

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**  
**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**  
For the Town of Pawling Comprehensive Plan Update (CPU)  
And Zoning Amendments

Draft: August 2, 2011

---

**Appendix 4**  
**Correspondence**



July 14, 2011

David P. Kelly  
Supervisor  
**TOWN OF PAWLING**  
*The Pride of the Harlem Valley*

T. Todd Bender  
Legislative Aide  
Town Hall  
160 Charles Colman Blvd.  
Pawling, NY 12564  
[www.pawling.org](http://www.pawling.org)

Office  
(845) 855-4464

Fax  
(845) 855-4463

Cell Phone  
(845) 590-5522

Email  
[dpkelly@pawling.org](mailto:dpkelly@pawling.org)

Chairman Yankowich and Members of the  
Town of Pawling Planning Board  
160 Charles Colman Boulevard  
Pawling, NY 12564

RE: Referral of Draft Comprehensive Plan Update (CPU) and Zoning Amendments  
Initiation of SEQRA Review and CPU Public Hearing

Dear Chairman Yankowich and Planning Board Members:

The Town Board is considering a Draft Comprehensive Plan Update (CPU), based upon previous studies, reports and plans in particular the adopted 1991 plan and the draft 2010 plan. The Draft CPU, dated July 5, 2011, was prepared for the Town of Pawling by Morris Associates Engineering Consultants with a committee from the Town Board.

We are also considering Draft zoning amendments to the uses, bulk and supplemental requirements related to the HA (Hamlet), HB (Highway Business) and I (Industry) zoning districts to include more uses; emphasize mixed uses; and provide more flexible bulk requirements. These zoning amendments, which are attached to the CPU as Appendix C, are proposed for adoption with the CPU.

The Town Board has initiated the environmental review of the adoption of the CPU and the proposed zoning amendments together as the "Proposed Action" in accordance with New York State Environmental Quality Review Act (SEQRA) regulations, by taking the following steps:

- Review of a Full Environmental Assessment Form (Full EAF);
- Classifying the Proposed Action as a Type 1 Action;
- Declaring that it will be the Lead Agency as it is the only identified Involved Agency; and
- Determining that the proposed action may have a significant impact on the environment (Positive Declaration) and that a Draft Generic Environment Impact Statement (DGEIS) will be prepared.

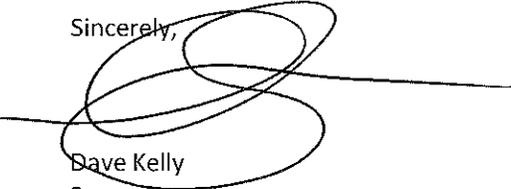
The Draft CPU and Appendices A through D are being transmitted to you for referral in accordance with the NY Town Law section 272-a, regarding Comprehensive Plans, and the Code of the Town of Pawling Chapter 215, Article VIII, Amendments, regarding zoning amendments. Please note that the proposed zoning amendments are contained in CPU Appendix C. The Draft CPU has been posted for agencies and the community to peruse on the Town website at:

<http://www.pawling.org>

The SEQRA Positive Declaration Notice is sent to you as the Planning Board is an interested agency in the SEQRA review of the CPU and zoning amendments. Please note that a public hearing on the CPU will be held on Wednesday, July 27, 2011 at 7:00 p.m. at the Pawling Town Hall (see attached notice). This will be the first hearing on the CPU. A second CPU hearing, which will be combined with hearings on the zoning amendments and the Draft GEIS, will be held at a later date.

Please contact my office with any questions. Thank you.

Sincerely,



Dave Kelly  
Supervisor

cc: Terry Stewart  
Liz Axelson

Enclosures: Draft CPU and Appendices  
SEQRA Notice  
Public Hearing Notice



July 14, 2011

David P. Kelly  
Supervisor  
**TOWN OF PAWLING**  
*The Pride of the Harlem Valley*

**T. Todd Bender**  
Legislative Aide  
Town Hall  
160 Charles Colman Blvd.  
Pawling, NY 12564  
[www.pawling.org](http://www.pawling.org)

Office  
(845) 855-4464

Fax  
(845) 855-4463

Cell Phone  
(845) 590-5522

Email  
[dpkelly@pawling.org](mailto:dpkelly@pawling.org)

Chairman Diemond and Members of the  
Dutchess County Planning Board  
27 High Street, 2nd Floor  
Poughkeepsie NY 12601

RE: Referral of Draft Comprehensive Plan Update (CPU) and Zoning Amendments  
Initiation of SEQRA Review and CPU Public Hearing

Dear Chairman Diemond and Planning Board Members:

The Town of Pawling Town Board is considering a Draft Comprehensive Plan Update (CPU), based upon previous studies, reports and plans in particular the Town's adopted 1991 Master Plan and the draft 2010 comprehensive plan. The Draft CPU, dated July 5, 2011, was prepared for the Town of Pawling by Morris Associates Engineering Consultants with a committee from the Town Board.

The Pawling Town Board is also considering Draft zoning amendments to the uses, bulk and supplemental requirements related to the HA (Hamlet), HB (Highway Business) and I (Industry) zoning districts to include more uses; emphasize mixed uses; and provide more flexible bulk requirements. These zoning amendments, which are attached to the CPU as Appendix C, are proposed for adoption with the CPU.

The Town Board has initiated the environmental review of the adoption of the CPU and the proposed zoning amendments together as the "Proposed Action" in accordance with New York State Environmental Quality Review Act (SEQRA) regulations, by taking the following steps:

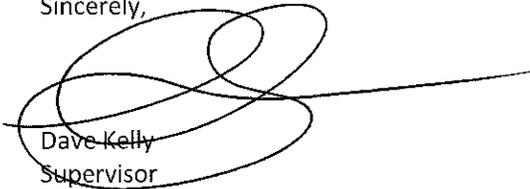
- Review of a Full Environmental Assessment Form (Full EAF);
- Classifying the Proposed Action as a Type 1 Action;
- Declaring that it will be the Lead Agency as it is the only identified Involved Agency; and
- Determining that the proposed action may have a significant impact on the environment (Positive Declaration) and that a Draft Generic Environment Impact Statement (DGEIS) will be prepared.

The Draft CPU and Appendices A through D are being transmitted to you for referral in accordance with the NY Town Law section 272-a, regarding Comprehensive Plans; the Code of the Town of Pawling Chapter 215, Article VIII, Amendments, regarding zoning amendments; and General Municipal Law section 239-m. Please note that the proposed zoning amendments are contained in CPU Appendix C. The Draft CPU has been posted for agencies and the community to peruse on the Town website at: <http://www.pawling.org>

The SEQRA Positive Declaration Notice is sent to you as the Planning Board is an interested agency in the SEQRA review of the CPU and zoning amendments. Please note that a public hearing on the CPU will be held on Wednesday, July 27, 2011 at 7:00 p.m. at the Pawling Town Hall (see attached notice). This will be the first hearing on the CPU. A second CPU hearing, which will be combined with hearings on the zoning amendments and the Draft GEIS, will be held at a later date.

Please contact my office with any questions. Thank you.

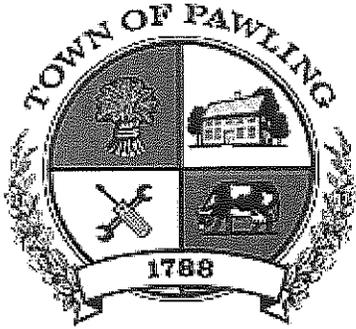
Sincerely,



Dave Kelly  
Supervisor

cc: Terry Stewart  
Liz Axelson

Enclosures: Draft CPU and Appendices  
SEQRA Notice  
Public Hearing Notice



David P. Kelly  
Supervisor  
**TOWN OF PAWLING**  
*The Pride of the Harlem Valley*

T. Todd Bender  
Legislative Aide  
Town Hall  
160 Charles Colman Blvd.  
Pawling, NY 12564  
[www.pawling.org](http://www.pawling.org)  
MEMORANDUM

Office  
(845) 855-4464

Fax  
(845) 855-4463

Cell Phone  
(845) 590-5522

Email  
[dpkelly@pawling.org](mailto:dpkelly@pawling.org)

**TO:** Interested Agencies and Parties

**FROM:** Dave Kelly, Supervisor 

**DATE:** July 14, 2011

**RE:** Distribution of Draft Comprehensive Plan Update (CPU) and Zoning Amendments  
Initiation of SEQRA Review and CPU Public Hearing

The Town of Pawling Town Board is considering a Draft Comprehensive Plan Update (CPU), based upon previous studies, reports and plans in particular the Town's adopted 1991 Master Plan and the draft 2010 comprehensive plan. The Draft CPU, dated July 5, 2011, was prepared for the Town of Pawling by Morris Associates Engineering Consultants with a committee from the Town Board.

The Pawling Town Board is also considering Draft zoning amendments to the uses, bulk and supplemental requirements related to the HA (Hamlet), HB (Highway Business) and I (Industry) zoning districts to include more uses; emphasize mixed uses; and provide more flexible bulk requirements. These zoning amendments, which are attached to the CPU as Appendix C, are proposed for adoption with the CPU.

The Town Board has initiated the environmental review of the adoption of the CPU and zoning amendments together as the "Proposed Action" in accordance with New York State Environmental Quality Review Act (SEQRA) regulations, by taking the following steps:

- Classifying the action as Type 1; and declaring its role as Lead Agency as the only Involved Agency; and
- Determining that the proposed action may have a significant impact on the environment (Positive Declaration) and that a Draft Generic Environment Impact Statement (DGEIS) will be prepared.

The Draft CPU and Appendices A through D are being transmitted to you as an interested agency or party. The Draft CPU has been posted for agencies and the community to peruse on the Town website at:  
<http://www.pawling.org>

The SEQRA Positive Declaration Notice is sent to you as an interested agency in the SEQRA review of the CPU and zoning amendments. Please note that a public hearing on the CPU will be held on Wednesday, July 27, 2011 at 7:00 p.m. at the Pawling Town Hall (see attached notice). This will be the first hearing on the CPU. A second CPU hearing, which will be combined with hearings on the zoning amendments and the Draft GEIS, will be held at a later date. Please contact my office with any questions. Thank you.

Enclosures (Draft CPU and Appendices ; SEQRA Notice; and Public Hearing Notice)