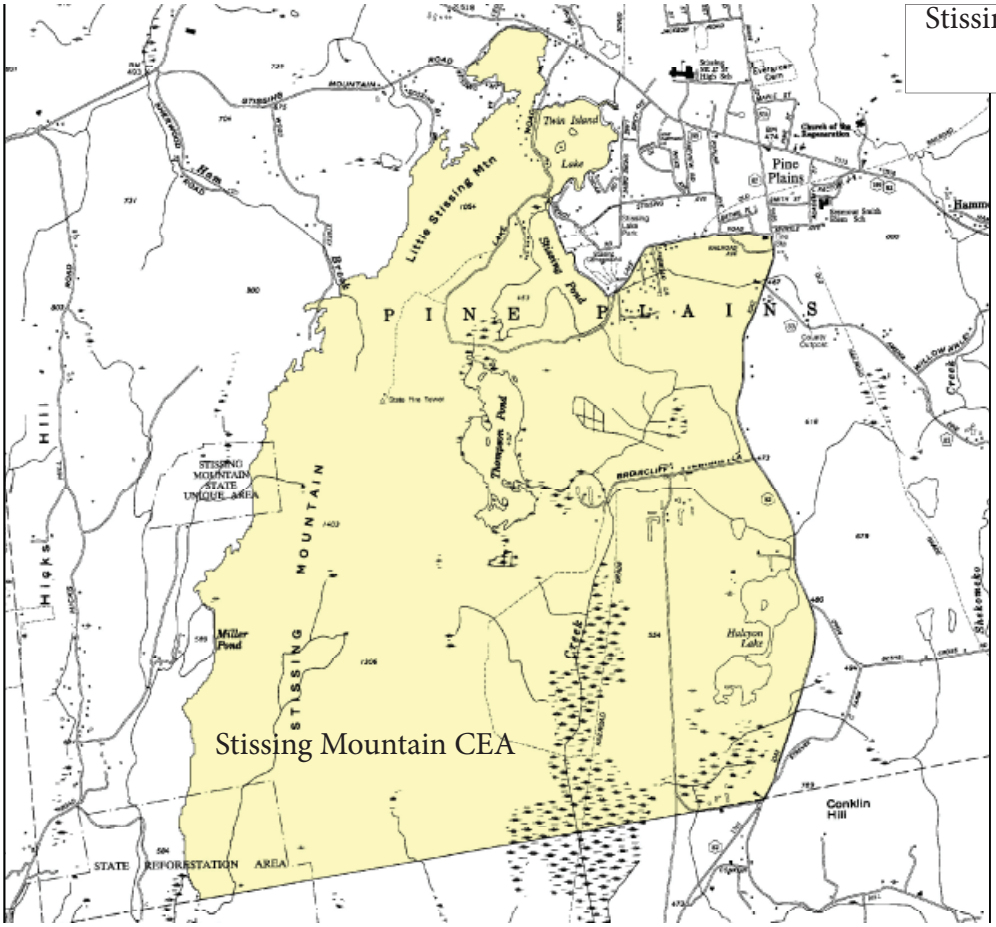
Climate Change

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.



Stissing Mountain CEA Designation Map



Source: New York State DEC

Figure 13: Stissing Mountain CEA Map

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. The Town should protect important community resources such as ridgelines, lakes, open spaces, prime agricultural soil, and nature areas while encouraging development in suitable areas such as the hamlets in order to maintain the character of the community.

Pine Plains may need to study the positive and negative impacts of conservation easements on the Town in order to determine the proper strategy for their use in the future.

Chapter 5. Demographics

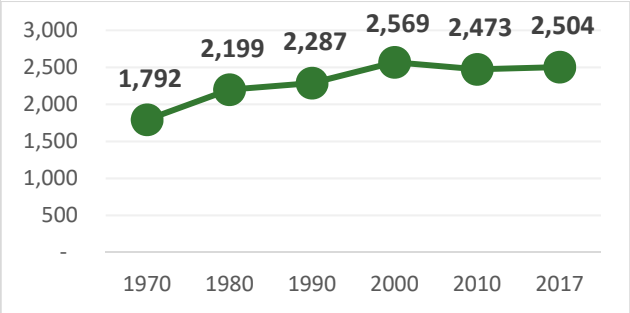
This section provides an analysis of the demographic characteristics of the residents of Pine Plains. Data used in this analysis comes from the United States Census Bureau and represents the most current and reliable data available. The surveys that were used are the 2017-2013 5-year American Community 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)

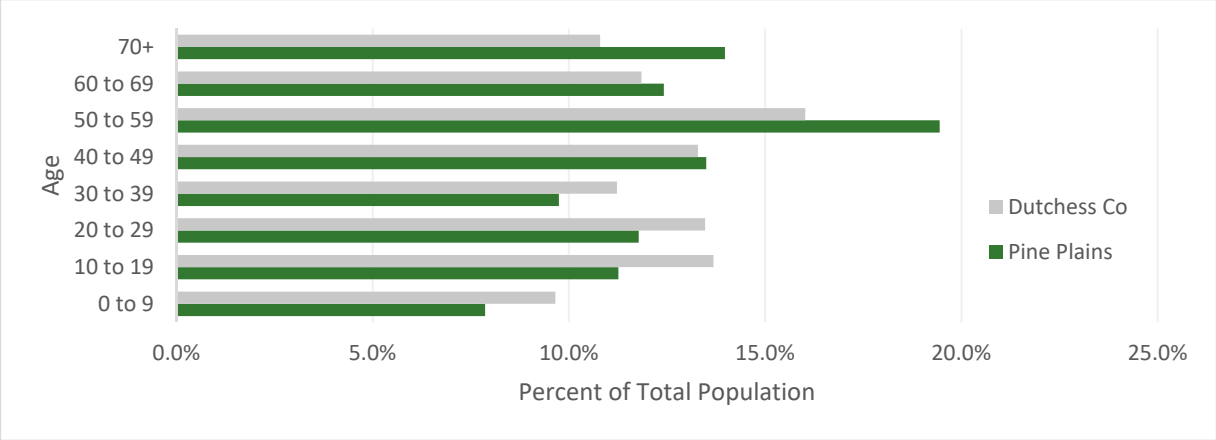
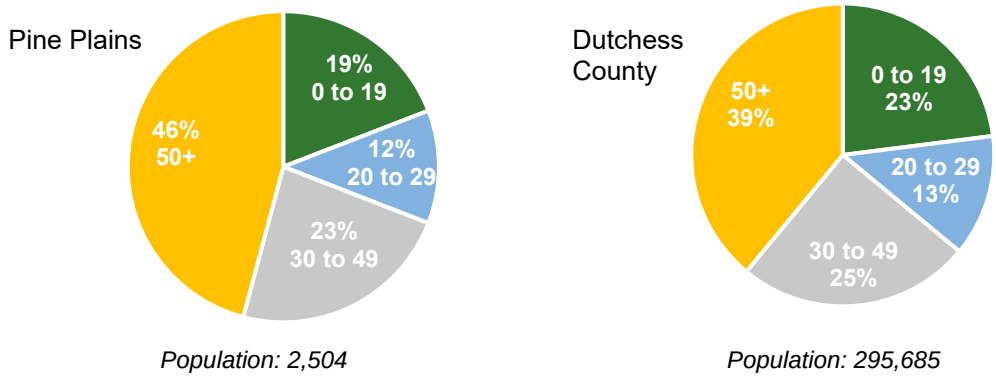


Chart 3: Age Distribution of Dutchess County and Pine Plains (2017)



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 Town[3]. 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		Pine Plains	Dutchess Co.
Race/Ethnicity	**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

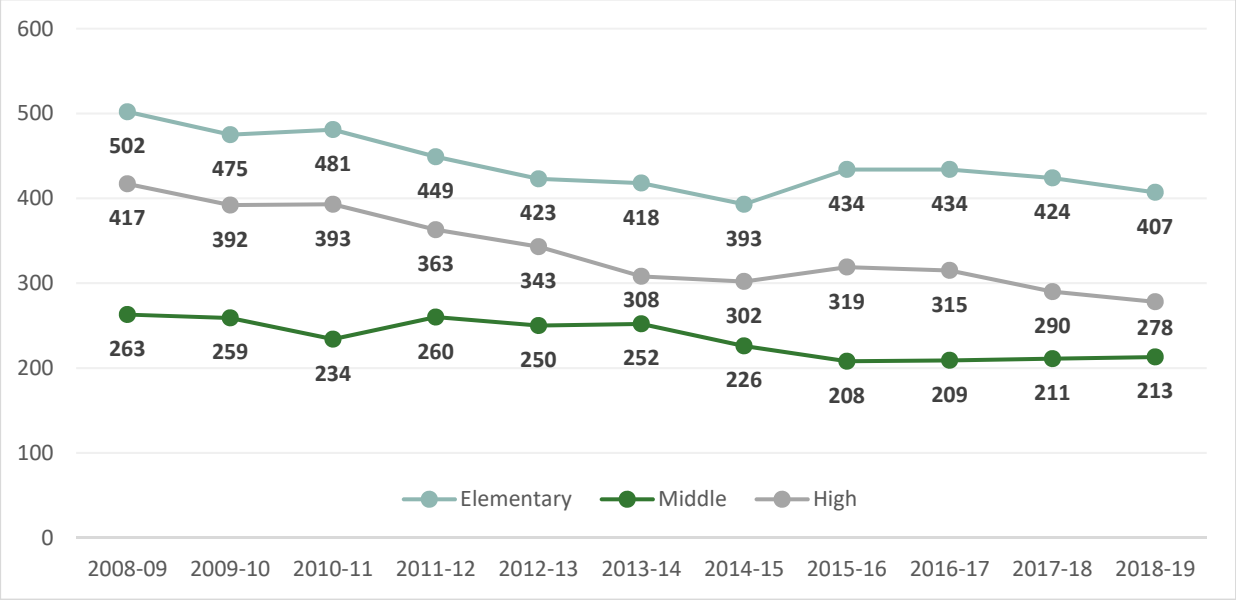


Table 5: 2008-09 to 2018-19 Pine Plains Central School District Enrollment. Source: NYS ED IRS

	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

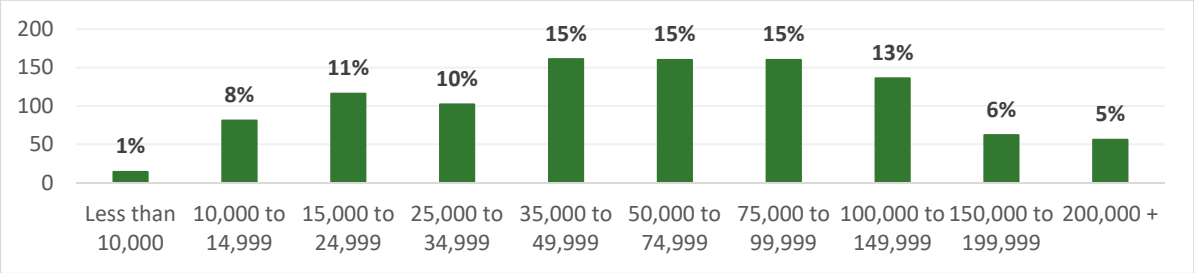
Average Household Size	2000	2010	2017	% Change 2017 - 2000
Pine Plains	2.6	2.44	2.37	-8.8%
Dutchess County	2.63	2.57	2.58	-1.9%

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 percent[4]. 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	2010[1]	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	2010[1]	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 Working in Pine Plains	704	100.0	Total Employed Living in Pine Plains	1,051	100.0

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. 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.

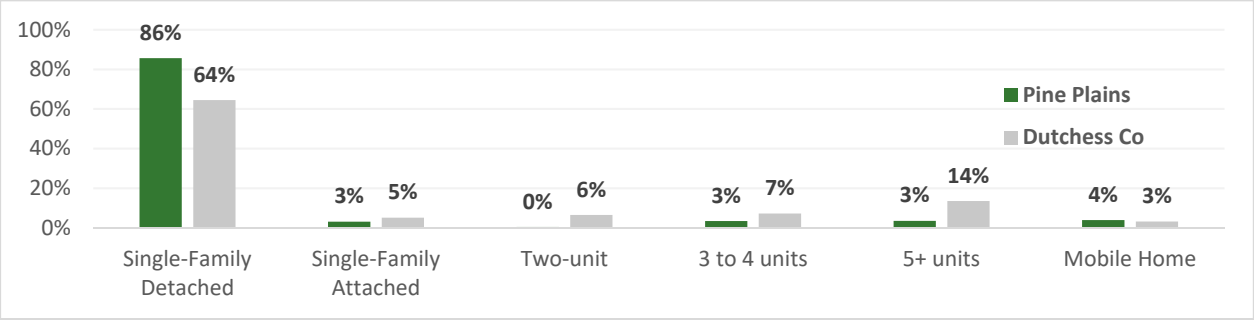
Income and economic trends are generally following what is going in Dutchess County; however, the median household income of Pine Plains is below Dutchess County's, and it decreased more since 2010 when adjusted for inflation. The percent of workers in Pine Plains who work from home reached 9.3 percent. 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-family 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.

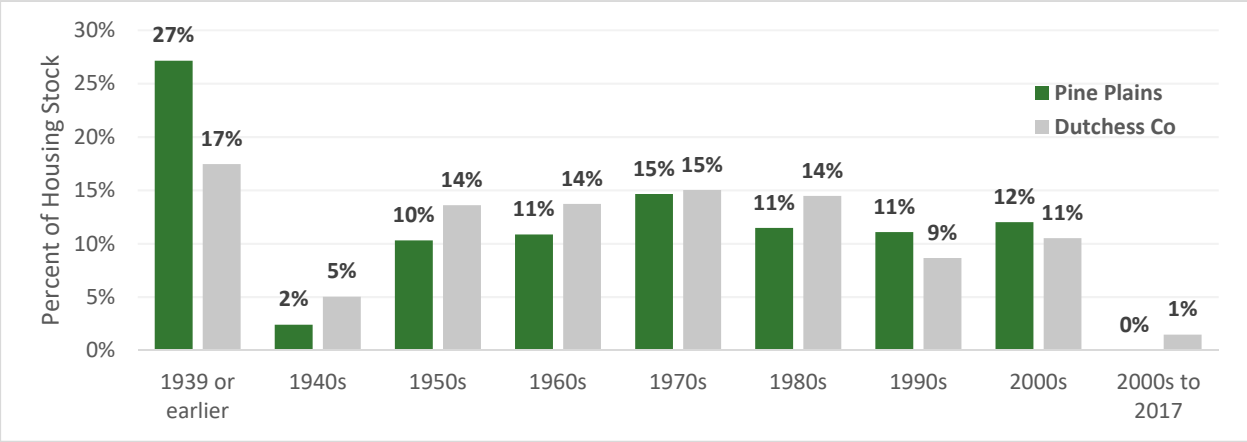
Chart 6: 2017 Housing Types



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 is 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

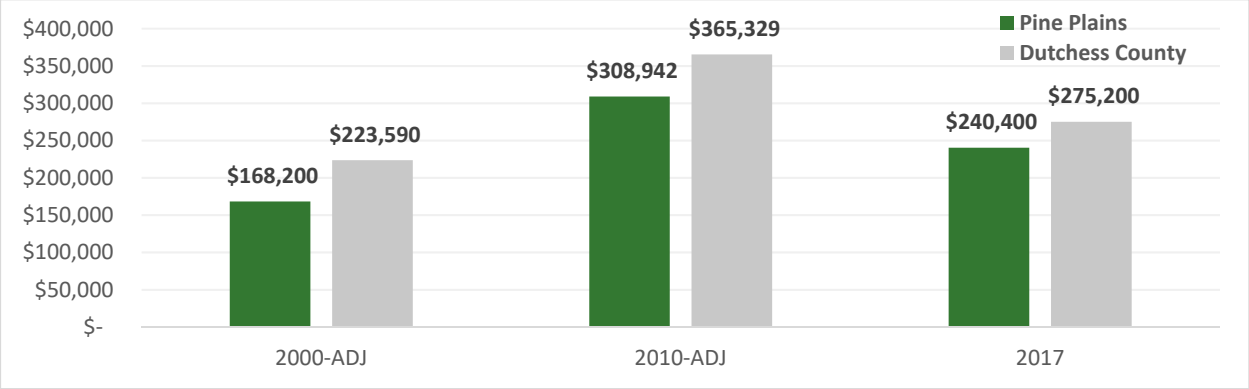
Table 17: Breakdown of Vacant Housing Units

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 values[5]. 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.

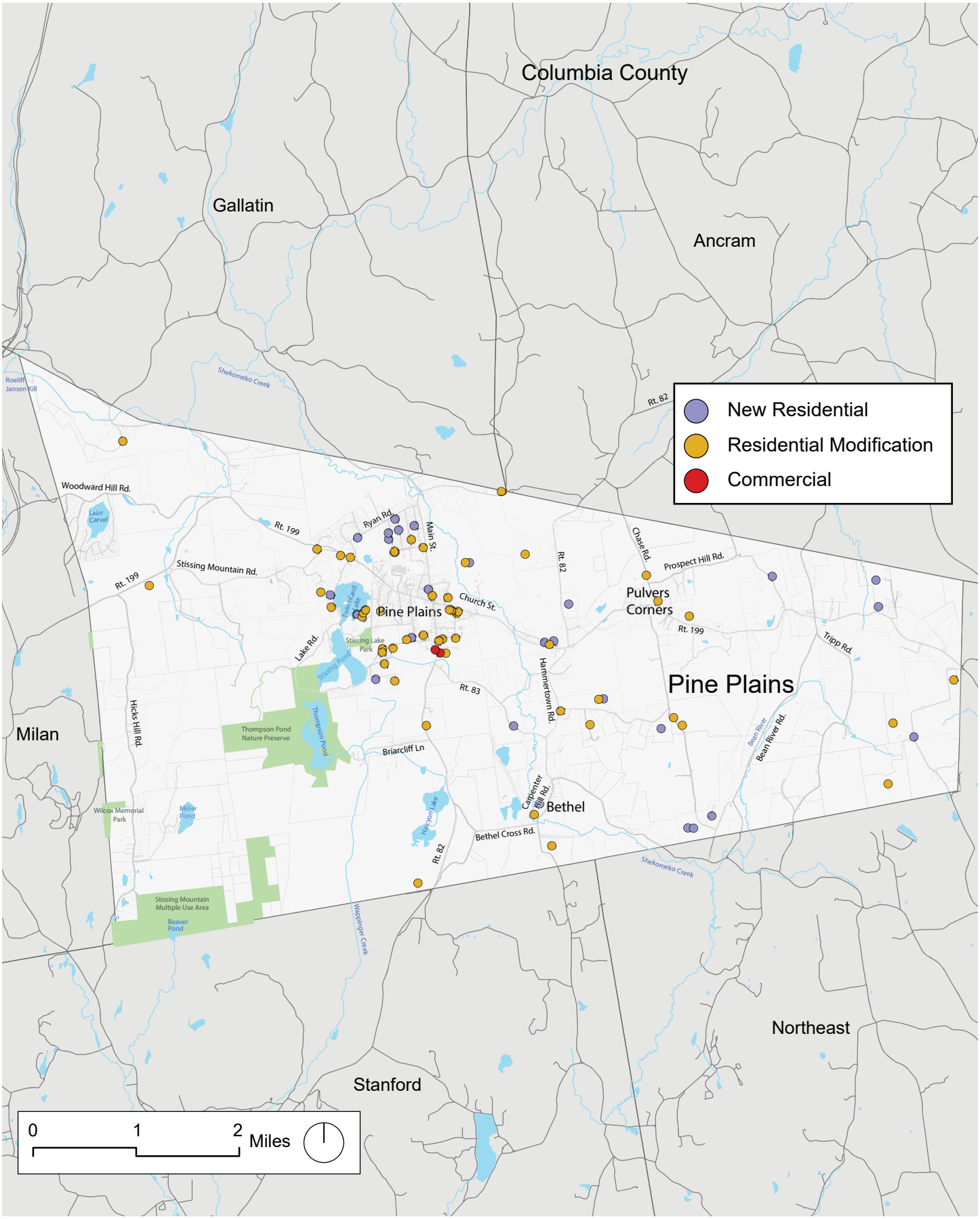
Chart 8: Inflation-Adjusted Median value of Owner-Occupied Homes. Note: 2010 values are from the 2010 ACS.



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.



Source: Town of Pine Plains, Google Maps

Town of Pine Plains
Comprehensive Plan Update

Figure 14: Building Permits 2008 to 2019

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.