

**RESOLUTION
PINE PLAINS PLANNING BOARD
SEQR LEAD AGENCY**

**DETERMINATION OF DEIS COMPLETENESS
ADEQUATE FOR CIRCULATION AND PUBLIC REVIEW**

**CARVEL PROPERTY DEVELOPMENT
COORDINATED SEQRA EVALUATION - TYPE I ACTION**

January 9, 2008

WHEREAS, the Planning Board of the Town of Pine Plains, (“Planning Board”) has received an application for subdivision/site plan approval and concept development plan approval for the development of the Carvel Property Development; and

WHEREAS, the Carvel Property Development project site consists of approximately 2,200 acres located partially within the Town of Pine Plains (1,772 acres, 80.5%) and partially within the Town of Milan (428 acres, 19.5%), Dutchess County, New York. The Taconic State Parkway passes through the western portion of the project site in a north/south direction, Ferris Road/Woodward Hill Road crosses the northerly portion of the project site, and NYS Route 199 crosses the southerly portion of the project site. The Carvel Project Development is a proposed vacation and second home community, including approximately 951 clustered single-family homes (563 detached residences on individual lots varying in area from approximately one to five or more acres and 388 attached and semi-attached residences within four distinctly designed cluster complexes), with amenities including the upgrade of an existing 18-hole golf course and construction of an additional nine holes, clubhouse, membership club including pool and tennis, related hiking trails, passive recreational opportunities, and related infrastructure; and

WHEREAS, the Planning Board of the Town of Pine Plains, as lead agency for the project, has previously classified the above referenced project as a Type I action as it meets or exceeds a number of the thresholds as set forth in SEQRA 6, NYCRR Part 617.4(b), and has conducted a coordinated review; and

WHEREAS, the Planning Board has previously issued a Positive Declaration, requiring the preparation of a Draft Environmental Impact Statement (DEIS) on this project, on November 12, 2003; and

WHEREAS, the Planning Board has previously conducted a public scoping session, at which time both verbal and written comments had been heard and considered in the preparation of the lead agency’s final Scoping Outline; and

WHEREAS, the Planning Board as lead agency, has previously formally adopted a final Scoping Outline on this project on January 7, 2004; and

WHEREAS, an initial or preliminary version of the required DEIS was submitted to the Planning Board for completeness review by the project sponsor on or about June 28, 2005, and which preliminary version was determined to be incomplete; and

WHEREAS, the project sponsor has submitted a series of submissions to address the completeness review comments of the Lead Agency and its consultants; and

WHEREAS, the Planning Board, as lead agency, has reviewed the applicable standards of 6 NYCRR § 617.9 to evaluate the adequacy of the revised DEIS in light of the adopted scope, and public comments received; and

WHEREAS, the Planning Board has also reviewed the comments of the Town of Milan ex officio members representing the Town of Milan, the Town of Milan planning consultants, the Town engineering consultant, and Milan's attorney, along with input from various state agencies regarding their review of the proposed revised DEIS;

NOW THEREFORE BE IT RESOLVED, that the Town of Pine Plains Planning Board, as lead agency, hereby determines that the scope and content of the revised Draft Environmental Impact Statement (DEIS) to be sufficiently adequate for purposes of circulation of said document to involved and interested agencies and for public review, subject to satisfactory completion of the following:

1. Final pagination and proofing.
2. Appropriate date insertions on the cover pages and document footers.
3. Insertion of the attached Notice of DEIS Completeness and SEQR Public Hearing.

BE IT FURTHER RESOLVED, that the DEIS upon inclusion of the material identified in items 1 through 3 of the preceding paragraph to address the conditions above is hereby authorized to be filed and circulated to all involved and interested agencies as listed therein as set forth in SEQR 6 NYCCR Part 617.9, subject to coordination with the Planning Board, Town Planning Consultants and Planning Board Secretary, and shall be made available for public review at the Town of Pine Plains Town Hall, the Pine Plains Free Library, Milan Town Hall, the Carvel Country Club Clubhouse, and via a publicly accessible Internet website as indicated below; and

BE IT FURTHER RESOLVED, that a copy of the attached Notice of DEIS Completeness and SEQR Public Hearing shall be distributed with each DEIS circulated as authorized above, stating that the Pine Plains Planning Board, as Lead Agency, will hold a series of SEQR Public Hearings on February 6, 2008; Friday, February 29, 2008; March 6, 2008; and Wednesday, March 12, 2008 and that written comments pertaining thereto will be accepted until Wednesday, April 2, 2008; and

BE IT FURTHER RESOLVED, that a copy of the attached Notice of DEIS Completeness and SEQR Public Hearing is hereby authorized to be published in the Environmental Notice Bulletin (ENB) as set forth in SEQR 6 NYCRR Part 617.12(c)(1); and

BE IT FURTHER RESOLVED, that a complete copy of the DEIS shall be posted on a publicly accessible Internet website upon filing of the final version of the DEIS in the office of the Planning Board, which posting shall be completed by the project sponsor in coordination with Lead Agency with links on the official websites of the Towns of Pine Plains and Milan;

WHEREUPON, this resolution was declared adopted by the Planning Board of the Town of Pine Plains:

The motion was offered by Planning Board Member Jon DePreter

The motion was seconded by Planning Board Member Bruce Pecorella

The votes were as follows:

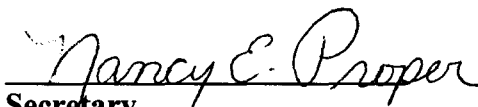
YEAS	NAYS
Donald Bartles, Jr.	_____
Jon DePreter	_____
Ken Mecciarello	_____
Kate Osofsky	_____
Bruce Pecorella	_____
Vikki Soracco	_____

Brian Coons was absent

CERTIFICATION

The undersigned, Secretary of the Planning Board of the Town of Pine Plains, hereby certifies that the foregoing is a true and accurate copy of a resolution duly adopted by the Planning Board at a meeting thereof duly held on the 9th day of January, 2008, and is in full force and effect.

WITNESS my hand and the seal of said Planning Board this 9th day of January, 2008.


Secretary