

**TOWN OF PINE PLAINS PLANNING BOARD**

Pine Plains Town Hall  
3284 Route 199  
P.O. Box 955  
Pine Plains, NY 12567

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)**

- **NOTICE OF ADOPTION OF POSITIVE DECLARATION REQUIRING PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**
- **DETAILS OF PUBLIC SCOPING PROCEDURES FOR THE DEIS**

**DATE: June 23, 2021**

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

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

**Name of Action/Project:** Hudson Valley Project

**Name of Applicant:** 1133 Taconic, LLC

**SEQR Status:** Type I Action: Reduced thresholds apply based on location in relation to historic sites (Taconic State Parkway), publicly owned open space/recreation land (Lafayetteville and Roeliff Jansen Multiple Use areas), and certified Agricultural District (District 21):

- More than 12.5 residential units not to be connected to existing public/community water/sewer
- Non-residential activities involving alteration of 2.5 acres or more
- Parking for more than 125 vehicles
- Potentially, a facility with more than 25,000 SF GFA

**Description of Action and Location:**

The Hudson Valley Project is a proposed residential conservation subdivision in the northeastern area of Dutchess County New York. The site contains a total of 3,100 acres, with

2,655 acres in the Town of Pine Plains and 445 acres in the Town of Milan. 237 residential lots are proposed in the Town of Pine Plains and 51 residential lots are proposed in Milan. The residential development is considered a Conservation Subdivision in Pine Plains and a Cluster subdivision in Milan. The project site has frontage on both the north and south sides of NYS Route 199 and also has frontage along the east side of the Taconic State Parkway. Existing public roads pass through the project site north of Route 199, including Woodward Hill Road and Mt. Ross Road. All newly created roads within the project are proposed as private roads. Protected Open Space in the project exceeds the required 50% of total acreage in the Town of Pine Plains and 40% of the total acreage in the Town of Milan. A new wastewater treatment plant and a new water treatment plant will be located in Pine Plains. Lots less than 5 acres in size, and all accessory facilities north and west of Route 199 will be served by a community water system and a community wastewater collection and disposal system. Residential lots larger than 5 acres (generally located south of NYS Route 199 and east of Mount Ross Road, including those on the eastern portion of the site which are north of Route 199) will be served by individual wells and wastewater disposal systems. Please see enclosed EAF for more complete project description. Further information including full size drawings and application materials are available from the Contact Person below. Alternatives to be considered during the SEQR review include potential inclusion of a resort in the Town of Pine Plains in the vicinity of Lake Carvel on a lot to be created as part of the conservation subdivision (which would reduce the number of residential lots in Pine Plains) and various alternatives for ownership and operation of the Water System and Wastewater System in the Project. Other alternatives will be considered during Scoping for the DEIS. See below.

The proposed action includes the above described conservation/cluster subdivision applications, as well as all local, regional and state approvals necessary to authorize the development of the site in accordance with the proposed development plans, and authorize construction of the structures and accessory development activities thereon. The proposed action and development may also require various permits and approvals from the involved agencies listed herein.

**Location of Action:**

Town/Municipality:	Town of Pine Plains (2,655 acres) Town of Milan (455 acres)
County:	Dutchess
Street Address:	Site has frontage on the north and south sides of NYS Route 199; the north and south sides of Stissing Mountain Road; the eastern side of the Taconic State Parkway; the east and west side of Hicks Hill Road and the east and west sides of Sherwood Road. Existing public roads pass through the project site north of Route 199, including Ferris Lane/Woodward Hill Road and Mt. Ross Road (County Route 50).

**Size of Project Site:** 3,100 acres

**Potential Significant environmental impacts supporting this Positive Declaration:**

- Potential Impact on Land
- Potential Impact on Surface water
- Potential Impact on Groundwater
- Potential Impact on Flooding
- Potential Impact on Plants and Animals
- Potential Impact on Agricultural Resources (portions of project site within County Ag District 21)
- Potential Impact on Aesthetic Resources
- Potential Impact on Transportation
- Potential Impact on Historic and Archaeological Resources
- Potential Impact on Open Space and Recreation
- Potential Impact on Energy
- Potential Impact on Human Health
- Potential Impact on Consistency with Community Plans
- Potential Impact on Consistency with Community Character

**THIS POSITIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON JUNE 23, 2021**

**PUBLIC SCOPING PROCEDURES FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT:**

Scoping is the process that develops a written document (Scope) that outlines the topics and analyses of potential environmental impacts to be addressed in a Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of nonrelevant issues. Scoping, which is not limited to the analysis of potentially significant issues identified in the EAF, provides a project sponsor with a written outline of topics that must be considered and provides an opportunity for early participation by involved agencies and the public in the review of the proposal.

A Draft Scope of the proposed DEIS has been submitted by the Applicant and is being distributed electronically with this Notice to all Involved Agencies, and to the Interested Agencies and members of the public requesting same in writing, as listed below. The Draft Scope is also available on the Town of Pine Plains website: <https://www.pineplains-ny.gov>. Copies are also available by contacting the CONTACT PERSON identified below.

**Two public scoping sessions will be held:**

1. An in-person Scoping session will be held on Wednesday, July 21, 2021 at Stissing Mountain High School, 2829 Church Street, Pine Plains NY 12567, in the Auditorium. Beginning at 6:30 pm and continuing until 7:30 pm, attendees will have an opportunity to view maps and other graphics and materials about the proposed Project. The formal public

scoping session will begin at 7:30 pm.

2. An in-person Scoping session will be held on Saturday, July 31, 2021 at Stissing Mountain High School, 2829 Church Street, Pine Plains, NY 12567, in the Auditorium. Beginning at 9 am and continuing until 10 am, attendees will have an opportunity to view maps and other graphics and materials about the proposed Project. The formal public scoping session will begin at 10:00 am.

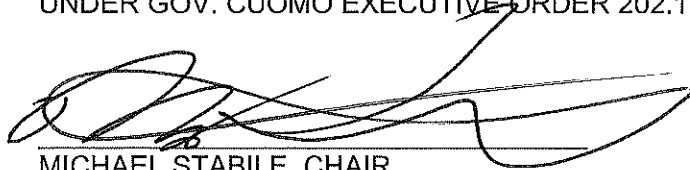
**In addition, written comments on the Draft Scope are invited.** Written comments will be accepted by the CONTACT PERSON identified below until August 10, 2021 at 4 pm. Written comments may be delivered by e-mail or by mail (addresses below).

All Involved Agencies are invited to inform the Lead Agency of each Agency's concerns, permit jurisdictions, and information needs to support such Agency's SEQR Findings, including, where applicable, any specific techniques or model to be used in studies and analysis for the EIS.

**For Further Information:**

**Contact Person:** Tricia Devine, Planning Board Secretary  
**Address:** Town of Pine Plains Planning Board  
Pine Plains Town Hall  
P.O. Box 955  
Pine Plains, NY 12567  
**Telephone:** (518) 398-8600, option 3  
**Email:** [planningboard@pineplains-ny.gov](mailto:planningboard@pineplains-ny.gov)

THIS NOTICE WAS AUTHORIZED AT A DULY CALLED SPECIAL MEETING OF THE PINE PLAINS PLANNING BOARD HELD ON JUNE 23, 2021, HELD BY VIDEOCONFERENCE UNDER GOV. CUOMO EXECUTIVE ORDER 202.1 AS EXTENDED/AMENDED.



MICHAEL STABILE, CHAIR  
Dated: June 23, 2021

**A copy of this Notice is being sent to:**

**INVOLVED AGENCIES:**

- Pine Plains Town Board - Supervisor@pineplains-ny.gov
- Milan Town Board - SupervisorSecretary@milan-ny.gov; townclerk@milan-ny.gov
- Pine Plains Planning Board - planningboard@pineplains-ny.gov
- Milan Planning Board - zoning@milan-ny.gov
- Pine Plains Zoning Board of Appeals - zba@pineplains-ny.gov; schase@pineplains-ny.gov
- Milan Zoning Board of Appeals - zoning@milan-ny.gov
- Dutchess County Department of Health - healthinfo@dutchessny.gov
- Dutchess County Water and Wastewater Authority - DCWWA@DutchessNY.gov
- New York State Department of Environmental Conservation - r3admin@dec.ny.gov; dep.r3@dec.ny.gov
- New York State Department of Health - dohweb@health.ny.gov
- US Army Corps of Engineers - Cen-an-pa@usace.army.mil; DLL-CENADO-PA@usace.army.mil
- US Fish and Wildlife Service - Carl\_Schwartz@fws.gov
- Pine Plains Building Inspector - buildinginspector@pineplains-ny.gov
- Milan Building Inspector - zoning@milan-ny.gov
- Pine Plains Highway Superintendent - highway@pineplains-ny.gov
- Milan Highway Superintendent - highway@milan-ny.gov
- Dutchess County Department of Public Works - DPWAdmin@DutchessNY.gov
- New York State Department of Transportation - PublicTransportation@dot.ny.gov

**INTERESTED AGENCIES:**

- Dutchess County Planning Department - plandev@dutchessny.gov  
85 Civic Center Plaza, Suite 107  
Poughkeepsie, NY 12601
- New York State Attorney General  
Poughkeepsie Regional Office  
Vinita Kamath: Assistant Attorney General In Charge  
vinita.kamath@ag.ny.gov;  
One Civic Center Plaza, Suite 401  
Poughkeepsie, NY 12601-3157
- Office of the Attorney General  
The Capitol  
Albany, NY 12224-0341  
NYAG.Pressoffice@ag.ny.gov
- NYS Office of Parks, Recreation, and Historic Preservation  
625 Broadway  
Albany, NY 12207

chelsea.towers@parks.ny.gov  
philip.perazio@parks.ny.gov

- NYS Office of Parks, Recreation, and Historic Preservation - janeen.martin@parks.ny.gov  
9 Old Post Rd., Taconic Region  
Staatsburg, NY 12580
- Pine Plains CAC, Jayelle Hoffman, Chair - cac@pineplains-ny.gov  
3284 Route 199, P.O. Box 955  
Pine Plains, NY 12567
- Dutchess County Farmland Protection Board <sup>1</sup> - DutchessAFPB@gmail.com  
2715 US-44  
Millbrook, NY 12545
- Dutchess County Soil & Water Conservation District - dutch@dutchessswcd.org  
2715 Rt 44, Suite 3  
Millbrook, NY 12545
- Friends of Stissing Mountain Landmarks - Fosl@stissingfiretower.org  
P.O. Box 37  
Pine Plains, NY 12567
- Scenic Hudson  
Attn: Jeff Anzevino - janzevino@scenichudson.org  
One Civic Center Plaza, Suite 200  
Poughkeepsie, NY 12601
- Pine Plains Central School District  
Attn: Superintendent of Schools, Dr. Martin Handler - m.handler@ppcsd.org  
2829 Church Street  
Pine Plains, NY 12567

**OTHER REQUIRED FILINGS: (Section 617.12 (b)(1))**

Lead Agency Office:  
Pine Plains Planning Board  
Pine Plains Town Hall

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<sup>1</sup> Copies of Positive Declaration, Notice of Scoping, and Draft Scope also being sent with Agricultural Data Statement to the Dutchess County Farmland Protection Board and the property owners receiving the Agricultural Data Statement. A copy of the Agricultural Data Statement is on file with the Lead Agency.

3284 Route 199  
Pine Plains, NY 12567

Supervisor Darrah Cloud  
Chief Executive Officer of T/Pine Plains  
Pine Plains Town Hall  
3284 Route 199  
Pine Plains, NY 12567

Supervisor Al Lo Brutto  
Chief Executive Officer of T/Milan  
Wilcox Memorial Hall  
20 Wilcox Circle  
Milan, NY 12571

1133 Taconic LLC, Applicant  
c/o The Durst Organization  
One Bryant Park  
New York, NY 10036

**TOWN CONSULTANTS:**

Town of Pine Plains:

BFJ Planning  
Planners  
Attn: Sarah Yackel and Frank Fish - s.yackel@bfjplanning.com; f.fish@bfjplanning.com  
115 Fifth Avenue  
New York, NY 10003

Raymond Jurkowski, P.E. - rjurkowski@CPLteam.com  
CPL  
26 IBM Road  
Poughkeepsie, NY 12601

Warren Replansky, Esq.- Warren@wreplanskylaw.com  
Attorney, Town of Pine Plains  
Law Offices of Warren S. Replansky, P.C.  
PO Box 838, 60 East Market Street  
Rhinebeck, NY 12572

Town of Milan:

Elizabeth Axelson - EAxelson@CPLteam.com  
Planner, Town of Milan  
CPL

26 IBM Road  
Poughkeepsie, NY 12601

KC Engineering and Land Surveying- NClark@kcepc.com  
Att'n: Nancy Clark PE  
15 Governor's Drive, Second Floor  
Newburgh, NY 12550-8337

Angela Maier-Lore. Esq. - lorelaw@live.com  
Attorney, Town of Milan  
17 St. John Street  
Red Hook, NY 12571

**Any Other Parties Requesting a Copy**

Copies may be requested through the Contact person above