

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: March 16, 2015

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 Red Hook Planning Board, as Lead Agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Hoffman Traditional Neighborhood Development

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
 NO

Description of Action: The applicant proposes to create a traditional neighborhood development (TND) consisting of 102 dwelling units (including 20 TND Cottages, 20 TND Townhouses, and 62 TND Houses), a Community Center, Mail Kiosk, and associated civic spaces on ± 52.05 acres of land (Tax Map Parcel Nos. 6272-00-103351, 6272-00-204261, and 6272-00-191306) located partially within the TND Residential Subdistrict and partially within the TND Commercial Center. The proposed project includes an application for Incentive Zoning, pursuant to § 143-49.2 of the Town's Zoning Law, for 33 incentive units. The existing single family residence located at 25 Old Farm Road will be demolished, and the existing commercial use located at 19 Old Farm Road will remain on a new 1.255 acre parcel. The project will be served by municipal water. Wastewater disposal will be by means of a new community subsurface sewage disposal system that will be designed to the standards of the Dutchess County Department of Health and the Dutchess County Water and Wastewater Authority, which will own and operate the system. The project includes the possible formation of water and/or sewer districts. New roads will be offered for dedication to the Town, and a Homeowners Association (HOA) will be created to maintain the rear lanes, civic spaces, sidewalks (with the exception of the sidewalk extension from the project site to Route 9), and street lighting. The HOA will also maintain all of the stormwater practices that are located outside of the Town right-of-way. Catch basins and pipes within the Town right-of-way will be maintained by the Town. The applicant has offered to work with the Town to identify an appropriate location for a trail connecting a portion of the site to the proposed Hucklebush Rail Trail, and will offer a trail easement to Town if an appropriate location can be

identified. The applicant has petitioned the Town Board for a Zoning amendment to increase the size of a TND Cottage from 1,200 square feet to 1,500 square feet. The application requires subdivision and site plan approval from the Planning Board, in addition to the approval for incentive zoning.

Location: 19, 25, and 45 Old Farm Road, Town of Red Hook, Dutchess County New York

Reasons Supporting This Determination:

1. The Town of Red Hook Planning Board has given due consideration to the subject action as defined in 6 NYCRR 617.2(b) and 617.3(g).
2. After reviewing the Full Environmental Assessment Form (EAF) for the action dated September 25, 2014 and revised October 23, 2014, December 2, 2014, January 23 2015, and March 12, 2015, the Planning Board has concluded that environmental effects of the proposal will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).
3. The proposed action will be constructed in a minimum of three (3) phases and will take approximately five years to complete. During construction, and prior to stabilization, there will be the potential for increased erosion due to reduced vegetation and increased ground disturbance. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. Development of the site will result in a disturbed area in excess of one acre. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is required in order to obtain coverage under the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit. The applicant has submitted a SWPPP that outlines the erosion and sediment controls to be implemented during construction. The SWPPP states that “the existing watershed has 2.02 acres of impervious surface. The proposed development will add 10.44 acres for a total of 12.46 acres of impervious surface.” The SWPPP includes an erosion and sediment control plan. It states that “silt fences, stabilized stone construction entrances, soil stock piles, concrete washouts, and seeding and mulching, as well as, other controls will be utilized as temporary surface water management features” and “steep slopes and exposed soils should be stabilized with silt fences, mulching blankets, geotextiles, geosynthetic drainage netting, hay or any other stabilization measure that will significantly reduce the risk of erosion.” The majority of permanent stormwater features are utilizing infiltration practices. It should be noted that GP-0-10-001 expired on January 28, 2015; the new permit (GP-0-15-002) is currently available on the NYSDEC web site and shall be used. The applicant’s SWPPP is generally in conformance with the new permit.

While the proposed total disturbance area exceeds 10 acres, the disturbance shall be specified to occur in phases. Although the current erosion and sediment control plan does not provide a phasing plan, the plan does specify that all areas of disturbance will be stabilized prior to disturbance of the next area. Temporary seeding specifications have been provided and require any areas that have been exposed for seven (7) days and are not subject to truck traffic be seeded with the temporary seeding. The applicant will submit a detailed construction phasing plan to ensure that they are not proposing to disturb greater than five (5) acres at a time. The plan will show erosion and sediment control and stabilization of each phase proposed to be developed. The Homeowners Association (HOA) agreement will include the long-term operation and

maintenance policy for the stormwater management facilities onsite. The project site is comprised of relatively flat grades and well-draining soils, and these features will minimize the intensity of erosion. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on land.

4. The proposed action will require the construction of new wastewater treatment facilities. The project will be serviced by an onsite community subsurface sewage disposal system (SDS) that will be designed to the standards of the Dutchess County Water and Wastewater Authority (DCWWA) and the Dutchess County Department of Health (DCDOH), which will review the system design, plans and specifications. The DCWWA will own and operate the system, following approval by the DCDOH of the system design, plans and specifications. The DCDOH, as stated in its letter dated April 19, 2013, requires that a minimum flow of 110 gallons per day (gpd) per bedroom be utilized when sizing the sewage disposal system. Although the applicant proposes variations in the number of bedrooms (1, 2 or 3 bedrooms) per unit, a “worst case” flow rate that assumes all units have 3 bedrooms has been provided. The total flow is therefore calculated at 3 bedrooms per unit x 102 units x 110 gpd per bedroom = 33,660 gallons per day. Including the existing 5,000 sq. ft. commercial building at 19 Old Farm Road the proposed sanitary sewer estimate for the proposed development is 34,060 GPD. The DCDOH does not require added flows for the proposed community center. Soil tests conducted by the applicant and witnessed by the DCDOH show the site has a consistent sandy soil with a percolation rate between two (2) and five (5) minutes. The site is ideal for onsite subsurface sewage treatment. The proposed system will provide sewer treatment for the 102 proposed dwelling units and existing commercial building with a 100% expansion area, as required by the DCDOH.

A New York State Department of Environmental Conservation (NYSDEC) regulated wetland (KE-3) is present on the project site. The wetland and its 100’ adjacent area comprise approximately 19 acres of the property. The NYSDEC Environmental Resource Mapper identifies KE-3 as a Class II wetland. Federal jurisdictional wetlands are located within the NYSDEC wetland. A field delineation of on-site wetlands was conducted by Ecological Solutions, LLC, in accordance with the methodologies of the Army Corps of Engineers (ACOE) *Wetland Delineation Manual* (1987) and New York State Department of Environmental Conservation (NYSDEC) *Freshwater Wetlands Delineation Manual* (1995). The delineation was validated by the NYSDEC on November 9, 2011. No vernal pools were identified on the property.

The proposed project has been designed to locate all development and associated improvements outside the NYSDEC wetland and its required 100’ adjacent area. Property boundaries for the individual residential lots will end at the 100’ adjacent area to the NYSDEC wetland, and a split rail fence or other means of delineation acceptable to the Planning Board and the NYSDEC will be installed to delineate the adjacent area. The HOA agreement will stipulate that the spit rail fence or other means of delineation is not to be removed and no disturbance to the NYSDEC wetland and the 100’ adjacent area shall be permitted. The 100’ wetland adjacent areas shall be protected prior to construction activities on the site. An existing gravel farm road, which will be used as a pedestrian trail, is located within the 100’ adjacent area, but this road will not be improved or modified in any way. No filling or dredging or other construction impacts will occur to on-site wetlands or the 100 adjacent area as a result of the project. Since there is no proposed disturbance to the wetlands or their associated buffers, no permitting is sought, and no impacts to protected waters will occur.

The NYSDEC Environmental Mapper shows a Class C tributary of the Rhinebeck Kill (9H-136-6-a) is located on the property. However, the applicant has submitted correspondence from their biologist Ecological Solutions, LLC dated March 13, 2015 stating that the NYSDEC mapper is out of date. Wetlands and watercourses on the property were delineated by Ecological Solutions and no watercourse was observed on the area of the site in question. The delineation was verified by the NYSDEC. If a watercourse previously existing in this area, it was likely eliminated at the time the existing commercial developments were constructed between the project lands and Route 9. Existing Town and private storm drainage systems are located in the area, collecting storm runoff from the Town road and movie theater parking lot. Since the site no longer contains a Class C tributary, no impacts to a stream will occur.

Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on surface water.

5. The proposed project will connect to the Village of Red Hook water distribution system. The Village of Red Hook has a water supply yield of 330 gallons per minute (gpm) or 475,200 gallons per day with the largest well out of service. The Village has a maximum day water usage of 320,000 gpd. The Village also has a committed flow of 44,000 gpd for future developments in the community. The remaining Village capacity is 111,200 gpd, which exceeds the maximum day flow for the proposed project. The Village of Red Hook has indicated, in correspondence dated February 27, 2015, that it intends to supply water to the project, and believes the capacity of the Village water supply system will be sufficient to service the project. The proposed action will require the construction of new wastewater treatment facilities which, as discussed above, will be designed to the standards of the DCWWA and DCDOH. The DCWWA will own and operate the system. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on groundwater.
6. Correspondence from NYSDEC Natural Heritage Program dated October 17, 2011 indicates that there are no records of rare or state listed animals or plants, significant natural communities or other significant habitats, on or in the immediate vicinity of the property. A review of the US Fish and Wildlife Service website indicates that Dutchess County contains habitat for two federally listed endangered species, the Indiana bat (*Myotis sodalis*) and dwarf wedgemussel (*Alasmidonta heterodon*), one threatened species, the bog turtle (*Clemmys mühlenbergii*), and one candidate species, the New England cottontail (*Sylvilagus transitionalis*). Blanding's turtle (*Emys blandingii*) also occurs in the Town.

The applicant prepared a Threatened and Endangered Species Habitat Suitability Assessment Report and a Blanding's Turtle Trapping Survey Report (both prepared by Ecological Solutions, LLC and dated June 1, 2012) for the project site to examine potential impacts of the project on threatened and endangered species. The project area is undeveloped and contains upland meadow only; no trees are located in the area proposed for development, and therefore no impacts to Indiana bats are expected since no tree removal will occur. The forested wetland on the property contains a mucky soil component at the western section of the wetland, but does not possess groundwater derived hydrology associated with bog turtle habitat. The wetland is densely canopied and does not contain the low growing wet meadow/fen habitat characteristics associated with bog turtle habitats. There are no potential habitats for this species on or within 300' of the property. The dwarf wedgemussel requires a watercourse with fish populations as primary habitat and to complete its life cycle; there is no habitat on the property that meets these criteria. The New England cottontail requires dense thickets as habitat; there is no habitat on the property for this species to potentially utilize.

The habitat suitability assessment indicated that the property has the components for potential use by Blanding's turtle. Based on recommendations from Ms. Lisa Masi, the Endangered Species Biologist for NYSDEC Region 3, the applicant's biologist conducted a 10-day live-trapping and observation survey for Blanding's turtle on the property from May 18 to May 29, 2012. A number of snapping turtles (*Cheelydra serpentine*) and painted turtles (*Chrysemys picta*) were captured in the traps. However, no Blanding's turtles were trapped or observed on the property during the survey.

The two reports prepared by Ecological Solutions, LLC were reviewed by the Planning Board's consultant ERS Consultants, Inc. Based on comments from ERS Consultants, the applicant's Threatened and Endangered Species Habitat Suitability Assessment Report was revised July 13, 2013. The revised report included a study conducted to determine wildlife utilization within the meadow portion of the site. No threatened or endangered wildlife species were observed within the upland meadow, and ERS Consultants advised the Planning Board that no additional studies were recommended.

Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on plants and animals.

7. The proposed action will impact soils classified within soil group 1 through 4 of the NYS Land Classification System, and will irreversibly convert more than 10 acres of agricultural land to non-agricultural uses. Approximately 29 acres of prime agricultural soils (Haven [HeA]) are located on the project site in the area proposed to be developed. However, the project site is located in an area that the Town's *Comprehensive Plan* has identified as suitable for development. In July 2011, the Town amended its Zoning Law to create the TND District adjacent to the Village of Red Hook, consistent with the recommendations of the *Comprehensive Plan* that new development should be occur adjacent to the Villages, particularly south of the Village of Red Hook, which is where the site is located. Moreover, the applicant has requested the approval of 33 incentive units pursuant to § 143-49.2 of the Town's Zoning Law, and will be providing a community benefit of approximately \$660,000, which will be paid to the Town's dedicated open space reserve fund for utilization by the Town exclusively for the permanent protection of open space in the Agricultural Business (AB) Zoning District. This will permanently protect a critical mass of agricultural land in the Town's AB District. The proposed action is consistent with the recommendations of the Dutchess County *Agricultural and Farmland Protection Plan*, which notes that "concentrating development in and around community centers reinforces the economic vitality of village centers and supports existing local businesses." The project site is adjacent to a farm operation in a certified NYS Agricultural District. However, the closest proposed building will be located more than 500' from lands in agricultural use, and is separated from these lands by a NYSDEC wetland and its regulated 100' adjacent area. Thus adjacent agricultural lands will be well buffered from the proposed project, consistent with the Town's Subdivision Regulations, which recommend a minimum 200' buffer between residential development and adjacent agricultural operations. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on agriculture.
8. The project site is located within an area that has been identified as sensitive for archaeological resources. A Phase IA Literature Review and Archaeological Sensitivity Assessment, Phase IB Archaeological Field Reconnaissance, and Phase II Archaeological Field Reconnaissance prepared by Hartgen Archaeological Associates (January 2013) was submitted by the applicant to assess potential impacts on historic and archaeological resources. The Phase I and II investigation was conducted to comply with § 14.09 of the State Historic Preservation Act in

accordance with the New York Archaeological Council's *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* (1994), which are endorsed by the NYS Office of Park, Recreation and Historic Preservation (OPRHP). The report was prepared according to OPRHP's *State Historic Preservation Office (SHPO) Archaeological Report Format Requirements* (2005).

The project site consists of approximately 52 acres, ± 30 acres of which (the Potential Area of Effect or APE) will be disturbed. Archaeological site files at OPRHP and the New York State Museum identified two reported archaeological sites within a one mile radius of the project area. The historic map data shows a railroad easement (the former Hucklebush Rail Line) dating from the mid to late 19th and early 20th centuries traversing the westernmost perimeter of the project area, which gives the area the potential for yielding railroad related artifacts dating from the 19th and 20th centuries. The absence of map documented structures within or directly adjacent to the project area suggests a low potential for yielding intact historic habitation materials dating from the 19th century or earlier. No inventoried buildings or properties listed on the State or National Registers of Historic Places are located adjacent to the project area; the nearest National Register listed property is St. Margaret's Home, which is located approximately 1,500 feet southeast of the project area.

The combined Phase I and II archaeological excavations conducted at the site included the excavation of 20 reduced interval shovel tests and three (3) 1 x 2 meter units. The excavations yielded a small lithic assemblage consisting of one scraper and 19 debitage fragments. The site is interpreted as a small hunting/processing station that was occupied possibly by one or two individuals for a very short duration. The Phase II excavations revealed the site is confined to the Level I plow zone and to an area of less than 25 square meters. Nine square meters (36%) of the core portion of the site was excavated yielding an average of 1.6 precontact artifacts per square meter. Continued excavation at the site would result in the accumulation of similar material and a very limited artifact assemblage. Therefore, the site is not considered National Register Eligible, and no further investigation is recommended.

NYS OPRHP has reviewed the project in accordance with § 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations 36 CFR Part 800--Protection of Historic Properties. In its review letter dated August 14, 2013, OPRHP has determined that there will be "No Historic Properties Affected [as per 36 CFR Section 800.4(d) (1)] as a result of the proposed project."

To commemorate the former Hucklebush Rail Line that ran through the property, the applicant will provide an historic information post and will work with the Town's Conservation Advisory Council and Trails Committee on the desired location and design of the commemorative post. The applicant will also provide a trail easement extending from the proposed road/sidewalk network through the unencumbered open space parcel to extend public trail access on the site.

Based on the foregoing, the Planning Board has concluded that no significant adverse environmental impacts to historic and cultural resources will occur.

9. The proposed project may alter the present pattern of movement of people or goods resulting from the construction of 102 dwelling units. The applicant submitted a Traffic Impact Study prepared by Maser Consulting P.A. dated June 24, 2014, which was reviewed by the Planning Board's traffic and safety consultant FitzPatrick Engineering, LLC. Traffic counts were collected to establish the Existing Traffic Volumes for the study area intersections, which include Old Farm Road and Route 9; Rokeby Road/Hannaford Drive and Route 9; Amherst Road/Firehouse

Lane and Route 9; Route 199 and Route 9; and Old Farm Road and the proposed site access roads. The existing volumes were then projected to a 2017 Design Year to take into account expected increases in traffic due to normal background traffic growth and to account for other miscellaneous development traffic in the area. Estimates of traffic from other specific potential developments were also computed and added to the projected volumes to obtain the No-Build Traffic Volumes (i.e., without the proposed project). Estimates of the traffic generated by the proposed project were then made based on information published by the Institute of Transportation Engineers. These volumes were added to the No-Build Traffic Volumes to obtain the Design Year Build Traffic Volumes (i.e., with the proposed project). Based on the procedures contained in the *2010 Highway Capacity Manual*, the traffic volumes were then compared to roadway capacities to determine existing and future Levels of Service and operating conditions.

Projected vehicle trips resulting from the proposed project during the peak AM and PM hours are estimated to be 17 vehicles entering the site and 61 exiting it during the Peak AM Hour, and 62 entering the site and 34 exiting it during the Peak PM Hour. The Traffic Impact Analysis concludes that the additional traffic generated by the proposed development will not significantly change the levels of service at the area intersections when compared to the No-Build conditions. However, the Town's traffic and safety consultant recommends that the Town and Village of Red Hook work with the NYSDOT to monitor the operations of the intersections of US Route 9 and Old Farm Road, and US Route 9 and Amherst/Firehouse Lane once the project is built. Mr. Fitzpatrick notes that the proposed project's additional traffic generation will probably not initially push the intersections into the condition where a traffic control signal would be justified, although the Route 9 and Amherst/Firehouse Lane intersection in the Village of Red Hook would be close from a peak hour perspective. However, any additional turning movements such as the northbound left-turns at Old Farm Road will increase delay, the degree of which cannot be perfectly quantified. It is important that these two intersection be monitored to determine when and if a higher degree of intersection control will be appropriate to ensure that they operate safely and efficiently. Although both of these intersections are the ultimate responsibility of the NYSDOT relative to control, their operation closely affects the Town and Village, which might want to explore mechanisms where funds can be contributed by developers for future infrastructure needs.

The access connections to Old Farm Road will be via three access roadways, which will be connected internally. Sight distances for all access roadways exceed the 35 mph sight distance, with one exception where existing trees block sight lines. To ensure adequate sight distances for exiting and entering vehicles, the existing trees will be removed as part of the development. Pursuant to existing Town and state regulations, any on-street parking along the site frontage of Old Farm Road will be restricted in the immediate vicinity of the site access roads to ensure that adequate sight distance is provided.

The applicant will provide a sidewalk on the west side of Old Farm Road for the entire site frontage, and has offered to install a sidewalk along Old Farm Road connecting the project site to Route 9 provided that there is adequate space within the right-of-way or the Town can negotiate an easement with the landowners. This will help to reduce traffic impacts by encouraging pedestrian activity.

The applicant will install a new double yellow centerline pavement marking on Old Farm Road in coordination with the Town.

Construction impacts on US Route 9 are expected to be minimal. Traffic from construction workers and from deliveries of materials to and from the site will be spaced out over time and is not expected to result in any significant impact on the local roadway system. A schedule of construction and any maintenance and protection of traffic plans will be provided as necessary prior to construction.

The Planning Board's traffic and safety consultant has reviewed the Traffic Impact Study and has advised the Board that the study is acceptable along with its recommendations and conclusions.

Based on the foregoing, the Planning Board concludes that no significant adverse environmental impacts on the transportation network will occur.

10. The proposed project is anticipated to result in an increase in energy use resulting from the construction of 102 dwelling units, a community center and a mail kiosk, with a total of more than 100,000 square feet of floor area requiring heating, cooling, and lighting when completed. The proposed action will require the extension of an energy supply system to serve the project. The proposed action is a residential development that will be constructed in an already suburbanized area within walking distance of an adjacent commercial center. All of the dwellings will be constructed in accordance with the New York State Energy Conservation Code, which requires the use of energy efficient products in all new and renovated construction, and will be Energy Star compliant (i.e., 20% to 30% more energy efficient than standard homes) to minimize energy consumption, as required by Chapter 74 of the Town Code. The proposed action is consistent with the Town's Climate Smart Communities Pledge to ensure that new construction: is Energy Star compliant; is located where residents can readily bike or walk for local errands as often as possible to minimize energy use and transportation exhaust; includes LED bulbs in street lighting; and includes street trees to shade buildings to keep them cool in summer and reduce energy costs and capture carbon dioxide. These measures will minimize energy use. Construction of the proposed project will result in the consumption of gasoline, oil and electricity used in the operation and maintenance of construction equipment; the level of energy consumption during construction is anticipated to be typical of similar developments in Dutchess County. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on energy.
11. There will be a temporary increase in ambient noise levels and vibration associated with construction activities. To mitigate this impact, all construction activities shall be limited to the hours of 8:00 am to 8:00 pm pursuant to Chapter 92 of the Town Code. All construction related noise and vibration will cease once construction is completed, and is therefore considered minor due to its temporary nature. All outdoor lighting will be fully shielded with full cut-off fixtures to prevent light trespass, glare and sky-glow, and to reduce the cost and waste of unnecessary energy consumption. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on noise and light.
12. The applicant has petitioned the Town Board for a Zoning amendment to increase the permitted size of a TND Cottage from a maximum of 1,200 square feet to a maximum of 1,500 square feet. The proposed amendment is consistent with the recommendations of the *Comprehensive Plan* to provide a range of housing types that are affordable to Town residents. The increase in the size of a TND Cottage to 1,500 square feet is also consistent with the recommendations for affordable housing in *Housing Designed to Build Neighborhoods: Affordable House Plans Inspired by Dutchess County Traditions*, published by the Dutchess County Department of Planning. This

booklet illustrates economically priced home designs that reflect the significant and varied architectural history of Dutchess County. It includes recommendations for affordable one- and two-story single family dwellings ranging in size from 1,120 square feet to 1,460 square feet. These affordable homes are based on local historic precedents that fit with the distinctive architecture of the Hudson Valley. The proposed amendment, which may result in an additional bedroom per TND Cottage unit, will not increase the overall residential density of the TND District and is therefore consistent with the GEIS adopted for Local Law No. 3 of 2011.

One of the proposed housing units, “Single Family Unit Type G,” requires an area variance for a garage that is set back only 12’ from the front facade of the dwelling rather than 20’ as required. The plans will clearly indicate that the applicant or his successor who seeks to build this unit type shall be required to obtain an area variance from the Town of Red Hook Zoning Board of Appeals.

Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on community plans.

13. The project has been designed to be of similar architectural character as existing residential neighborhoods in the historic Village of Red Hook, with similar building materials, window and door configurations, roof style, and architectural details and trim. The architectural design and layout of the proposed buildings will be further reviewed by the Planning Board during site plan review to ensure that the project is fully consistent with the purposes of the TND District to ensure that development adjacent to the Village of Red Hook is compatible with historic village building patterns and to ensure that buildings and landscaping contribute to the physical definition of streets as public spaces. The Planning Board may restrict certain units to be built on certain lots in order to meet the intent of the Zoning Law with respect building patterns and defining streets as public spaces. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on community character.
14. The applicant submitted a demographic analysis, dated June 5, 2014, of the estimated number of school age children attending public schools that the proposed project will generate, based on multipliers provided by Rutgers University, Center for Urban Policy Research *Residential Demographic Multipliers* (June 2006). The analysis estimates that the proposed project will result in an increase of approximately 75 school age children, of which approximately 65 will attend public school. The applicant has also submitted a “worst case” scenario analysis, assuming that all dwelling unit types have three (3) to four (4) bedrooms; this analysis estimates that the proposed project would result in approximately 105 school age children, of which approximately 89 would attend public school. Both analyses were reviewed by the Superintendent of the Red Hook Central School District who, in correspondence dated August 20, 2014, stated that “after comparing enrollment projections from our internal demographic study with the projected enrollment anticipated in both of the analyses, it is the District’s opinion that the Hoffman TND project will not have a significant impact on the Red Hook School District.” Based on the foregoing, the Planning Board concludes that the propose project will not result in a significant adverse environmental impact on community services.
15. The proposed project includes an application for Incentive Zoning pursuant to § 143-49.2 of the Town’s Zoning Law. Based on calculations provided by the applicant and reviewed by the Planning Board, the applicant is permitted a by-right density of 69 dwelling units, and has requested that 33 incentive units be approved. The community benefit that will be provided by

the applicant, consistent with § 143-49.2F(2)(a), is estimated to be \$660,000, which will be paid to the Town's dedicated open space reserve fund for utilization by the Town exclusively for the permanent protection of open space in the Agricultural Business Zoning District. The applicant has submitted a narrative that discusses the consistency of the proposed incentive zoning application with the Generic Environmental Impact Statement (GEIS) adopted for the Town of Red Hook Local Law No. 3 of the year 2011. The proposed project will not exceed the number of dwelling units permitted in the TND District, which is established as 300 dwelling units. As discussed in detail herein, the proposed application for 102 dwelling units, of which 33 will be incentive units, will not result in a significant adverse environmental impact. Based on the foregoing, the Planning Board concludes that the application for incentive zoning is consistent with the GEIS adopted for Local Law No. 3 of the year 2011.

16. The Town Planning Board has concluded that there are no significant adverse environmental impacts associated with the proposed action.

For Further Information:

Contact Person: Kathleen Flood, Planning Board Clerk
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Telephone: 845-758-4613

A Copy of this Notice Filed With:

Town of Red Hook Planning Board (Lead Agency)
Sue T. Crane, Town Supervisor
Red Hook Town Board
Village of Red Hook Board of Trustees
Dutchess County Health Department
Dutchess County Water and Wastewater Authority
New York State Department of Environmental Conservation
New York State Attorney General's Office
New York State Office of Parks, Recreation, and Historic Preservation
Kirchhoff Properties, LLC (applicant)
NYS DEC Environmental Notice Bulletin: enb@gw.dec.state.ny.us