

*Part 1 Environmental Assessment Form*

**Zoning and Subdivision Regulations  
Amendments**

July 21, 2011

*Prepared for:*  
Town of Pleasant Valley  
Town Board

1554 Main Street  
Pleasant Valley, NY 12569



**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:** Part 1  Part 2  Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

Zoning and Subdivision Regulations Amendments

Name of Action

Town of Pleasant Valley Town Board

Name of Lead Agency

John McNair  
Print or Type Name of Responsible Officer in Lead Agency

Supervisor  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

July 21, 2011  
Date

**PART 1 - PROJECT INFORMATION**  
**Prepared by Project Sponsor**

**NOTICE:** This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Zoning and Subdivision Regulations Amendments		
LOCATION OF ACTION Town of Pleasant Valley		
NAME OF APPLICANT/SPONSOR Town of Pleasant Valley Town Board		BUSINESS TELEPHONE 845-635-3274
ADDRESS 1554 Main Street		
CITY/PO Pleasant Valley	STATE NY	ZIP CODE 12569
NAME OF OWNER (if different) Same as above		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION The Town of Pleasant Valley is amending sections of their 2009 zoning code and subdivision regulations to clarify specific language and address any inconsistencies found since the 2009 adoption. In the zoning code, the amendments are mostly related to non-conformities, multi-family housing, fees and site plan modifications. Amendments to the subdivision regulations involve updates to definitions, lot design and regulation separability. Additionally, changes to the zoning map were also made to rezone properties from Medium Density Residential (MDR) to the Hamlet Residential (HR) district to reflect previously approved applications that were consistent with HR regulations.		

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential  Rural (non-farm)  
 Forest  Agricultural  Other: \_\_\_\_\_

2. Total acreage of project area: 20,173 acres

APPROXIMATE ACREAGE	PRESENTLY	COMPLETION
Meadow or Brushland (Non-Agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (freshwater or tidal per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	<u>440</u> acres	_____ acres
Unvegetated (rock, earth fill, gravel)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type: _____)	_____ acres	_____ acres

3. What is predominant soil type(s) on project site: Nassau and Dutchess series soils \_\_\_\_\_

- a. Soil drainage:  Well drained 90%  Moderately well drained 10 %  
 Poorly drained \_\_\_\_\_%
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 5,745 acres (see 1 NYCRR 370)
4. Are there bedrock outcroppings on project site?  Yes  No  
a. What is depth to bedrock? 5+ft
5. Approximate percentage of proposed project site with slopes:  
 0-10% 75%  10-15% 10%  >15% 15%
6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places?  Yes  No<sup>1</sup>
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? 1+ ft
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No<sup>2</sup>
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No  
According to NYS DEC Natural Heritage & online mapping services  
Identify each species: Blandings Turtle, Vernal pool community
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations)<sup>3</sup>  Yes  No
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  Yes  No  
If yes, explain: The Town contains several areas that can be or are utilized for recreation.
14. Does the present site include scenic views known to be important to the community?  Yes  No
15. Streams within or contiguous to the project area: Wappinger Creek, Great Spring Creek  
a. Name of Stream and name of River to which it is tributary: Great Spring Creek is a tributary of Wappinger Creek which is a tributary of the Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name: Tyrell Lake, Chain Lake, other unnamed ponds/waterbodies and numerous wetlands  
b. Size (in acres): Tyrell Lake (49), Chain Lake (5), various DEC wetlands (1,040)
17. Is the site served by existing public utilities?  Yes  No  
a. If Yes, does sufficient capacity exist to allow connection?  Yes  No  
b. If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous waste?<sup>4</sup>  Yes  No

**B. PROJECT DESCRIPTION**

1. Physical dimensions and scale of project (fill in dimensions as appropriate):
  - a. Total contiguous acreage owned or controlled by project sponsor 20,173 acres
  - b. Project acreage to be developed: \_\_\_\_\_ acres initially; \_\_\_\_\_ acres ultimately.
  - c. Project acreage to remain undeveloped: \_\_\_\_\_ acres.
  - d. Length of project in miles: \_\_\_\_\_ (if appropriate).
  - e. If the project is an expansion, indicate percent of expansion proposed: \_\_\_\_\_%.
  - f. Number of off-street parking spaces existing: \_\_\_\_\_, proposed: \_\_\_\_\_
  - g. Maximum vehicular trips generated per hour: \_\_\_\_\_
  - h. If residential, number and type of housing units: \_\_\_\_\_

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____
  - i. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ ft height; \_\_\_\_\_ ft width; \_\_\_\_\_ ft length
  - j. Linear feet of frontage along a public thoroughfare project will occupy is: \_\_\_\_\_ ft
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? n/a cu yds.
3. Will disturbed areas be reclaimed? Not Applicable  Yes  No
  - a. If Yes, for what intended purpose is site being reclaimed? \_\_\_\_\_
  - b. Will topsoil be stockpiled for reclamation?  Yes  No
  - c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? n/a acres
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site?  Yes  No
6. If single-phase project, anticipated period of construction: n/a months (including demolition).
7. If multi-phased: n/a months
  - a. Total number of phases anticipated: \_\_\_\_\_ (number).
  - b. Anticipated date of commencement of Phase One: \_\_\_\_\_
  - c. Approximate completion date of final phase: \_\_\_\_\_
  - d. Is phase one functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated - during construction: n/a; After project is complete: n/a
10. Number of jobs eliminated by this project: n/a
11. Will project require relocation of any projects or facilities?  Yes  No  
If Yes, explain: \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
  - a. If Yes, indicate type of waste (sewage, industrial, etc.) and qty: \_\_\_\_\_  
Name of water body into which effluent will be discharged: \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No
14. Will surface area of an existing body of water increase or decrease by proposal?  Yes  No  
If Yes, explain: \_\_\_\_\_
15. Is project or any portion of project located in a 100-year floodplain?<sup>5</sup>  Yes  No
16. Will project generate solid waste? \_\_\_\_\_  Yes  No

- a. If Yes, what is the amount per month? \_\_\_\_\_ tons
- b. If Yes, will an existing solid waste facility be used?  Yes  No
- c. If Yes, give name: \_\_\_\_\_
- d. Will any wastes not go into a sewage disposal system or a sanitary landfill?  Yes  No
17. Will project involve the disposal of solid waste?  Yes  No
- a. If Yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month
- b. If Yes, what is the anticipated site life? \_\_\_\_\_ years
18. Will project use herbicides and pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If Yes, indicate type(s): \_\_\_\_\_.
22. If water supply is from wells, indicate pumping capacity: n/a gallons/minute
23. Total anticipated water usage per day: n/a
24. Does project involve Local, State or Federal funding?  Yes  No  
If Yes, explain:  
Local funding to update documents.

25. Approvals Required:		Type	Submittal Date
Municipal Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Approval &amp; adoption</u>	_____
Municipal Planning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Municipal Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
_____		_____	_____
_____		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
<u>Dutchess County Planning</u>		<u>239 review</u>	_____
_____		_____	_____

**C. ZONING AND PLANNING INFORMATION**

1. Does proposed action involve a planning or zoning decision?  Yes  No  
Indicate decision required:  Zoning amendment  Zoning variance  
 Special use permit  Subdivision  Site plan  New/revision of master plan  
 Resource management plan  Other: Zoning map change, subdivision regulation update
2. What is the zoning classification(s) of the site? Hamlet, Hamlet Residential, High Density Residential, Medium Density Residential, Low Density Residential, Rural Residential, Rural Agricultural, Conservation, Manufactured Home Park, Mixed Use Commercial, Office/Industrial, Quarry
3. What is the maximum potential development of the site if developed as permitted by the present zoning? n/a
4. What is the proposed zoning of the site? Zoning district classifications to remain unchanged from above.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? n/a
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  N/A  Yes  No
7. What are the predominant land uses and zoning classifications within one-quarter mile?  
Rural, residential, commercial, industrial
8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile?  Yes  No
9. If the proposed action is a subdivision of land, how many lots are proposed? n/a  
What is the minimum lot size proposed? \_\_\_\_\_
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
a. If Yes, is existing capacity sufficient to handle projected demand?  Yes  No
12. Will proposed action result in the generation of traffic significantly above present levels?  Yes  No  
a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. INFORMATION DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. VERIFICATION**

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

Applicant/Sponsor Name: Town of Pleasant Valley Town Board

Name: John McNair

Signature: \_\_\_\_\_

Title: Supervisor

Date: \_\_\_\_\_

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment. Attach form to this document.**

## **SOURCES/ADDITIONAL INFORMATION**

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- <sup>1</sup> According to the NYS Office of Historic Preservation online mapping services, sensitive archeological areas exist throughout the central portion of the Town. In addition, four National Register sites, including the Taconic State Parkway, are found in the Town.
- <sup>2</sup> Carbonate bedrock aquifers are found in the central portion of the Town stretching from the southwest to the northeast following the general direction of Wappinger Creek, according to GIS data obtained from Dutchess County and the NYS GIS Clearinghouse.
- <sup>3</sup> Unique formations and land forms include bedrock outcroppings and rolling hills.
- <sup>4</sup> Although a solid waste disposal facility does not exist in the Town, according to online mapping from the NYS DEC (DEC Environmental Navigator – Environmental Facilities) the Town does have a transfer facility.
- <sup>5</sup> According to GIS data obtained from Dutchess County, floodplains do exist in the Town, predominantly in the vicinity of Wappinger Creek and adjacent areas.