

**Town of Washington Planning Board**  
**State Environmental Quality Review Act**  
**NEGATIVE DECLARATION**  
**Notice of Determination of Non-Significance**

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**Dutchess Land Conservancy**  
**562 Route 343**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act ("SEQRA").

The TOWN OF WASHINGTON PLANNING BOARD, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Dutchess Land Conservancy Education and Research Center  
Special Use Permit and Site Plan for Change in Use

**SEQRA Status:**  Type I  
 Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

Applicant, Dutchess Land Conservancy ("DLC"), proposes a change of use from residential to "educational institution" at the subject property located at 562 Route 343, more specifically identified as Tax Map Number 135889-6864-00-664610-0000 totaling approximately 25 acres in the RR-10 zoning, Aquifer Protection Overlay District, Agricultural Protection Overlay District, and Agricultural District 21. The existing two-story residence will be converted into a facility for use by the DLC for educational, research, and office space; no exterior changes or additions to any existing structures are proposed except those required by the Americans with Disabilities Act. The project proposes improved vehicular circulation and additional parking spaces that will result in minor site disturbance outside of the 100-foot wetland buffer on the property.

**Location:** 562 Route 343 (Tax Map No. 135889-6864-00-664610-0000).

**Reasons Supporting This Determination:**

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Washington Planning Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems. This is a change of use from residential to “educational institution” with no proposed changes to the existing structures on the property except those necessary for compliance with the ADA. There is an existing two-story residence with accessory structures that will be converted to educational, research, and office space for use by the DLC. The project proposes improved vehicular circulation and additional parking spaces that will result in minor site disturbance outside of the 100-foot wetland buffer on the property. Referral was made to the Dutchess County Department of Planning and Development pursuant to General Municipal Law § 239-m; the Department’s report stated that the proposed project is a matter of local concern. Referral was further made to the Millbrook Fire Department, which stated in correspondence dated November 18, 2022 that the proposed changes to the driveway, entrance, and parking area are adequate for the ingress and egress of fire apparatus. A public hearing was held on December 6, 2022 during which time all those who wished to speak were heard. The limited nature of this Action was considered for each of the impact areas identified below in the numbered paragraphs.

2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources, except as herein described.

3. The Action does not involve the impairment of any designated critical environmental area. While wetlands are present on the property, all development is outside of the 100-foot buffer.

4. The Action will not create a material conflict with the community’s current plans or goals as officially approved or adopted.

5. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources of the existing community or neighborhood character.

6. The Action will not result in a major change in the use of either the quantity or type of energy.

7. The Action will not create a hazard to human health.

8. The Action will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources or in its capacity to support existing uses.

9. The Action will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the Action. The proposed change of use will minimally increase the number of people at the property on a daily basis.

10. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences.

11. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

12. The action does not involve two or more actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c).

**BE IT FURTHER RESOLVED**, that the Town of Washington Planning Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no potential significant environmental impacts associated with the Action.

The foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Jorgensen

aye

Member Alexander

aye

Member Cornell

aye

Member Drury

aye

Member Meaney

absent

Member Philipps

aye

Member Spence

aye

Dated: Millbrook, New York  
December 6, 2022

Kristen DiFiore  
Kristen DiFiore, Secretary  
Town of Washington Planning Board