TOWN OF PINE PLAINS
ZONING MAP CHANGES

Full Environmental Assessment Form Part 1

December 2021

BFJ Planning

Pine Plains Zoning Map Changes
Full Environmental Assessment Form Part 1

December 13, 2021

Prepared on behalf of:

Town of Pine Plains
3284 Route 199
Pine Plains, New York, 12567

Prepared by:

BFJ Planning
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New York, New York, 10003

Introduction

The Pine Plains Town Board seeks to adopt four sets of map changes within Pine Plains hamlet to address issues that have been identified since the zoning code was created in 2009. These map changes are the Proposed Action under the State Environmental Quality Review Act (SEQR). The Town of Pine Plains is located on the northern border of Dutchess County, in New York's Hudson Valley region (see Figure 1).

The proposed map changes include remapping a portion of the Hamlet-Residential (H-R) district to the Hamlet-Center Residential district (H-CR), slightly expanding the Hamlet-Business (H-BUS) district, creating a new Light Industrial (LI) district, and a small expansion of the H-MS district to portions of two parcels to better reflect their existing uses (see Figure 2).

The proposed map changes were first proposed by the Zoning Review Committee (ZRC) which first began meeting in March 2021. The ZRC consisted of two members of the Town Board, the Planning Board Chair, the Zoning Board of Appeals Chair, and members of the Pine Plains community. The purpose of the proposed map changes is to promote housing opportunities in Pine Plains hamlet, to help new and existing buildings and uses be in conformance with the zoning code, and to support the existing cluster of light industrial businesses that is located west of the hamlet center.

The proposed map changes were discussed by the ZRC along with zoning text changes. The zoning text changes were adopted by the Pine Plains Town Board on September 16, 2021. The proposed map changes were not mandated by the zoning text changes nor are they reliant on the zoning text changes. The zoning text changes were covered by a separate SEQR review.

Note that sections D and E of the Environmental Assessment Form Part 1 (EAF) have not been filled out because they relate only to a site specific action and not a rezoning. This EAF is limited to the proposed zoning map changes and the creation of a new Light Industrial (LI) zoning district by the Pine Plains Town Board.

Description of the Proposed Action

Residential District Remapping (H-R to H-CR)

The biggest zoning change in the Proposed Action is the remapping of parcels in the western portion of Pine Plains hamlet from H-R to H-CR (see Figure 2 for a comparison of the existing zoning map and the proposed zoning map). The H-R and H-CR districts are both single-family residential districts and have the same bulk and use regulations. The H-R district has a minimum lot size of 30,000 square feet and the H-CR district has a minimum lot size of 20,000 square feet.

The Town of Pine Plains is proposing to remap these parcels from H-R to H-CR to accommodate existing small lots and to promote housing opportunities within Pine Plains hamlet, and where residents could walk to the mix of uses in the hamlet center. The increase in residential density is moderate, but housing costs have been going up in Pine Plains and the region, and allowing for more housing can help ease some of that pressure.

The majority of parcels that are being remapped from H-R to H-CR are currently built-out with single-family homes and are not expected to be redeveloped. We have identified five 'soft sites' that are currently vacant and are at least 5 acres in size that could be developed. Two of the lots are located west of Woodside Street and north of Church Street/Route 199 behind the Highway Department building. The three other lots are located in the southern part of the hamlet, south of Stissing Avenue. Two are located between Stissing Avenue and Lake Road, and one is located at the end of Fabrello Lane. See Appendix A for the development projection

Hamlet-Business District Expansion

The proposed expansion of the H-BUS district includes remapping four parcels south of Church Street/Route 199 in the commercial core of Pine Plains hamlet. The parcels are currently within the Hamlet-Main Street (H-MS) mixed-use district and border the existing H-BUS boundary. The H-BUS boundary is being expanded by four parcels to the east; all on the south side of Church Street/Route 199 (see Figure 2).

The purpose of expanding the H-BUS district is that it has lower required setbacks in the front and side yards than the H-MS district. Many of the lots in the hamlet center are undersized, and this zoning district would make it easier to use the newly rezoned buildings for commercial uses or redevelop the lots with new mixed-use buildings and brings existing buildings more into conformance with the zoning bulk regulations. The H-BUS is also different from the H-MS district in that it does not allow residential uses unless they are within a mixed-use building or an accessory dwelling unit.

New Light Industrial District

The Pine Plains zoning code does not currently have an industrial, light industrial, or manufacturing zoning district. The Town Board is proposing to create a new Light Industrial (LI) district to support the existing cluster of light industrial businesses located west of the hamlet center along Church Street/Route 199. These businesses include automobile repair and fabrication, a slaughterhouse, tractor and farm equipment repair and sales, agricultural operations, a propane gas company, and trucking and storage.

Most of the parcels that would be in the proposed light industrial district are currently within the H-MS district. The proposed LI district has very similar use and bulk regulations to the H-MS district, however, the LI district only permits residential uses as part of mixed-use buildings, and permits manufacturing, outdoor commercial recreation, research/lab facilities, and veterinary hospital uses, which the H-MS district prohibits. The LI district would also have slightly larger minimum side and rear-yard requirements than the H-MS district. The proposed bulk and use regulations for the LI district are shown on Figures 3 through 8.

Small Expansion of H-MS District

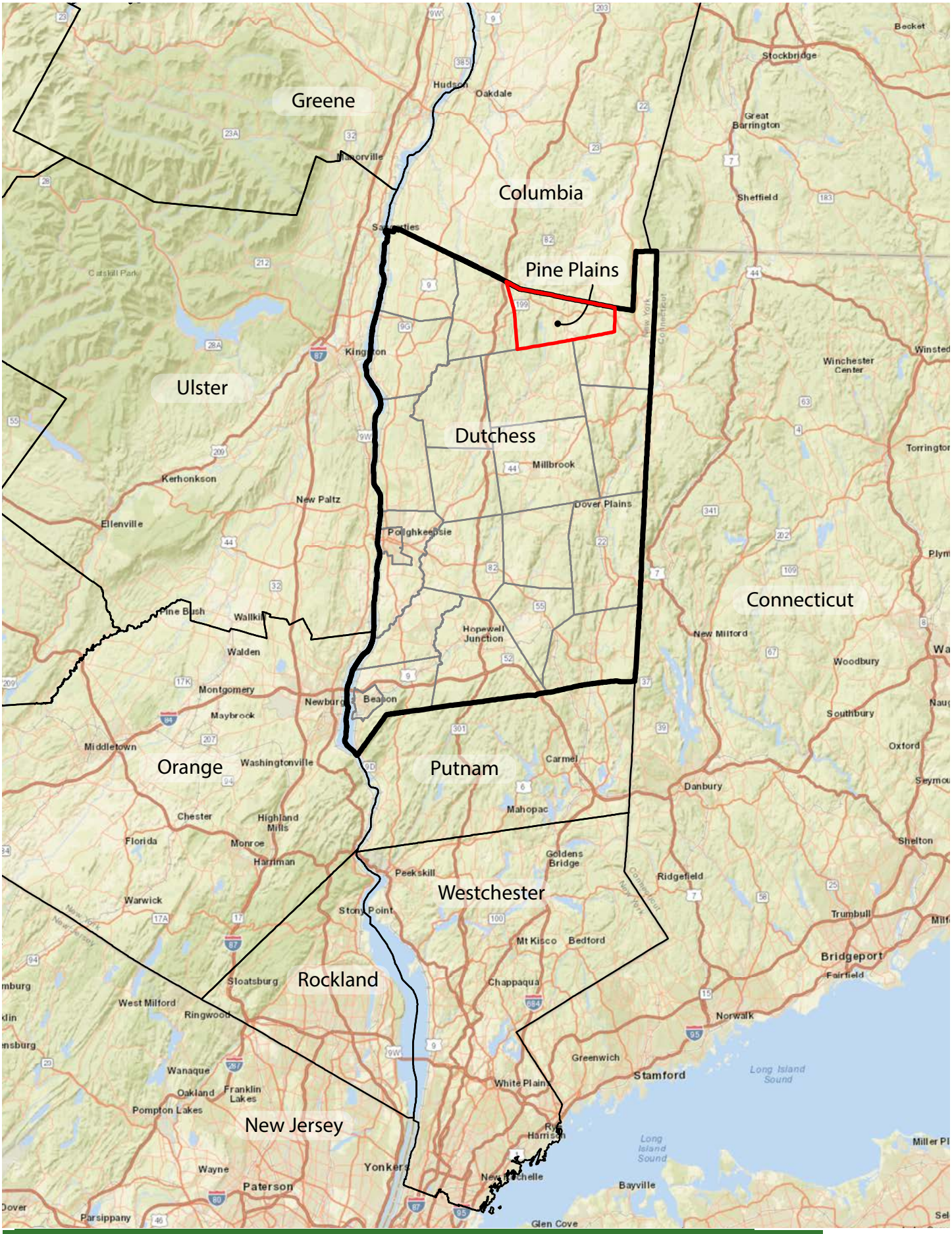
The zoning map changes also include two small expansions of the H-MS district with the purpose of making the uses on two parcels in more conformance with the zoning code. Both changes are to parcels in the southern portion of Pine Plains hamlet, and the H-MS district borders both parcels.

This remapping affects two parcels: the Berlinghoff Electric parcel at 40 Myrtle Avenue, south of Seymour Smith Elementary School, and the Lia's Mountain View parcel, on the west side of S. Main Street/Route 82. The Berlinghoff Electric parcel is currently split-zoned between H-CR and the Wellhead Protection district; the proposed remapping would only apply to the portion of the parcel that is zoned H-CR. The

existing use is not permitted in an H-CR district, but would be permitted in the H-MS district by special permit. Similarly, Lia's Mountain View is a restaurant that is not permitted in the H-R district but would be permitted in the H-MS district by special permit. The rezoning only affects the portion of the parcel that is reasonably used by the existing restaurant.

Other Considerations

The Pine Plains zoning code is not the only entity that regulates development in the Town. Pine Plains does not have a sewer system, and Dutchess County must approve septic systems that treat waste created by development. Pine Plains hamlet is known to have favorable soil conditions for septic, but generally, a lot must be at least 20,000 square feet to support a single-family home and an on-site septic system. The Pine Plains zoning code supports this consensus as the smallest minimum lot size in all districts is 20,000 square feet. The code does permit minimum lot sizes of 15,000 square feet if they are served by a sewer system. The Town of Pine Plains completed a sewer feasibility study in early 2021 that identified a potential sewer that could serve the commercial business in the hamlet center, generally aligning with the boundary of the H-BUS district including the proposed expansion. A sewer system could potentially support additional commercial and residential density. If such a system were ever formally proposed for bonding, it would need its own separate SEQR review.


Greene
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Westchester
Rockland
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Great Barrington
Sheffield
Catskill Park
Kingston
Winchester Center
Millbrook
Kerhonkson
New Paltz
Dover Plains
Poughkeepsie
Ellenville
Pine Bush
Wallkill
Walden
Hopewell Junction
New Milford
Woodbury
Montgomery
Newburgh
Beacon
Maybrook
Middletown
Washingtonville
Carmel
Mahopac
Danbury
Southbury
Oxford
Chester
Highland Mills
Florida
Monroe
Harriman
Goldens Bridge
Peekskill
Ridgefield
Shelton
Warwick
Stony Point
Trumbull
Mt Kisco
Bedford
Bridgeport
Fairfield
Sloatsburg
Chappaqua
West Milford
Ringwood
Norwalk
Greenwich
Stamford
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Pompton Lakes
White Plains
Long Island Sound
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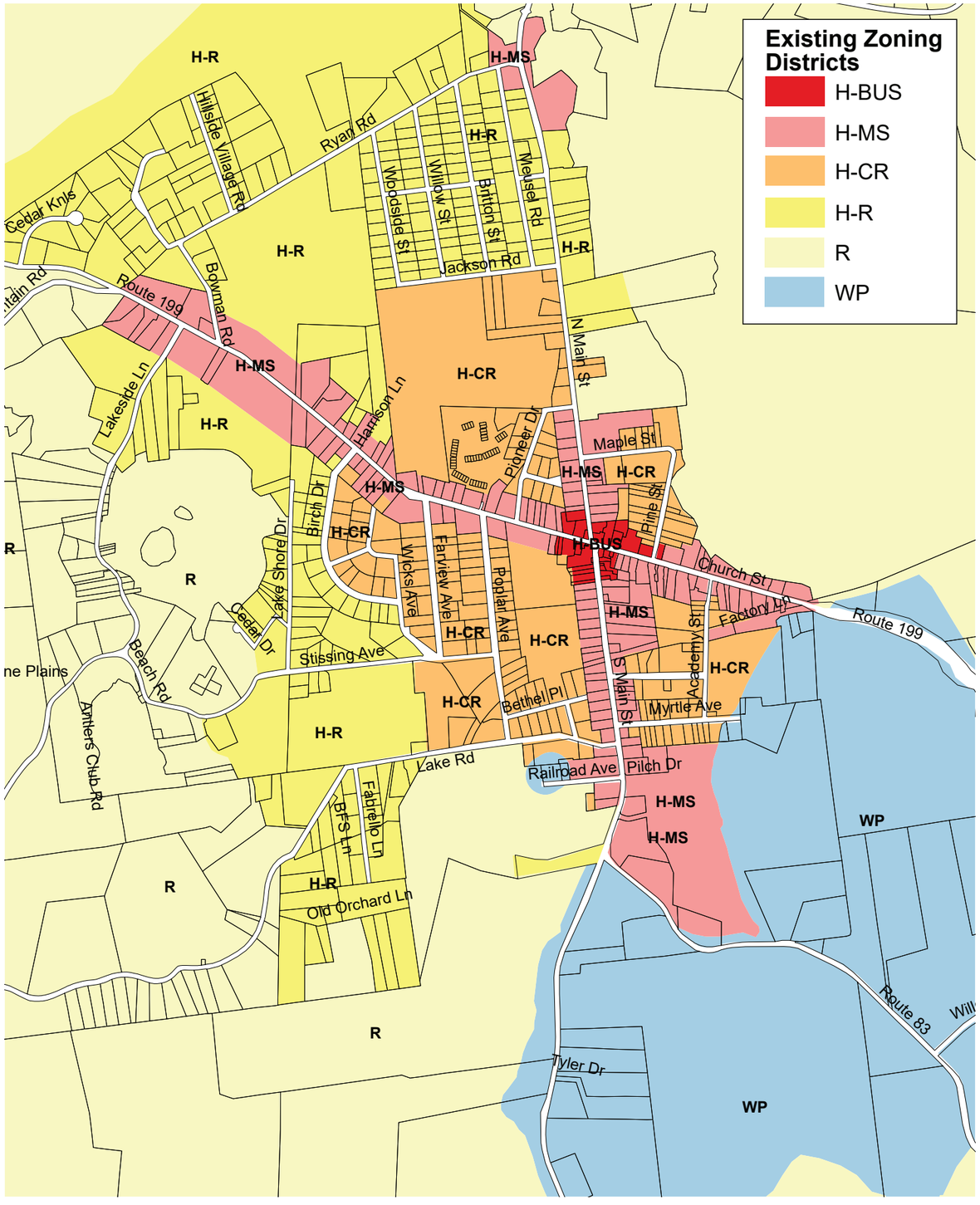
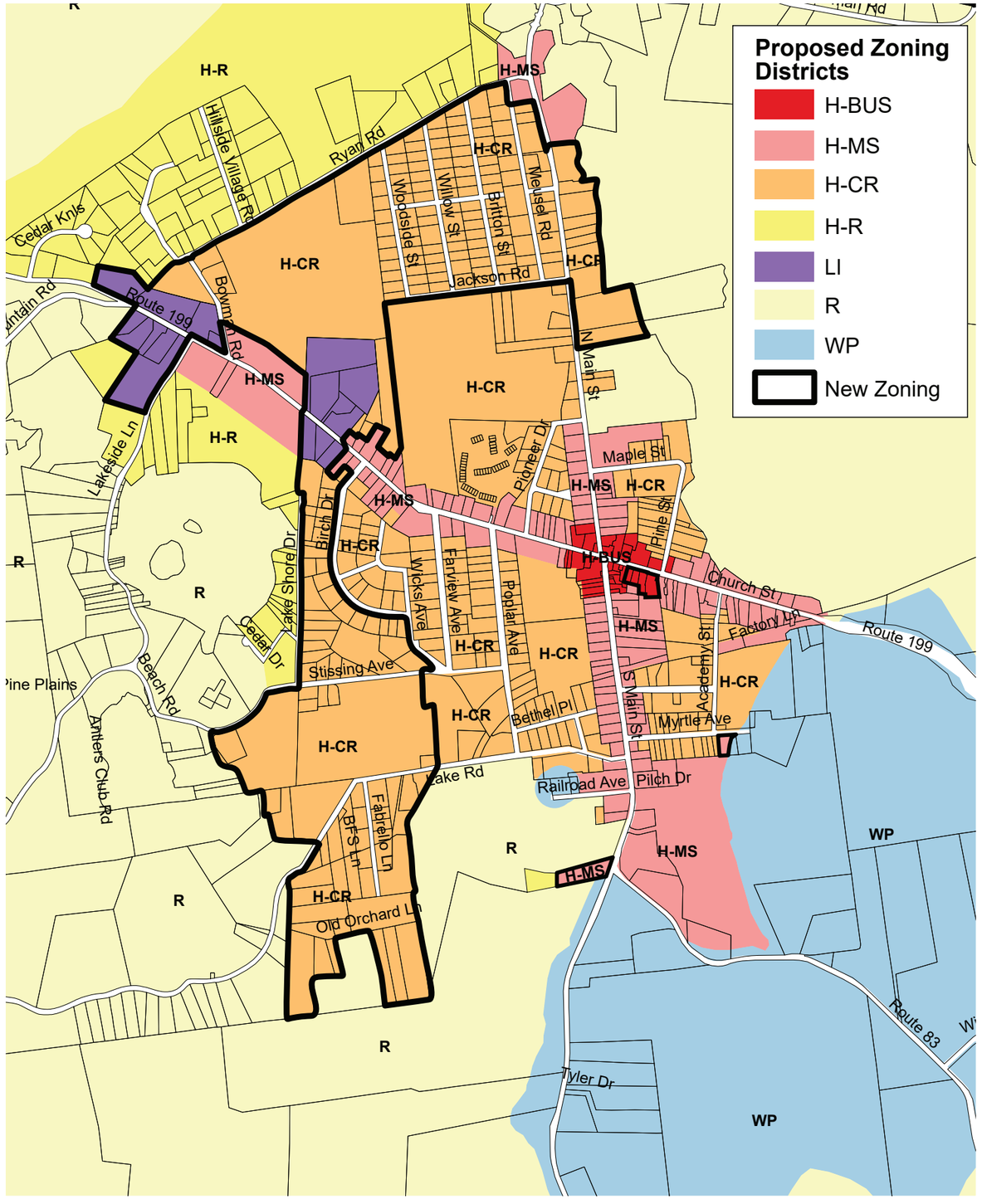


Existing Zoning map



Proposed Zoning map

Figure 2. Existing and Proposed Zoning Maps

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**	**LI**
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	20,000 sf
		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	15,000 sf
	Non-residential	No central sewer	20,000 sf	20,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac	20,000 sf
		With central sewer	15,000 sf	15,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac	15,000 sf
Lot Width, Minimum (feet)			50	50	50	50	50	50	200	200	50
Lot Depth, Minimum (feet)			100	100	100	100	100	100	100	100	100
Front Yard, Minimum (feet)			10[2]	10	15	15	15	15	75	75	10
Front Yard, Maximum (feet)			10[2]	25[6]	25[6]	50	50	50	n/a	n/a	25[6]
Side Yard, Minimum (feet)			5[3]	8	8	15	20	20	50	50	10
Side Yard, Both (feet)			10	20	20	30	40	40	100	100	25
Rear Yard, Minimum (feet)			20	20	20	25	40	40	75	75	40
Building Height, Maximum (feet)			35[4]	35	35	35	35	35	35	35	35
Lot Coverage, Maximum (%)			75	50	35	30	30	30	30	15	50
n/a = not applicable		ac = acres		sf = square feet							

Note: This table has been updated to reflect the zoning text changes that were adopted by the Pine Plains Town Board on September 16, 2021.

DRAFT: October 2021

09 - 01 - 2016

NOTES:

Note 1: For residential lots within a conservation subdivision, the minimum bulk regulations shall be determined as per § 275-31.

Note 2: For nonresidential uses in the H-BUS District, the maximum front yard is zero feet. The maximum front yard may be increased to 10 feet where the front yard is designed and maintained as a garden, courtyard, or outdoor seating or dining area. Entries may be recessed up to five feet.

Note 3: For a nonresidential use or mixed use, the required side yard may be decreased to zero feet where a building on one lot is attached to a building on an adjacent lot. The maximum side yard shall be 22 feet.

Note 4: The maximum first-floor elevation of the first floor of a building in the H-BUS District shall be no higher than two feet above the sidewalk grade.

Note 5: Bulk requirements for the NND Zone are established by the Town Board in accordance with § 275-28 of this Zoning Law.

Note 6: This can be modified by the Building Department if an examination of surrounding properties indicates that there is an already established front yard setback that is different than this maximum.

Note: This page includes text changes taht were adopted by the Pine Plains Town Board on September 16, 2021.

275 Attachment 1

Town of Pine Plains

Table A
Schedule of Use Regulations
[Amended 5-21-2015 by L.L. No. 3-2015]

Key to Symbols.
P = Denotes a use permitted as a matter of right; Planning Board approval is not required.
SU = Denotes a use that is allowed by special use permit approval by the Planning Board. Except as otherwise set forth in this Zoning Law, a special use shall require site plan approval by the Planning Board.
SP = Denotes a use permitted as a matter of right and requiring site plan approval by the Planning Board.
X = Denotes that a use is prohibited.

Use	Zoning District								
	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Residential Uses									
Dwelling, mixed-use building (§ 275-56A)	SU	SU	SU	SU	SU	SU	SU	X	SU
Dwelling, manufactured home (§ 275-21B)	X	SP	SP	SP	SP	SP	SP	SP	X
Dwelling, multiple-family (§ 275-56B)	X	SU	SU	SU	SU	SU	SU[1]	X	X
Dwelling, senior citizen (§ 275-56B)	X	SU	SU	SU	SU	SU	SU	X	X
Dwelling, single-family attached (§ 275-56C)	X	SU	SU	SU	SU	SU	SU[1]	X	X
Dwelling, single-family detached	X	P	P	P	P	P	P	P	X
Dwelling, single family semi-detached (§ 275-56C)	X	SU	SU	SU	SU	SU	SU[1]	X	X
Dwelling, two-family	X	P	P	P	P	P	P	SP	X
Dwelling, two-family conversion (§ 275-21C)	X	SP	SP	SP	SP	SP	SP	SP	X
Uses Accessory to Residential Uses									
Customary accessory use	P	P	P	P	P	P	P	P	P
Dwelling, accessory (§ 275-56D)	SU	SU	SU	SU	SU	SU	SU	SU	X
Dwelling, elder cottage (§ 275-56E)	SU	SU	SU	SU	SU	SU	SU	SU	X
Dwelling, caretaker or guest cottage (§ 275-56D)	X	X	X	X	X	X	SP/ SU[2]	SP/ SU[2]	X

Draft Use Schedule
4/9/2021
09 - 01 - 2016

Use	Zoning District								
	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Home occupation, minor	P	P	P	P	P	P	P	P	P
Home occupation, major (§ 275-56F)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Swimming pool (§ 275-19F)	P	P	P	P	P	P	P	P	P
Nonresidential Uses									
Agricultural operations	X	X	X	X	P	P	P	P	P
Airstrip (§ 275-56G)	X	X	X	X	X	X	SU	X	X
Automotive repair (§ 275-56H)	X	SU	X	X	X	X	SU	X	SU
Automotive sales (§ 275-56I)	X	SU	X	X	X	X	X	X	SU
Automotive service station (§ 275-56J)	X	SU	X	X	X	X	X	X	SU
Bank	SP	SP	X	X	SP	SP	X	X	X
Bank, with drive-through (§ 275-56K)	X	SU	X	X	X	X	X	X	X
Bed-and-breakfast (§ 275-56L)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Camp, day (§ 275-56M)	X	X	X	X	X	X	SU	SU	X
Camp, seasonal (§ 275-56M)	X	X	X	X	X	X	SU	SU	X
Car wash (§ 275-56N)	X	SU	X	X	X	X	X	X	SU
Cemetery (§ 275-56O)	X	X	X	X	X	X	SU	X	X
Commercial logging (§ 275-56P)	X	X	X	X	X	X	SU	SU	X
Communications facility/personal wireless service facility or tower (§ 275-56Q)	X	X	X	X	X	X	SU	SU	X
Convenience store associated with automotive service station (§ 275-56R)	X	SU	X	X	X	X	X	X	SU
Craft workshop	SP	SP	SP	SP	SP	SP	SP	SP	SP
Day-care center (§ 275-56S)	SU	SU	X	X	SU	SU	SU	X	X
Educational facility (§ 275-56T)	SU	SU	X	X	SU	SU	SU	X	SU
Equipment storage (§ 275-56U)	X	SU	X	X	X	X	SU	X	SU
Farm market (§ 275-56V)	SP	SP	X	X	SP	SP	SP	SP	SP
Farmers' market	P	P	X	X	P	P	P	SP	P
Farm stand	P	P	P	P	P	P	P	P	P

Draft Use Schedule
4/9/2021

Use	Zoning District								
	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Funeral home	SP	SP	X	X	X	X	SP	X	SP
Golf course (§ 275-56W)	X	X	X	X	X	X	SU	X	X
Heliport	X	X	X	X	X	X	X	X	X
In-patient health care facility (§ 275-56X)	X	SU	X	X	X	X	SU	X	SU
Kennel (§ 275-56Y)	X	X	X	X	X	X	SU	X	X
Laundromat	SP	SP	X	X	X	X	X	X	SP
Lodging (§ 275-56Z)	SU	SU	X	X	SU	SU	X	X	SU
Manufacturing (§ 275-56AA)	X	X	X	X	X	X	SU	X	SU
Membership club	SP	SP	X	X	SP	SP	SP	SP	SP
Membership club, multiple-use social and recreation (275-56BB)	X	X	X	X	X	X	SU	X	X
Mining	Refer to § 275-27 of this Zoning Law								
Municipal support	X	SP	X	X	X	X	SP	SP	SP
Office (§ 275-56CC)	SP	SP	X	X	X	X	SU	SU	SP
Office, medical	SP	SP	X	X	SP	SP	X	X	SP
Performing arts/cultural uses	SP	SP	X	X	X	X	X	X	SP
Public utilities (§ 275-56DD)	SU	SU	SU	SU	SU	SU	SU	SU	SU
Recreation, commercial indoor (§ 275-56EE)	SU	SU	X	X	X	X	SU	X	SU
Recreation, commercial outdoor (§ 275-56EE)	X	X	X	X	X	X	SU	X	SU
Religious institution	SP	SP	SP	SP	SP	SP	SP	SP	SP
Research/Laboratory facility (§ 275-56FF)	X	X	X	X	X	X	SU	X	SU
Resort (§ 275-56GG)	X	X	X	X	X	X	SU	X	X
Restaurant (§ 275-56HH)	SP	SP	X	X	X	X	SU	X	SP
Retail use	SP	SP	X	X	SP	SP	X	X	SP
Riding stable or academy (§ 275-56II)	X	X	X	X	X	X	SP	SP	X
Self-storage facility (§ 275-56JJ)	X	SU	X	X	X	X	SU	X	SU
Service business, with no customers on site (§ 275-56KK)	SP	SP	X	X	X	X	SU	SU	SP
Service business, with customers on site (§ 275-56KK)	SP	SP	X	X	SP	SP	SU	X	SP
Shooting preserve (§ 275-56LL)	X	X	X	X	X	X	SU	SU	X

Draft Use Schedule
4/9/2021

Use	Zoning District								
	H-BUS	H-MS	H-CR	H-R	H-B	H-PC	R	WP	LI
Veterinary hospital (§ 275-56Y)	X	X	X	X	X	X	SU	SU	SU
Warehouse (§ 275-56MM)	X	SU	X	X	X	X	SU	X	SU
Zoo (§ 275-56NN)	X	X	X	X	X	X	SU	SU	X
Uses Accessory to Nonresidential Uses									
Customary accessory uses	P	P	P	P	P	P	P	P	P

NOTES:

(1) Conservation subdivision only

(2) More than one accessory, guest or caretaker cottage or combination thereof on an individual lot may require a special use permit as provided in § 275-56D.

(3) Uses in the AG-O District shall be regulated in accordance with the use regulations applicable to the underlying base zoning district and § 275-26 of the Zoning Law.

(4) Uses in the M-O Districts shall be regulated in accordance with the use regulations applicable to the underlying base zoning district and in accordance with § 275-27 of the Zoning Law.

(5) Permitted uses of the NND District are established by the Town Board in accordance with § 275-28 of the Zoning Law.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pine Plains Zoning Map Changes		
Project Location (describe, and attach a general location map): Town of Pine Plains, Dutchess County, New York (See Figure 1)		
Brief Description of Proposed Action (include purpose or need): The Proposed Action includes four sets of zoning map changes to the Pine Plains Zoning Map. The proposed map changes include remapping a portion of the Hamlet-Residential (H-R) district to the Hamlet-Center Residential district (H-CR), slightly expanding the Hamlet-Business (H-BUS) district, creating a new Light Industrial district, and slightly expanding the H-MS district to portions of two parcels to better reflect their existing uses. The purpose of the proposed map changes is to promote housing opportunities in Pine Plains hamlet, promote mixed-use buildings in the hamlet center, to help existing buildings and uses be in conformance with the zoning code, and to support the existing cluster of light industrial businesses that are located in the western portion of the hamlet center. The proposed map changes were discussed by the ZRC along with zoning text changes. The zoning text changes were adopted by the Pine Plains Town Board on September 16, 2021. The proposed map changes were not mandated by the zoning text changes nor are they reliant on the zoning text changes. The zoning text changes were covered by a separate SEQR review.		
Name of Applicant/Sponsor: PIne Plains Town Board	Telephone: 518-398-8600 E-Mail: supervisor@pineplains-ny.gov	
Address: 3284 NY-199		
City/PO: Pine Plains	State: New York	Zip Code: 12567
Project Contact (if not same as sponsor; give name and title/role): Darrah Cloud, Town Supervisor	Telephone: 518-398-8600 E-Mail: supervisor@pineplains-ny.gov	
Address: 3284 NY-199		
City/PO: Pine Plains	State: New York	Zip Code: 12567
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Adoption	January 2021
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board Advisory Recommendation	January 2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Dutchess County Planning and Development Discretionary Review	January 2021
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley Greenway Compact, Wappinger Creek Watershed Management Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):

Dutchess County Agricultural and Famrland Proection Plan

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

The proposed action includes zoning map changes for existing districts and the creation of a new Light Industrial district. The map changes include changes tot he boundaries of the H-BUS, H-MS, H-CR, H-R, and R districts.

b. Is the use permitted or allowed by a special or conditional use permit? N/A - not a site specific action. ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? The Proposed Action includes changes to zoning boundaries and the creation of a new LI district.

C.4. Existing community services.

a. In what school district is the project site located? Pine Plains Central School District

b. What police or other public protection forces serve the project site?

Pine Plains Police Department

c. Which fire protection and emergency medical services serve the project site?

Pine Plains Fire District

d. What parks serve the project site?

Stissing Lake Park, Stissing Mountain Multi-Use Area, Friends of Stissing Landmarks Fire Tower, Stissing Mountain Junior/Senior High School fields, and Seymour-Smith Elementary School fields.

D. Project Details *The Proposed Action is a set of zoning map changes, and is not site-specific. Therefore, sections D and E have been left blank.

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☐No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☐ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

_____

_____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☐ No
If Yes, describe: _____

_____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

_____

i. Is the project site in a designated Floodway? ☐ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

_____

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**See Appendix A for a Development Projection and Appendix B for an analysis of potential school children and potential traffic impacts.*

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Darrah Cloud Date_____

Signature_____ Title Supervisor, Town of Pine Plains

PRINT FORM

Appendix A: Development Projections

Introduction

This Appendix seeks to project the amount of new development that is likely to be generated by the proposed zoning map changes that make up the Proposed Action. The Proposed Action includes four sets of zoning map changes. These include remapping some of the western portions of Pine Plains hamlet from Hamlet-Residential (H-R) to Hamlet-Center Residential (H-CR), expanding the Hamlet-Business (H-BUS) district to four parcels on the south side of Church Street/Route 199, creating a new Light Industrial (LI) district to support existing light industrial uses in the western part of the hamlet, and expanding the Hamlet-Main Street district in the southern portion of the hamlet to bring two existing uses into conformance with the zoning code.

This development projection focuses on the additional residential development that could be created by the rezoning of parcels from an H-R to an H-CR district. The development projection does not analyze potential additional commercial or industrial businesses because the other three proposed map changes are focused on supporting existing businesses, and generally do not differ enough from the current zoning regulations to entice new development on the remapped parcels.

Soft Sites

This development projection focuses on the potential development of single-family homes. The proposed rezoning of parcels in the western portion of Pine Plains hamlet from H-R to H-CR permits residential development on smaller lots, which could lead to additional homes.

The expansion of the H-BUS district is unlikely to produce additional commercial or residential development since the biggest difference between the two districts is the smaller required yard setbacks in the H-BUS district and the prohibition of all residential-only development from the H-BUS district. Both the H-BUS and M-HS districts permit mixed-use residential and commercial buildings, and it is unlikely that a new building would be constructed on the five parcels that would be rezoned due to the lack of sewer serving the sites.

The new LI district is meant to support the existing light industrial businesses that are clustered west of Pine Plains hamlet center along Church Street/Route 199. The new district is very similar to the H-MS district, which is most of what is currently mapped in the rezoning area. The LI district, unlike the H-MS district, prohibits most residential uses, and permits manufacturing, outdoor commercial recreation, research/lab facilities, and veterinary hospital uses. The few parcels within the proposed LI district that are currently within an H-R district include a propane gas company, the Highway Department garage, and an agricultural operation, each of which would be permitted in the LI district.

Manufacturing is a key use that would be permitted in the new LI district, however, the supplemental regulations for manufacturing uses require a minimum lot size of 5 acres, and at least 100 feet of frontage on a county or state road. The vast majority of parcels in the proposed LI district boundary are less than five acres, and the larger one (Liberta Property) currently has a mix of light industrial and commercial uses. Additionally, the bulk regulations for the proposed LI district would be slightly more restrictive than the H-MS district. Therefore, it is unlikely that the new LI district would generate new businesses that could not be located on the parcels under the existing zoning.

The two expansions of the H-MS district south of the hamlet center are proposed to bring the commercial uses at Lia's Mountain View restaurant and Berlinghoff Electric into conformance with the zoning code. At Lia's Mountain View, the portion of the parcel that could be reasonably used by the restaurant would be rezoned from H-R to H-MS because the H-MS district permits restaurants by special permit. At Berlinghoff Electric, the portion of the parcel that is currently within an H-CR district would be remapped with H-MS which permits service business uses by special permit. These targeted expansions of the H-MS district are meant to support existing businesses and are therefore unlikely to generate additional commercial development.

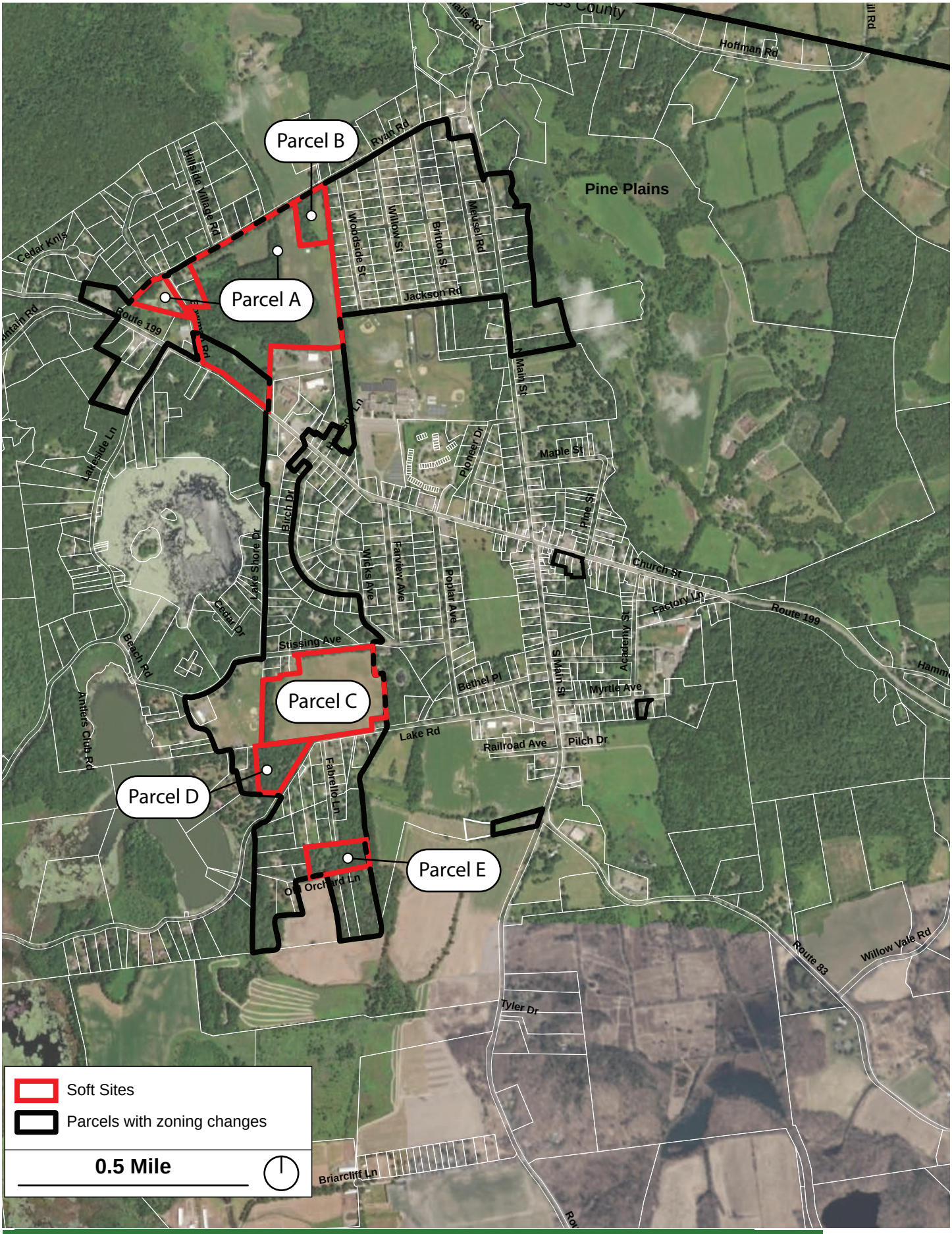
Identification of Soft Sites

Soft sites are developments that are currently not before the Town but may be reasonably developed in the next 10 years. We have identified five soft sites by reviewing parcels that are currently within an H-R district and would be remapped within an H-CR district by the Proposed Action. We further reviewed the parcels to see which were currently vacant, and are large enough so that the slight increase in development potential could entice new construction. Our analysis found that parcels that are approximately five acres or more would have an incremental increase of three additional homes in the H-CR district.

We did not analyze any parcels that were currently occupied by a single-family home or other development because this development projection only covers development that could occur within the next ten years and most of the occupied parcels are not sufficiently large to entice development due to the relatively small increase in development potential. Further, in our experience in other communities in Hudson Valley and tri-state area, development often does not come to fruition due to complicated real estate ownership, family dynamics, and the unwillingness of some owners to sell their land.

We identified five parcels as soft sites. Two are located north of Church Street/Route 199 and the Highway Department garage and west of Woodside Street[1]. The three other soft sites are in the southern portion of Pine Plains hamlet. The Murphy/Chase property and a neighboring property are both soft sites located south of Stissing Avenue and north of Lake Road. The fifth soft site is located at the southern end of Fabrello Road. The soft sites range in size from 59.5 acres to 4.9 acres and are identified on Figure 9.

[1] It should be noted that the largest parcel (59.5 acres – located north of the Highway Department Garage, Identified as Parcel A) appears on Figure 9 to be two parcels that are separated by Bowman Road. Dutchess County tax parcel data shows them as a single parcel. Additionally, small portions of this parcel are within the H-MS district, which has a minimum lot size of 20,000 square feet, and portions of the parcel are likely encumbered by waterbodies or wetlands, which limits the parcels development potential. We have chosen to analyze this parcel as if it were completed in the H-R district for the sake of simplicity and to create a conservative projection of development.



PINE PLAINS ZONING MAP CHANGES

FIGURE 9. SOFT SITES

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Residential Development Potential

Methodology

We projected the potential residential development using a three-step process. First, we identified the existing residential development potential by taking the site area and dividing it by the minimum lot size. We then subtracted 15% of the development potential to account for site circulation within a subdivision (streets and utilities) and to account for environmental site conditions that limit subdivision potential. We then repeated the process for the proposed residential development potential and subtracted the existing residential development potential to find the incremental increase in development potential. Measuring the incremental change helps isolate changes in residential which is important for analyzing the impacts of new development that could occur under the proposed zoning changes.

Total Residential Development Potential

We projected the total residential development potential for the H-R and H-CR zoning districts by dividing the lot area by the minimum lot size for each district. Pine Plains does not have a sewer system, so we used 30,000 square feet for the H-R district and 20,000 square feet for the H-CR district. Table 1 shows the maximum number of single-family residential units that could be developed, and the likely number that could be developed after deducting 15 percent for circulation and site conditions for both the H-R and H-CR zoning districts on each of the soft sites.

Table 1: Soft Sites Development Potential

Soft Sites	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E
Site Area (Acre)	59.5	4.9	28.2	5.7	5.3
Site Area (SF)	2,591,820	213,444	1,228,392	248,292	230,868
H-R Minimum Lot Size	30,000	30,000	30,000	30,000	30,000
H-R Development Potential	86	7	41	8	8
Adjusted H-R Development Potential (85%)	73	6	35	7	7
H-CR Minimum Lot Size	20,000	20,000	20,000	20,000	20,000
H-CR Development Potential	130	11	61	12	12
Adjusted H-CR Development Potential (85%)	110	9	52	11	10

Note: Site area was calculated on ArcGIS software using parcel data from Dutchess County.

Incremental Change in Development Potential

Table 2 shows the incremental change in development potential for the soft sites if they were remapped from an H-R district to an H-CR district. Parcel A has the largest incremental change with an increase in 37 units, and Parcel B and C have the smallest change with an increase of 3 units.

Table 2: Incremental Change in Development Potential					
Soft Sites	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E
Site Area (Acre)	59.5	4.9	28.2	5.7	5.3
Adjusted H-R Development Potential (85% of Res. Units)	73	6	35	7	7
Adjusted H-CR Development Potential (85% of Res. Units)	110	9	52	11	10
Incremental Change in Development Potential (Res. Units)	37	3	17	4	3
Note: Site area was calculated on ArcGIS software using parcel data from Dutchess County.					

Projection of Future Development

Table 3 shows that the total incremental development potential of the soft sites is 64 additional single-family homes. This, however, is a 'worst-case' scenario for development. Through our experience in other Hudson Valley and tri-state communities, that a projection of 25 percent of the incremental development potential is more realistic. We, therefore, project that the proposed zoning changes can reasonably be expected to add 16 residential units over the next ten years beyond what is allowed by the existing zoning. The full development potential is not projected to be constructed due to variable market conditions, complicated real estate ownership and family dynamics, and the choices of various property owners not to develop.

Table 3: Incremental Development Potential and Development Projection	
Soft Sites	Incremental Development Potential (Res. Units)
Parcel A	37
Parcel B	3
Parcel C	17
Parcel D	4
Parcel E	3
Total Incremental Development Potential	**64**
Development Projection (25% of Total Potential)	**16**

Appendix B: Analysis of Potential Impacts

This appendix analyzes potential impacts to the Pine Plains Central School District enrollment and traffic caused by the incremental increase in development potential from the Pine Plains Zoning Map Changes. The Proposed Action includes four sets of zoning map changes. This appendix focuses on the impacts that could occur from additional residential development that could be created by the rezoning of parcels from an H-R to an H-CR district. The development projection does not analyze potential additional commercial or industrial businesses because the other three proposed map changes are focused on supporting existing businesses, and generally do not differ enough from the current zoning district to entice new development on the rezoned parcels.

School Children Analysis

Introduction

One of the zoning map changes in the Proposed Action includes remapping parcels on the western side of Pine Plains hamlet from Hamlet-Residential (H-R) to Hamlet-Center Residential (H-CR). This remapping would increase the development potential of the lots, and could therefore lead to additional residential development. Appendix A explains the development projection, and here we build on that projection by analyzing the potential impacts on the Pine Plains Central School District that could be caused by the additional residential development. We projected the incremental number of residential units using the demographic multipliers for housing in New York from a Rutgers University study[2].

Pine Plains School Enrollment Trends

The 2019 Pine Plains Comprehensive Plan Update analyzed enrollment in the Pine Plains Central School District between the 2008-09 school year and the 2018-19 school year. Enrollment declined from 1,182 students in 2008-09 to 898 in 2018-19, which represents a 24 percent decrease in enrollment. The school district had declining enrollments in elementary, middle, and high school grades. On July 31, 2021, the Superintendent of the school district testified at a scoping meeting for the Hudson Valley Development that the district is under capacity, has declining enrollment, and would welcome additional students.

Projections for New School Age Children Generated by the Proposed Zoning Map Changes

BFJ Planning projected the number of new school age children that could be generated by the proposed Pine Plains Zoning Map Changes by using the demographic multipliers from the Rutgers University study and by using a conservative estimate based on our experience in the tri-state region.

Rutgers Data

The data from Rutgers is for housing in New York, and provides different multipliers based on the type of home, the number of bedrooms, price of the unit, and whether the unit is renter-occupied. For this analysis, we selected a multiplier for single-family detached homes with three bedrooms. Using the multiplier from the Rutgers study, we can project that there would be 0.71 school age children per detached home.

[2] The demographic multipliers come from the 2006 study from Rutgers Center for Urban Policy Research titled "Residential Demographic Multipliers – Estimates of the Occupants of New Housing".

Table 1 shows that using a generation rate of 0.71 school age children per residential unit, the projection of 16 incremental residential units would generate 11 additional school age children over 10 years. This number represents all school age children across all grades. This projection would therefore result in less than one additional child per grade level over ten years.

Table 1: Projected Number of School Age Children (Rutgers Data)	**Total**
Development Projection (Residential Units)	16
School Age Children Generation Rate (SAC/Unit)	0.71
Total Number of Projected School Aged Children	**11**

Conservative Estimate based on Experience

BFJ Planning has over 40 years of experience of planning in the Hudson Valley and tri-state region. We have done numerous school age children projections, and based on our professional knowledge we find that a conservative estimate of school age children is between one and one-and-a-half children per single-family detached home. Table 2 shows that using this conservative estimate, we could expect the 16 additional homes to generate between 16 and 24 school age children.

Table 2: Projected Number of School Age Children (Conservative Projections)	**Scenario 1**	**Scenario**
Development Projection (Residential Units)	16	16
School Age Children Generation Rate (SAC/Unit)	1	1.5
Total Number of Projected School Aged Children	**16**	**24**

Conclusion

Using the Rutgers University multipliers and a conservative multiplier based on our experience in the Hudson Valley and tri-state region, we project that the additional single-family homes created through the proposed remapping would produce between 11 and 24 school age children over the next ten years. This represents two children or less per grade level. This modest projection combined with the district's declining enrollment and the Superintendent’s public comments about welcoming additional students would result in the Proposed Action having de minimis effects on the Pine Plains Central School District.

Traffic

We identified five soft sides in Pine Plains Hamlet that could be redeveloped over the next ten years due to their remapping from the H-R district to the H-CR district. We project that the total incremental development potential of the remapping is 64 single-family homes, however, this represents a 'worst-case' scenario and is unlikely to be built out. We project that 25 percent of the incremental potential, or 16 single-family homes, would be developed on the soft sites over the next ten years.

The five soft sites, as shown on Figure 9, are located on the western side of Pine Plains hamlet. The biggest concerns from a traffic perspective are Parcel A (59.5 acres), and Parcel C (Murphy/Chase property, 28.2 acres). The large size of these parcels makes them the most likely to be subdivided of the five soft sites. Parcel A has direct frontage on Church Street/Route 199 and has additional frontage on Bowman Road and Ryan Road. Parcel C (Murphy/Chase property) is less well-connected than Parcel A but still has frontage on three roads: Stissing Avenue, Lake Road, and Beach Road. Parcel A and Parcel C are large, and under a full development scenario, they could be developed with 37 and 17 additional single-family units than currently permitted (respectively).

However, we are only projecting that a total of 16 additional units would be developed beyond what is currently permitted by the underlying zoning over the next 10 years. Table 3 shows that the amount of weekday morning peak hour, weekday evening peak hour, and Saturday peak hour trips that would be generated by the 16 additional homes ranges from 11 to 15 total trips. The 'peak hour' is a single hour during the weekday morning and evening rush hour, and the highest traveled hour during the weekend.

Table 3: Peak Hour Trip Generation Projections

Peak Hour	Generation Rate (Trips per Unit)	Number of Peak Hour Trips for 16 Units
Weekday AM Peak	0.70	11
Weekday PM Peak	0.94	15
Saturday Peak	0.92	15

Source: ITE Trip Generation Manual 11th Edition for Single-Family Detached Housing

The 11 to 15 additional peak hour trips that would be generated by the 16 additional single-family units would have de minimis impacts on traffic in Pine Plains, especially considering the parcels that are most likely to be subdivided each has frontage on three roads and the developments could likely be designed to disperse traffic so a single intersection or roadway is not operating at an unacceptable level of service.