

## Evaluation and Analysis of the Carvel Property Development

- **Chapter 3 – Land Use and Zoning**
- **Chapter 7 - Community Character and Visual Impacts**

### Topics addressed:

- 1. Comprehensive Plan**
2. Future Land Use Map
3. Density
4. Land Use Laws

## DEIS Chapter 3

### Comprehensive Plan

- DEIS does NOT compare each goal of the Comp Plan to the project features, as called for in the scope
- Leaves out all goals/recommendations which are against the project:
  - Example:
  - P. 48 of the Comp Plan states that the town should “Discourage higher density housing in areas outside of the hamlet of Pine Plains.”

## DEIS Chapter 3

### Comprehensive Plan

- DEIS restates several key points of the Comp Plan to show greater consistency than actually occurs. The Comp Plan is quoted out of context:
  - Example: DEIS cites Comp Plan survey: “residents envisioned the Town’s future as a historical, residential area with strong agriculture, cultural activities, and some tourism.”
  - The previous sentence in the Comprehensive Plan states, “respondents ... **did not want development to bring an influx of new residents or tourists**” (p.9 of Comp Plan)
- DEIS must state that the project does not fulfill the goals of the Comp Plan or show otherwise

## Topics addressed:

1. Comprehensive Plan
2. **Future Land Use Map**
3. Density
4. Land Use Laws

## DEIS Chapter 3

### Future Land Use Map

- DEIS does not contain an adequate evaluation of impacts of the project when compared to the Future Land Use map for Pine Plains
- No direct graphic comparison is made of the project to Future Land Use districts

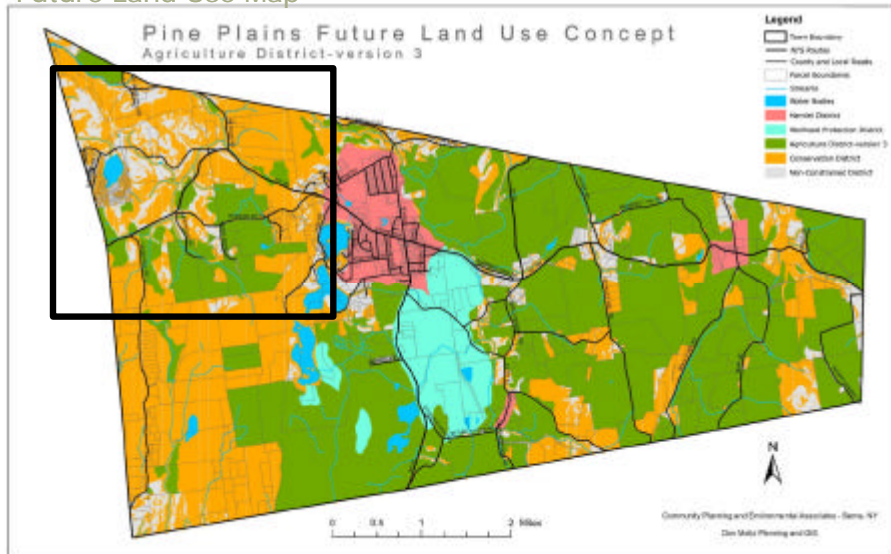
## DEIS Chapter 3

### Future Land Use Map

- Comparison was made by PPU for analysis purposes
- Proposed site plan was digitally overlaid on Future Land Use map
- Scale is approximate, sufficient to provide broad analysis of impacts
- More accurate comparison should be made by applicant in DEIS

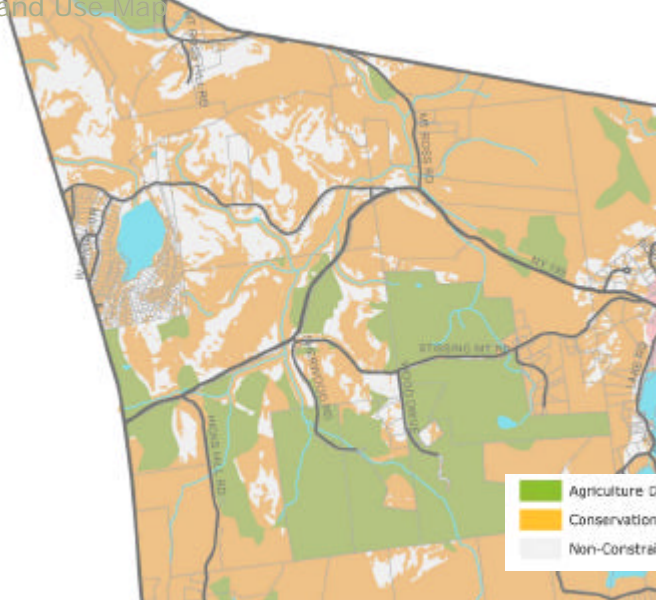
## DEIS Chapter 3

### Future Land Use Map



# DEIS Chapter 3

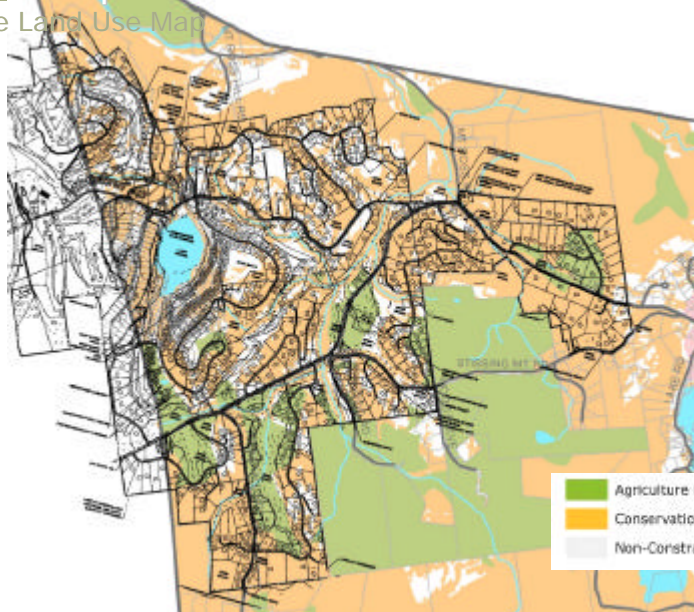
## Future Land Use Map



- Agriculture District-version 3
- Conservation District
- Non-Constrained District

# DEIS Chapter 3

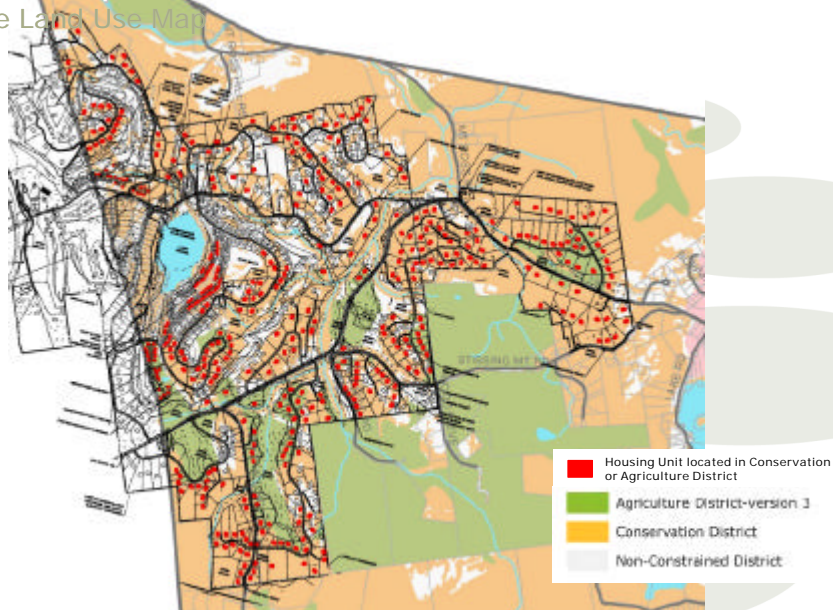
## Future Land Use Map



- Agriculture District-version 3
- Conservation District
- Non-Constrained District

## DEIS Chapter 3

### Future Land Use Map



## DEIS Chapter 3

### Future Land Use Map



- 58% of units in Pine Plains (513 of 884 total) located in Conservation or Agriculture Districts
  - 47% proposed in Conservation District (414 units)
  - 11% located in Agriculture District (99 units)
- Comp Plan calls for *low base density* in these districts
- DEIS must state that project does not accomplish this goal

## Topics addressed:

1. Comprehensive Plan
2. Future Land Use Map
3. **Density**
4. Land Use Laws

## DEIS Chapter 3

### Density

- Density not adequately addressed as called for in the scope.
- Density measured in people/square mile and units/acre.
- DEIS fails to note the severity of the potential impacts.
- Cannot assess adequacy of mitigation if impacts are not fully spelled out.

## DEIS Chapter 3

### Density

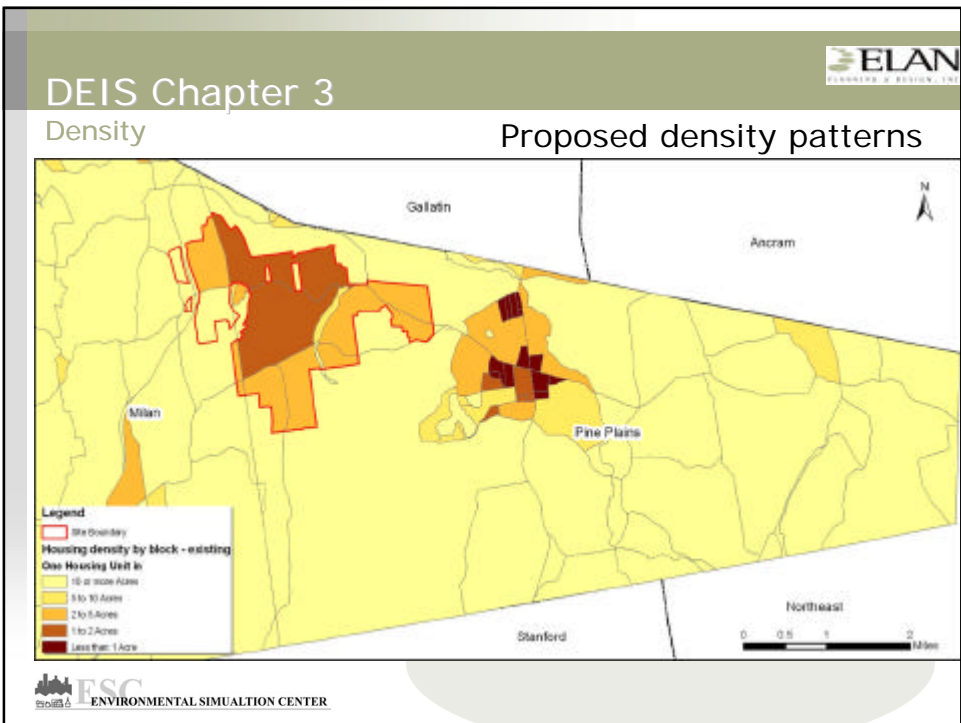
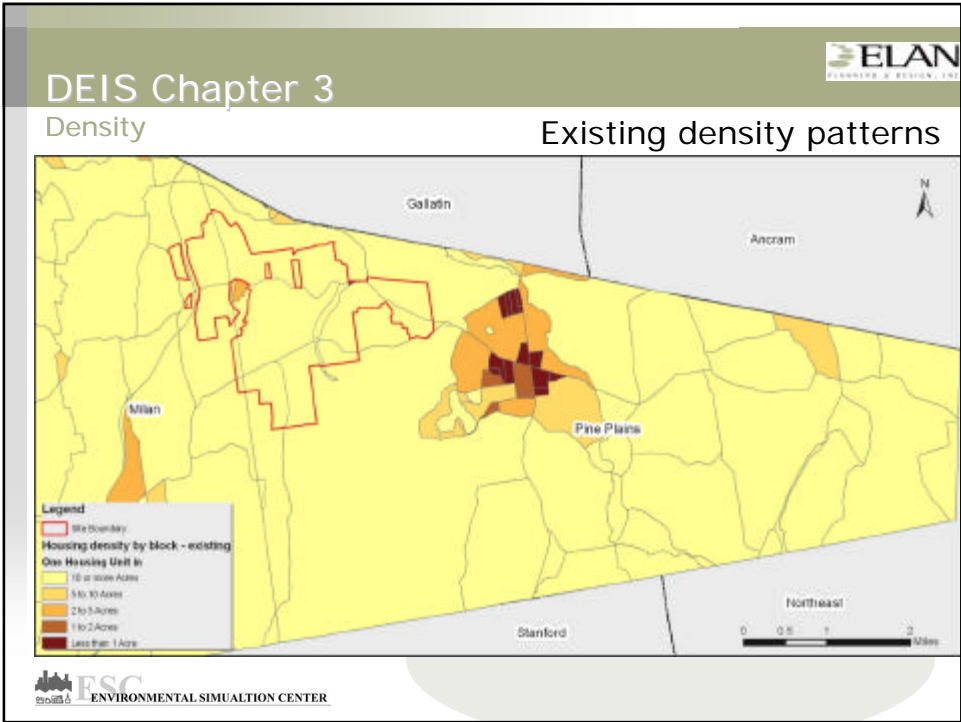
- DEIS states that proposed density is “much higher” than existing density, but does not state how much higher.
  - **Existing: 83** people/sq. mi. in Town of Pine Plains/**675** people/sq. mi. in Hamlet of Pine Plains
  - Project proposes total max. density (including Milan) of **821** people/sq. mi.
  - Density in Pine Plains portion projected to be **941** people/sq. mi. \*
- **ACTUAL IMPACT: 989-1033% higher** than town-wide density
- **ACTUAL IMPACT: 22-39% higher** than hamlet density

\* Calculated by dividing proposed population in Pine Plains/square miles of project located in Pine Plains, based on Table 1.8 of DEIS

## DEIS Chapter 3

### Density

- Mitigation of units/acre also not adequate – development patterns affect community character
- 3-139 states that “moving away from the central core, the lots are larger... similar to the landscape associated with the outer edges of traditional Towns and villages...”
  - Large areas of single family detached units on lots of 1-5 acres are **not** typical of rural development
  - Potential for significant visual impact from a high concentration of residential development patterns not found in the area, so is not an acceptable mitigation measure.



## Topics addressed:

1. Comprehensive Plan
2. Future Land Use Map
3. Density
4. Land Use Laws

## DEIS Chapter 3

### Land Use Laws

- DEIS states that project complies with land use provisions of Pine Plains.
  - Project cannot be adopted without petitioning the Town Board for new land use regulations or obtaining waivers from some provisions
  - Does not comply with proposed zoning
  - Approximately 45% of proposed housing units (attached single-family units) are not designed in compliance with existing laws (subdivision and site plan review)

- These issues are just a brief overview of deficiencies in the DEIS from a planning perspective
- Also reviewed chapters 4, 5, 7, and 16
- Full text of comments will be forwarded to Lead Agency