

TOWN OF PINE PLAINS

PO BOX 955
PINE PLAINS, NEW YORK 12567-0320
TELE: 518-398-7155

TOWN OF PINE PLAINS PLANNING BOARD, LEAD AGENCY

POSITIVE DECLARATION Notice of Determination of Significance

THE HUDSON VALLEY CLUB COORDINATED SEQR EVALUATION - TYPE I ACTION

NOVEMBER 13, 2003

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 Type I action described below may have a significant adverse impact on the environment and that an Environmental Impact Statement ("EIS") is required.

Name of Action: The Hudson Valley Club

SEQR Classification: Type I action

Description of Action:

The proposed action consists of the planned development of The Hudson Valley Club ("HVC") on approximately 2,025 acres in the Towns of Pine Plains and Milan, a vacation and second home community, including approximately 975 single family housing units (which will in part reconfigure a partially developed existing 230 lot subdivision) on varying lot sizes along with amenities including the upgrading of an existing 18 hole golf course and construction of an additional 9 holes, Clubhouse, Members Club including pool and tennis, Equestrian Center and riding trails, summer camp, lake beachfront and clubhouse, and an array of related hiking trails, passive recreational opportunities and related infrastructure.

Site Location:

The subject property consists of approximately 2,025 acres of land located primarily on the easterly side of the Taconic State Parkway, on the northerly and southerly side of NYS Route 199, and on the northerly and southerly side of Ferris Road/Woodward Hill Road within the municipal boundaries of both the Town of Milan and the Town of Pine Plains, Dutchess County, New York.

Reasons Supporting This Positive Determination of Significance (Positive Declaration):

1. Implementation of the proposed action may result in adverse physical changes to the essentially rural and undeveloped landscape.

2. Implementation of the proposed action may result in negative impacts to protected water bodies and their ecosystems. This includes Hamm Brook, Roeliff Jensen, the Hudson River, and Thompson/Stissing Ponds. Negative impacts may be associated with changes to water quality and quantity as a result of this project due to erosion, sediment loading and flooding, and may result in the alteration of drainage patterns and runoff conditions.
3. Implementation of the proposed action may result in negative impacts to wetlands and protected wetland wildlife, on-site and in the nearby Thompson and Stissing Ponds.
4. Implementation of the proposed action may result in discharges to surface and ground waters which may alter water quality due to erosion/sedimentation and pollution.
5. Implementation of the proposed action may result in significant use of water resources. This could negatively impact on local aquifer resources and could affect existing residents, their wells, and could negatively impact future growth potential of the town. Significant erosion and sedimentation into area water bodies during and after construction may occur.
6. Implementation of the proposed action may result in runoff and nonpoint source pollution from an increase in impervious surfaces on the project site.
7. Implementation of the proposed action will result in use of pesticides and chemicals at the golf course which may result in negative environmental and health impacts.
8. Implementation of the proposed action may result in loss of habitats and native vegetation as the site is converted from old fields and forests to golf uses and housing subdivisions.
9. Implementation of the proposed action may result in negative impacts to critical habitats identified by the Natural Heritage Program (NYS Department of Environmental Conservation at (Thompson and Stissing Ponds.
10. Implementation of the proposed action may result in changes to the potential agricultural potential of Milan and Pine Plains and can negatively impact the ability of existing farms to continue operation.
11. Implementation of the proposed action may result in changes to the rural character, aesthetics, and views of the region.
12. Implementation of the proposed action may result in impacts to scenic resources, historic buildings and settings, especially the Taconic Parkway which has been identified by the Office of Parks, Recreation and Historic Preservation as eligible for listing on the State and National Register of Historic Places.
13. Implementation of the proposed action may result in increased traffic, especially on Route 199 and the Taconic Parkway. Further, many of Pine Plains' existing local roads may be negatively impacted due to construction traffic.
14. Implementation of the proposed action may result in increased demand for electrical energy and may impact existing users by placing too much demand on the existing electrical resources.
15. Implementation of the proposed action may result in noise and odor impacts during construction.
16. Implementation of the proposed action may result in negative impacts to the ability of Milan and Pine Plains to adequately provide public services and schools in the future. The proposed action may result in adverse fiscal impacts upon both the Town of Milan and the Town of Pine Plains, relating to the provision of needed community and support services, maintenance of public facilities, Town Highway Department resources, park and recreational resources, and public school facilities.

17. Implementation of the proposed action may be in conflict with the adopted comprehensive plan of Milan and with the drafted plan of Pine Plains. Implementation of the proposed action may result in adverse environmental impacts on existing community and neighborhood character, ridgeline and woodland aesthetics, and open space resources.
18. Implementation of the proposed action is inconsistent with existing zoning in Milan and zoning changes will be necessary to move forward with this project as proposed.
19. Implementation of the proposed action will result in a change in density in both Pine Plains and Milan.
20. Implementation of the proposed action may be growth inducing, especially related to commercial development.
21. Implementation of the proposed action is likely to result in the loss of the only public golf course in the area, thus reducing recreational opportunities.
22. Implementation of the proposed action may result in loss of potential recreational resources in nearby multiple use areas of Roeliff Jansen Kill and Lafayette that are adjacent to the project site.
23. Implementation of the proposed action may result in short- and long-term adverse environmental cumulative impacts on land, water, wetlands, open space, fiscal and community resources, including related regional impacts as the proposed action spans areas within both the Towns of Milan and Pine Plains.

Determination of Significance: As at least one potential negative environmental impact has been identified (above), the Town of Pine Plains, as Lead Agency for this SEQR, has declared a Positive Declaration for this action and as such, shall cause to have an Environmental Impact Statement prepared. Further, it has been determined that public scoping shall take place. A public scoping session shall take place on December 6, 2003 at 10 am at the cafeteria at the Stissing Mountain High School, Route 199, Pine Plains, New York.

For Further Information:

Contact Person:	Constance Young, Secretary
Address:	Town of Pine Plains Town Hall P.O. Box 955 Pine Plains, NY 12567
Telephone Number:	(518) 398-7155
Fax Number:	(518) 398-6444