

617.9

State Environmental Quality Review (SEQR)

**Notice of Completion of Draft Generic EIS  
and  
Notice of SEQR Hearing**

**Lead Agency:** Town Board of the Town of Red Hook

**Address:** Town Hall  
7340 South Broadway  
Red Hook, NY 12571

**Date:** May 11, 2010

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.

A Draft Generic Environmental Impact Statement (GEIS) has been completed and accepted for the proposed action described below. Comments on the Draft GEIS and Comprehensive Plan amendments are requested and will be accepted by the contact person until the close of business on June 21st, or 10 days after the close of the public hearing, whichever is later. A public hearing on the Draft GEIS and Comprehensive Plan amendments will be held on June 10th, 2010 at the Red Hook High School gymnasium at 7:30 p.m. Red Hook High School is located at 103 West Market Street, Red Hook, NY 12571.

**Name of Actions:** Proposed adoption of amendments to Chapter 143 entitled Zoning and Chapter 120 entitled Subdivision of Land of the Code of the Town of Red Hook and the *Comprehensive Plan*.

**Description of Actions:** The Town Board has proposed adoption of amendments to the Town of Red Hook Zoning Law, Subdivision Law and Comprehensive Plan to implement the proposed Centers and Greenspaces Plan. The amendments will create two new zoning districts (the Agricultural Business District and the Traditional Neighborhood Development District), will replace the Town's existing cluster regulations with provisions for conservation subdivisions, and will add a new section on open space incentive zoning, in addition to other incidental changes necessitated by these amendments. In order to encourage village-scale density within the Traditional Neighborhood Development District, the law eliminates the density bonus for provision of central water in the R1 and R1.5 Districts. The amendments are designed to protect the health, safety and welfare of Town residents and to bring the Town's Zoning Law and Subdivision Law into conformance with the Town's Comprehensive Plan, *Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities* pursuant to Chapter 17-3 of the Town Code, and with recent changes to New York State Town Law.

To prepare the proposed amendments, the Town Board, working with the Villages of Red Hook and Tivoli, appointed an 11-member Intermunicipal Task Force comprised of representatives from each of the three municipalities' Planning Boards and Zoning Boards along with additional

appointees from each of the municipalities, including one member from the Town's Conservation Advisory Committee. The Task Force worked for over three years to create the Centers and Greenspaces Plan and the proposed amendments to the Zoning and Subdivision Laws. In preparing the proposed amendments, the Task Force sought out the preferences and priorities of townspeople through five community meetings and workshops, two meetings held specifically for landowners in the proposed Agricultural Business District, numerous meetings with individual stakeholders representing various interests in the community, and more than 200 Task Force meetings, workshops, and forums, including meetings with Town and Village Boards, committees and organizations to solicit their input.

**Location:** Town of Red Hook, Dutchess County, NY

**Potential Environmental Impacts:**

The proposed action may result in impacts on Land Use, Zoning and Public Policy, Agricultural Resources, Water Resources, Terrestrial and Aquatic Ecology, Transportation, Community Services and Infrastructure, Cultural and Historic Resources, Community Character, and Economic and Fiscal Considerations. The DGEIS evaluates the Proposed Action and nine (9) alternatives at a generic level. The DGEIS indicates that there were no potential significant adverse impacts identified for the Proposed Action. The DGEIS did not, nor could it, evaluate potential site-specific impacts that may result from development of parcels based on the proposed Zoning Law amendments. As such, future site-specific environmental impact assessments of development proposals may be required to identify environmental impacts of the site-specific conditions of the development program.

**A Copy of the Draft GEIS may be obtained from:**

Contact Person: Sue T. Crane, Supervisor  
Address: Town Board of the Town of Red Hook  
7340 South Broadway  
Red Hook, NY 12571  
Telephone: 845.758.4600

Copies of the DGEIS are available from the Town Clerk, and at the Red Hook Public Library and Tivoli Free Library for viewing. The Town of Red Hook Web Site contains downloadable electronic versions of this Notice and the full DGEIS at <http://redhook.org>. Copies of the DGEIS may be purchased for a fee to cover the cost of reproduction.

**A Copy of this Notice and Draft GEIS Filed With:**

Supervisor Sue T. Crane  
Town Board of the Town of Red Hook (Lead Agency)  
Town of Red Hook Town Clerk  
Town of Red Hook Planning Board

Dutchess County Department of Planning and Development  
27 High Street  
Poughkeepsie, NY 12601

Red Hook Public Library  
7444 S. Broadway  
Red Hook, NY 12571

Tivoli Free Library  
P.O. Box 400  
86 Broadway  
Tivoli, NY 12583

NYS Department of Environmental Conservation  
Division of Environmental Permits  
625 Broadway  
Albany, NY 12233

NYS Department of State (Coastal Management and Local Government)  
123 William Street  
New York, NY 10038-3804

**A Copy of this Notice Filed With: (Interested Agencies wishing to obtain paper copies of the DGEIS, please notify the Contact Person above.)**

Environmental Notice Bulletin: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)

Town of Red Hook Zoning Board of Appeals

Town of Red Hook Agriculture and Open Space Advisory Committee

Town of Red Hook Conservation Advisory Council

Town of Red Hook Economic Development Committee

Town of Red Hook Farmland Protection Committee

Town of Red Hook Design Review/Hamlet Committee

Town of Red Hook Greenway and Trails Committee

Town of Red Hook Recreation Commission

Town of Red Hook Water Board

Town of Red Hook Zoning Review Committee

Intermunicipal Task Force

Village of Red Hook Board of Trustees

7467 South Broadway

Red Hook, NY 12571

Attn.: David Cohen, Mayor

Village of Tivoli Board of Trustees

1 Tivoli Commons

PO Box 397  
Tivoli, NY 12583  
Attn.: Tom Cordier, Mayor

Village of Saugerties Board of Trustees  
43 Partition Street  
Saugerties, NY 12477  
Attn: Bob Yerick, Mayor

Town Board of the Town of Rhinebeck  
80 East Market Street  
Rhinebeck, NY 12572  
Attn.: Tom Traudt, Supervisor

Town Board of the Town of Milan  
20 Wilcox Circle  
Milan, NY 12571  
Attn.: Richard Barrett, Supervisor

Town Board of the Town of Clermont  
1795 Route 9  
Clermont, NY 12526  
Attn.: Raymond Staats, Supervisor

Town Board of the Town of Saugerties  
4 High Street  
Saugerties, NY 12477  
Attn.: Greg L. Helsmoortel, Supervisor

Town Board of the Town of Ulster  
1 Town Hall Drive  
Lake Katrine, NY 12449  
Attn.: Nicky B. Woerner, Supervisor

Red Hook Central School District  
7401 S. Broadway  
Red Hook, NY 12571  
Attn.: Paul Finch, Superintendent

Dutchess County Department of Health  
387 Main Mall  
Poughkeepsie, NY 12601

Dutchess County Water and Wastewater Authority  
27 High Street  
Poughkeepsie, NY 12601

Dutchess County Department of Public Works  
22 Market Street  
Poughkeepsie, NY 12601

NYS Department of Transportation  
Region 8 Office

4 Burnett Blvd.  
Poughkeepsie, NY 12603

NYS Department of Environmental Conservation  
Region 3 Office  
21 South Putt Corners Road  
New Paltz, NY 12561

NYS Department of Agriculture and Markets  
10B Airline Drive  
Albany, NY 12235

New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island  
PO Box 189  
Waterford, NY 12188

Pace University Land Use Law Center  
78 North Broadway  
White Plains, NY 10603  
Attn.: John R. Nolon, Esq.

Hudson River Valley Greenway  
Capitol Building, Capitol Station, Room 254  
Albany, NY 12224  
Attn.: Mary Mangione, Executive Director

Scenic Hudson  
1 Civic Center Plaza  
Poughkeepsie, NY 12601  
Attn.: Ned Sullivan, Executive Director

Hudson River Heritage  
128 Route 9  
Rhinebeck, NY 12572  
Attn.: Christopher Lindner, President

J. Theodore Fink, AICP  
GREENPLAN Inc.  
302 Pells Road  
Rhinebeck, NY 12572

Christine Chale, Esq.  
Rapport, Meyers, Whitbeck, Shaw & Rodenhausen, LLP  
Dooley Square  
35 Main Street, Suite 541  
Poughkeepsie, NY 12601