



February 22, 2008

Mr. Don Bartles, Chair  
Town of Pine Plains Planning Board  
P.O. Box 955  
3284 Route 199  
Pine Plains, NY 12567

Dear Mr. <sup>Don</sup>Bartles:

You received a review of the proposed Carvel development dated February 4, 2008. I regret its tone and instances when things were labeled, rather than just letting our observations speak for themselves. The Planning Department is aware of the fine reputation earned by the Durst Organization for its energy-efficient building in New York City. We remain hopeful that the firm aims to further its green reputation in a rural setting in Dutchess County.

Basically, the February 4 letter suggested two things. First, that although the DEIS included several alternatives, it excluded a most obvious one – an alternative consistent with the prospective zoning law. We feel this alternative should be considered. We also feel that the green qualities of the project can be strengthened to better reflect the best thinking in terms of smart growth, energy conservation and habitat protection.

Suburban is not rural. The proposed site plan clearly possesses a suburban quality. Development could be more closely focused around the lake, golf course and a central green, making various uses and housing types interconnected within a walkable framework. Overall, both the Town and the new residents could benefit from a traditional hamlet setting in the northwest part of town off the Taconic State Parkway and the permanent preservation of the surrounding rural countryside. This style of development will allow significant preservation of contiguous green spaces for agricultural uses and biodiversity protection.

We would be willing to work with the Planning Board to further discuss the DEIS review if the Board would deem this to be helpful. Any such discussion could be guided both by the desire for consistency with the proposed Pine Plains Zoning Law and with *Greenway Connections*. How a new alternative might be integrated in the DEIS process will ultimately be up to the Planning Board and the applicant. From now on, I will act as lead planner during the SEQRA review process.

Dutchess County  
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Development

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Sincerely,

Roger P. Akeley  
Commissioner, Department of Planning and Development

C: Gregg Pulver, Supervisor, Town of Pine Plains  
Members, Town of Pine Plains Planning Board  
Douglas Durst, Durst Development LLC  
Alex Durst, Durst Development LLC  
Matthew Rudikoff, Matthew D. Rudikoff Associates, Inc.