

Draft Environmental Impact Statement

**Hilltop Village at Wappinger
Active Adult Community
All Angels Hill Road
Town of Wappinger, New York**

Volume 1

September 30, 2011
Revised February 21, 2012



Hilltop Village at Wappinger Active Adult Community Draft Environmental Impact Statement

Location: All Angels Hill Road
Town of Wappinger, Dutchess County, New York

Tax ID No.: 6257-02-630770

Lead Agency: Town of Wappinger Planning Board
Wappinger Town Hall
20 Middlebush Road
Wappingers Falls, New York 12590
(845) 297-1373
Planning Board Chair: Victor Fanuele

Project Sponsor: Toll Brothers, Inc.
60 Merritt Blvd. Suite 100
Fishkill, NY 12590
(845) 897-8900
Contact: Mr. James Fitzpatrick

DEIS Prepared By: Povall Engineering, PLLC
25 Corporate Park Drive, Suite C
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Date Accepted: March 19, 2012

Public Hearing Date: April 16, 2012

DEIS Comments Due: May 7, 2012

Internet Address: <http://www.townofwappinger.us/>

Owner, Applicant, and Project Consultants

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Applicant:	Toll Brothers, Inc. 60 Merritt Blvd. Suite 100 Fishkill, NY 12590 (845) 897-8900 Contact: James Fitzpatrick
Engineering/Planning:	Povall Engineering, PLLC 25 Corporate Park Drive, Suite C Hopewell Junction, NY 12533 (845) 897-8205 Contact: William H. Povall, III, PE
Traffic Engineering:	TRC Engineers, Inc. 7 Skyline Drive Hawthorne, NY 10532 (845) 592-4040 Contact: Brian Dempsey, PE, PTOE
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Archeological:	Joseph E. Diamond, Ph.D. 290 Old Route 29 Hurley, NY 12443 (845) 338-0091 Contact: Joseph Diamond
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Involved Agencies

- Town of Wappinger Town Board
20 Middlebush Road
Wappingers Falls, New York 12590
- Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590
- New York State Department of
Environmental Conservation (NYSDEC)
Region 3
21 South Putt Corners Road
New Paltz, New York 12561
- Dutchess County Department of Health
387 Main Street, 3rd floor
Poughkeepsie, New York 12601
- Dutchess County Department of Public
Works
626 Dutchess Turnpike
Poughkeepsie, New York 12603
- Town of Wappinger
Superintendent of Highways
10 Highway Drive
20 Middlebush Road (mailing)
Wappingers Falls, New York 12590

Town Consultants

- Town Engineer
Morris Associates, PLLC
9 Elks Lane
Poughkeepsie, NY 12601
- Town Planner
Frederick P. Clark Associates, Inc
Theodore Fremd Avenue
Rye, NY 10580
- Town Attorney
Vergilis, Stenger, Roberts, Davis &
Diamond, LLP
1136 Route 9, Suite 2
Wappingers Falls, NY 12590
- Town Water & Sewer System Operator
CAMO Pollution Control, Inc.
1610 Route 376
Wappingers Falls, NY 12590

Interested Agencies

- New Hackensack Fire Department
217 Myers Corners Road
Wappingers Falls, New York 12590
- New York State Office of Parks, Recreation,
and Historic Preservation
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189
- Wappinger Central School District
167 Myers Corners Road, Suite 200
Wappingers Falls, NY 12590
- Dutchess County Department of Planning
27 High St, Stop 2
Poughkeepsie, NY 12601
- U.S. Army Corps of Engineers
New York District Engineer
Jacob K. Javits Federal Building
New York, New York 10278-0090

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Chapter 1 Executive Summary

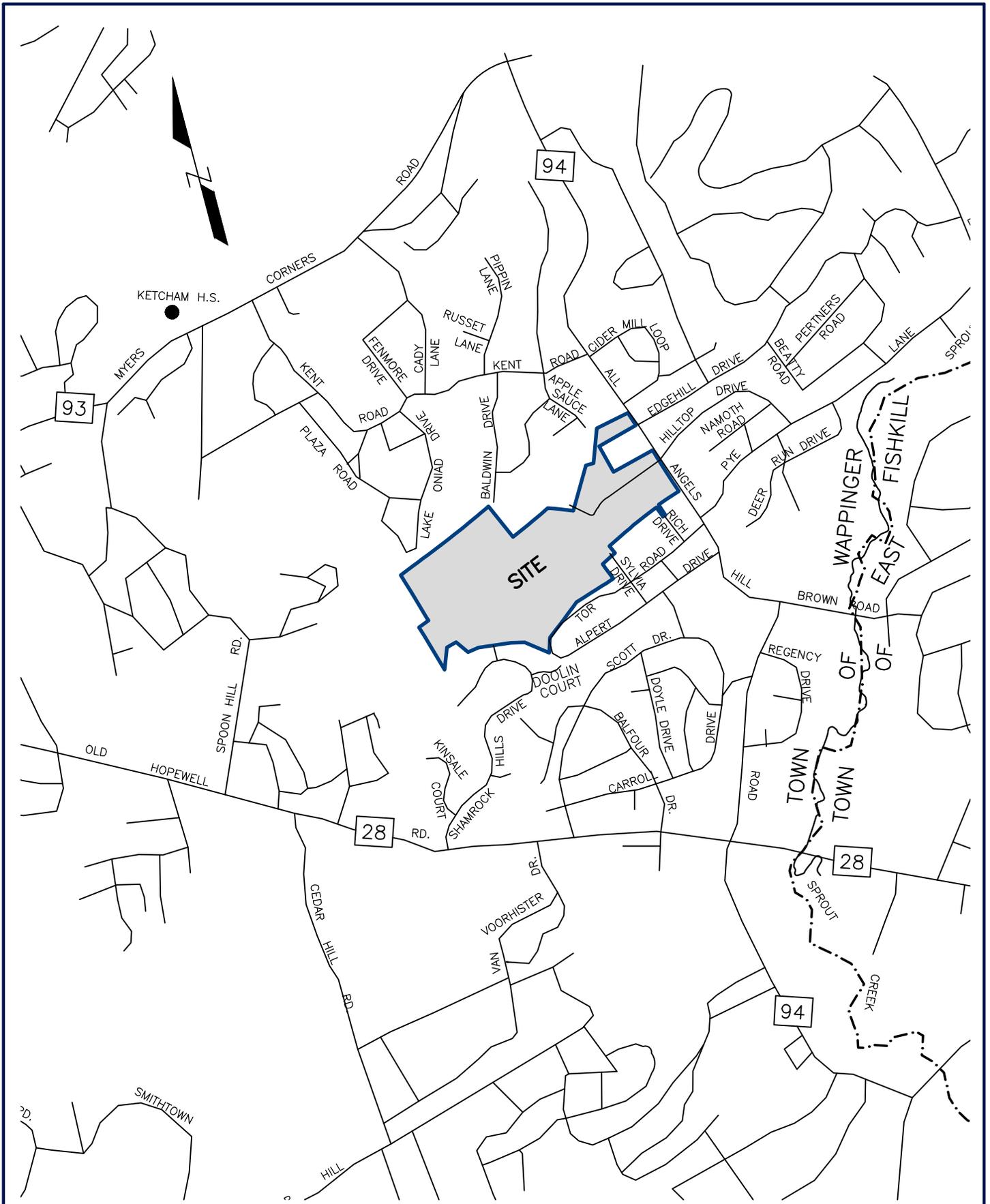
1.A Introduction

This Draft Environmental Impact Statement (DEIS) has been prepared for the proposed 225 unit age-restricted (55 years of age and older) residential development known as “Hilltop Village at Wappinger Active Adult Community” and hereinafter referred to as the “Proposed Action”. The Applicant, Toll Brothers, Inc., previously submitted a Full Environmental Assessment Form with preliminary plans, which detailed the Proposed Action. The Planning Board determined that the project was a Type I Action under the State Environmental Quality Review Act (SEQR) and stated its intent to serve as Lead Agency. On June 21, 2010, by resolution, the Town of Wappinger Planning Board declared themselves Lead Agency. In the same resolution, the Planning Board determined that the action has a potential to have significant adverse impacts on the environment and that a DEIS has to be prepared. Discussions subsequent to the June 21, 2010 resolution directed the Applicant to prepare a Draft Scoping Document for the lead agency’s consideration. A Draft Scoping Document was submitted to the Planning Board on May 26, 2010. An amended Final Scoping Document was prepared by Frederick P. Clark Associates, Inc. and was adopted by the Planning Board on March 22, 2011. All SEQR documentation has been provided in Appendix A.

1.B Description of the Proposed Project

The Applicant, Toll Brothers, Inc., is proposing to develop a 149.35± acre parcel located on All Angels Hill Road (CR 94) in the Town of Wappinger, New York (*Figure 1.B-1*). The Proposed Action is located approximately ¼ of a mile south of Kent Road and 1.2 miles north of Old Hopewell Road. The eastern portion of the property has approximately 780 feet of frontage along All Angels Hill Road. Access to the property is currently provided by an existing paved shared private road, which also provides access to the adjacent property owned by R&R Realty Associates (Flavormatic). The parcel is identified on the Town of Wappinger Tax Map as 6257-02-630700 and is currently zoned 1-Family Residence (R-40) and Conservation Office Park (COP).

The Proposed Action consists of 225 age-restricted units (132 detached and 93 attached) for persons 55-years and older (*Figure 1.B-2*). Twenty-three (23) of the dwelling units, or ten (10) percent, will be offered as affordable housing. Seventeen (17) of the 23 Affordable Housing Units will be interior townhome units. The remaining six (6) Affordable Housing Units will be end unit townhomes or single family ranch homes. The Proposed Action also includes a club house, recreational amenities, preservation of natural areas as open space, and the reconstruction of an existing private road. The Applicant has petitioned the Town Board to change the zoning designation of the property to Multifamily Residence (RMF-3) in order to permit the Proposed Action. The requested amendment is consistent with the uses of neighboring parcels, which is further discussed in *Section 3.G*; and is consistent with the goals and policies set forth in the *Town of Wappinger’s Comprehensive Plan*, which is further discussed in *Section 2.A* and *Section 3.G*.



PREPARED BY:



**HILLTOP VILLAGE AT WAPPINGER
SITE LOCATION MAP**

FIGURE 1.B-1

DATE: 02/2012

PAGE 2

SCALE: 1"=2,000'



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
 SITE DEVELOPMENT PLAN

FIGURE 1.B-2
 DATE: 02/2012
 PAGE 3
 SCALE: 1"=350'

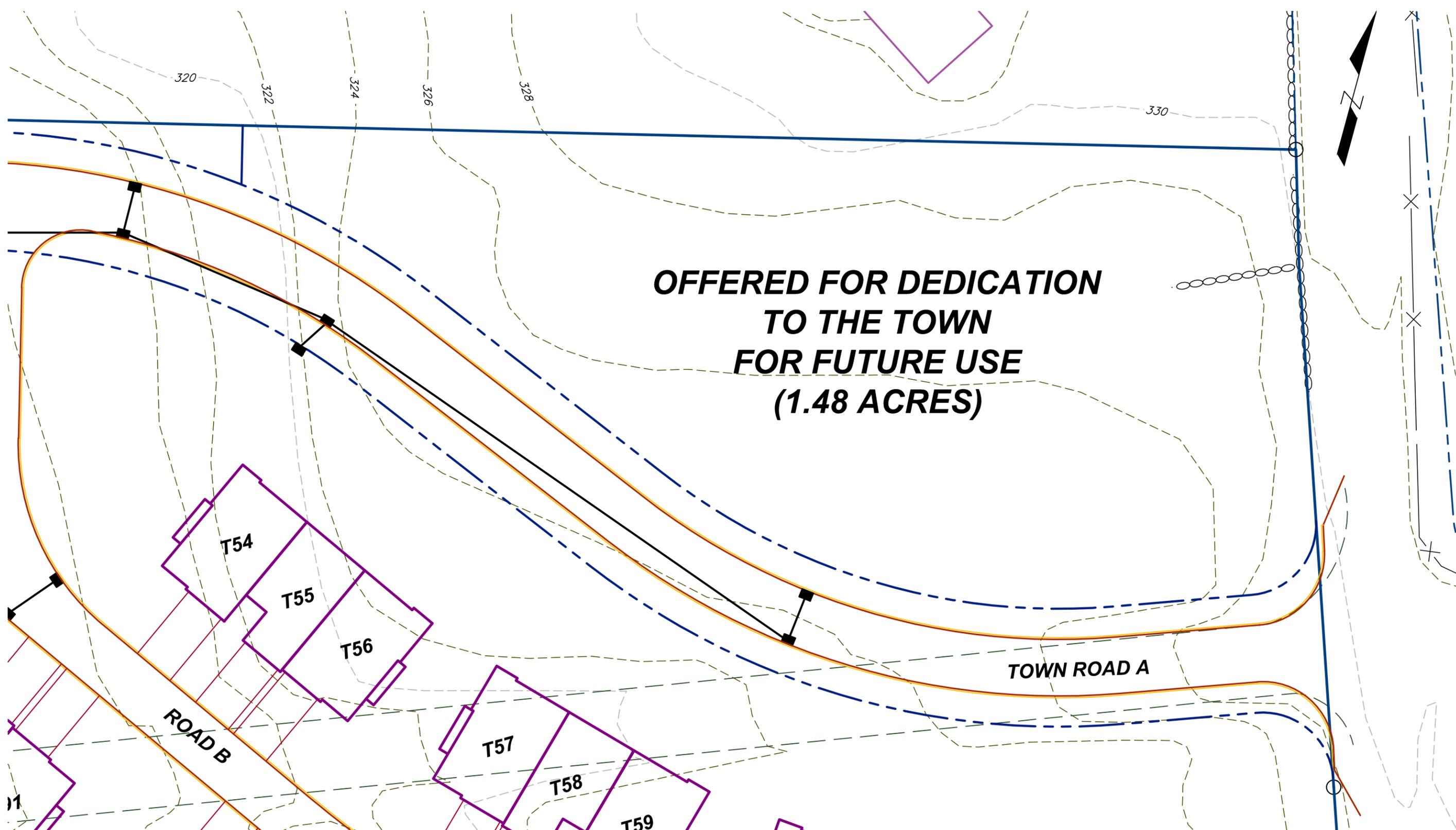
Approximately 4.05 acres will be conveyed to Lot C, as a result of the proposed lot line realignment, leaving $145.30 \pm$ acres for development. Approximately 71.58 acres of the 145.30 acres will be developed with the balance of 73.72 acres remaining as permanent open space. Access to the Proposed Action will use the existing private road entrance off of All Angels Hill Road, which is located directly across from Hilltop Drive. The existing private road will be reconstructed to meet Town road standards and is being offered in dedication to the Town. Access to the adjacent property occupied by Flavormatic will be provided via the reconstructed road. An emergency access only connection will be made to Shamrock Hill Drive.

The Proposed Action is a gated community that will have three gated access points. The first is for the townhomes near All Angels Hill Road; the second is for the larger portion of the project; and the third is for the emergency access only connection. The internal road system within the community will be privately owned and maintained by a Homeowners Association (HOA). A club house and recreational amenities are proposed, which will be owned and maintained by the HOA. Cross easements and use agreements for access, utilities and maintenance will be implemented.

1.48 acres of the Proposed Action has been set aside and is offered for dedication to the Town for future use by the Town. The 1.48 acre parcel is known as the "Future Development Parcel" (*Figure 1.B-3*). Should the Town not accept the offer of dedication; the parcel will become permanent open space maintained by the HOA. A 51.7 acre parcel adjacent to the existing Town Recreation Center on Robinson Lane is also offered for dedication to the Town for recreational use (*Figure 1.B-4*). Should the Town not accept the offer of dedication; the parcel will remain owned by Contrail, LLC. Both of these parcels are not included within the 73.72 acres of permanent open space.

The security of the residents of the Town of Wappinger, including the residents in the Proposed Action, is provided by the Dutchess County Sheriff's Department and the New York State Police. Fire protection for the project area is provided by the New Hackensack Fire Department. The development is located within the Wappingers Central School District; however, the Proposed Action will not generate any school age children in accordance with the condominium by-laws prohibiting school aged children from the Proposed Action. Municipal water and sewer service will be provided to each of the units. The Proposed Action is anticipated to be completed by 2016.

**OFFERED FOR DEDICATION
TO THE TOWN
FOR FUTURE USE
(1.48 ACRES)**

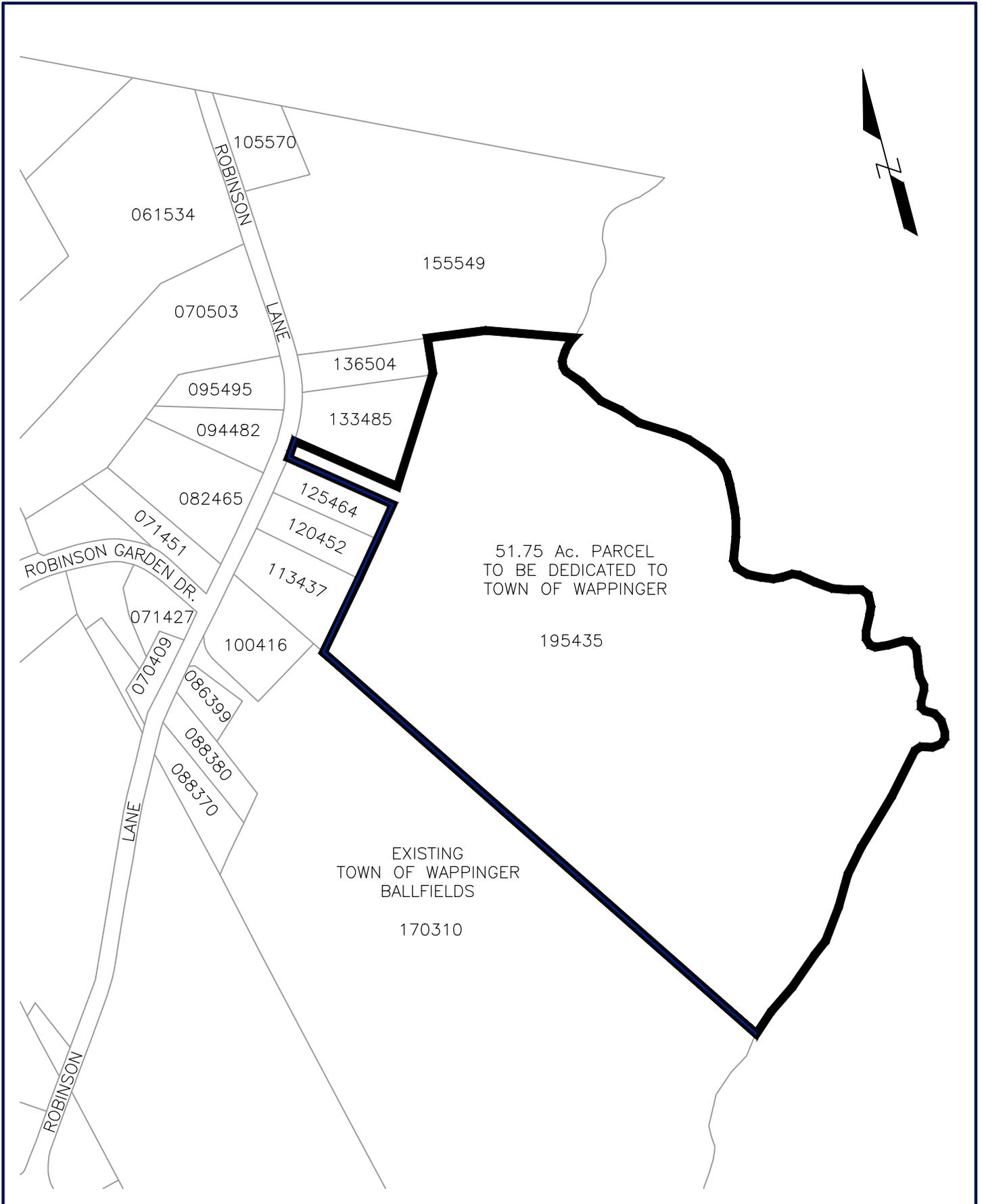


PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
FUTURE DEVELOPMENT PARCEL

FIGURE 1.B-3
DATE: 02/2012
PAGE 5
SCALE: 1"=40'



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

ROBINSON LANE PARCEL

FIGURE 1.B-4

DATE: 02/2012

PAGE 6

SCALE: 1"=400

1.C List of Involved Agencies & Required Permits/Approvals

The list of all Involved Agencies and corresponding required permits and/or approvals is summarized in *Table 1.C-1* below.

Table 1.C-1: Involved Agencies & Required Permits/Approvals

Approval/Permit	Reviewing Agency
Zoning Change to RMF-3	Town of Wappinger Town Board
Subdivision Approval Site Plan Approval Wetland Permit	Town of Wappinger Planning Board
Water Distribution and Connection Approval	Dutchess County Department of Health CAMO Pollution Control, Inc. Town Engineer
Sewer System and Connection Approval	Dutchess County Department of Health CAMO Pollution Control, Inc. Town Engineer
New Road Acceptance Driveway Permit	Town of Wappinger Superintendent of Highways
Section 401 Water Quality Certification SPDES General Permit GP-0-10-001	NYSDEC
MS4 SWPPP Acceptance	Town of Wappinger
Entrance Permit	Dutchess County Department of Public Works

The Stormwater Pollution Prevention Plan will have to be accepted by the Town of Wappinger before the developer submits the Notice of Intent to the NYSDEC. A maintenance agreement between the Homeowners Association (HOA) and the Town of Wappinger for the stormwater systems will have to be established after the developer submits the Notice of Intent.

1.D List of Interested Agencies and Parties

The list of Interested Agencies and Parties are:

- New Hackensack Fire District.
- Wappinger Central School District.
- Dutchess County Department of Planning.
- New York State Office of Parks, Recreation, and Historic Preservation.
- U.S. Army Corps of Engineers (with approval authority)
 - Nationwide Permit 29
 - Section 404

1.E Summary of Potential Impacts and Mitigation Measures

Table 1.E-1 summarizes the potential impacts and mitigation measures for the Proposed Action.

Table 1.E-1: Summary of Potential Impacts and Mitigation Measures

Resource	Potential Impacts	Mitigation Measures
Geology and Soils	<ul style="list-style-type: none"> Proposed Action will disturb 71.58 acres of the site and be constructed in seven (7) phases. Proposed Action proposes to disturb more than 5 acres at one time for most phases. Rock may be encountered. Blasting may be required, if mechanical means (i.e., chipping or excavation) cannot be used to remove the rock. 	<ul style="list-style-type: none"> Impacts to geology and soils will be minimized through erosion and sediment control measures and establishment of Best Management Practices. A Stormwater Pollution Prevention Plan has been prepared, which details the requirements to ensure the stability and effectiveness of all protective measures and practices during construction and for areas that have greater than five (5) acres of soil disturbed. Post-construction inspection and maintenance procedures have been developed for the various site components to ensure proper function. Geogrid will be used in areas where construction and cut-fills will be occurring in silt loam soils to provide soil stabilization and reinforcement as needed. Should rock be encountered, the type of rock will be evaluated to determine if mechanical means (i.e., chipping or excavation) can be used to remove the rock to minimize air quality and noise impacts. Blasting operations will only be resorted to if necessary. Any blasting operations that are necessary will adhere to New York State ordinances governing the use of explosives. Applicable blasting certifications will be obtained and blasting will comply with all safety requirements.
Topography and Steep Slopes	<ul style="list-style-type: none"> Proposed Action will disturb 71.58 acres of the site, including 2.34 acres of steep slopes (slopes 25% or greater).¹ Proposed Action will create 14.97 acres of new steep slopes (slopes 25% or greater). 	<ul style="list-style-type: none"> Impacts to topography and steep slopes will be minimized through erosion and sediment control measures. Erosion control blankets shall be installed on all slopes exceeding 3:1, which will provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses associated with high runoff flow velocities associated with steep slopes. Post-construction inspection and maintenance procedures have been developed for the various site components to ensure proper function.
Vegetation	<ul style="list-style-type: none"> Proposed Action will disturb 71.58 acres of the site, including 70.44 acres of existing wooded areas. 	<ul style="list-style-type: none"> Approximately 73.72 acres of property will be preserved as permanent open space, which is approximately 51%. The proposed limits of disturbance will be clearly delineated to ensure excessive clearing

Resource	Potential Impacts	Mitigation Measures
		<p>does not occur.</p> <ul style="list-style-type: none"> Extensive landscaping has been added to areas where clearing activities will be occurring within 20 feet of the property line and reforestation plants are proposed around the preserved hilltop.
Wildlife	<ul style="list-style-type: none"> No core habitats for Blanding's turtles were identified on the property; however, a potential core habitat was identified approximately 100 feet west of the western property boundary. As such, DEC wetland WF-6 can act as a potential travel corridor for Blanding's Turtles. There is a known Indiana Bat roost tree approximately 2 miles from the Proposed Action. The western part of the property contains habitat components conducive to foraging activities by Indiana Bats as well as other bat species. 	<ul style="list-style-type: none"> Mitigation measures will be incorporated to assure that any potential impacts to Blanding's Turtles are avoided and minimized. These measures are outline in <i>Section 3.C.3</i>. Mitigation measures will be incorporated to assure that any potential impacts to Indiana Bats are avoided and minimized. These measures are outline in <i>Section 3.C.3</i>. No other Threatened or Endangered Species from the USFWS list or identified by the NYSDEC have the potential to be on the property. Therefore, no mitigation measures are necessary. No Species of Special Concern were observed on the property. Therefore, no mitigation measures are necessary.
Wetlands	<ul style="list-style-type: none"> Proposed Action will disturb 0.045 acres of the ACOE wetlands and 1.33 acres of the Town wetland buffer.² 	<ul style="list-style-type: none"> Proposed wetland disturbance is less than 0.10 acres; therefore the ACOE does not require any mitigation measures. Therefore, no mitigation measures are necessary. Stormwater runoff from the Proposed Action will be conveyed to the proposed stormwater management facilities, which will treat the stormwater runoff generated prior to discharging in a controlled manner to the onsite wetlands. Post-construction inspection and maintenance procedures have been developed for the various site components to ensure proper function.
Surface and Ground Water Resources	<ul style="list-style-type: none"> Existing drainage patterns will be altered. The amount of stormwater runoff generated will be increased. 	<ul style="list-style-type: none"> Impacts to surface waters will be minimized through erosion and sediment control measures. Stormwater runoff from the Proposed Action will be conveyed to the proposed stormwater management facilities, which will treat the stormwater runoff generated prior to discharging in a controlled manner to the two onsite streams located within the onsite wetlands. Post-construction inspection and maintenance procedures have been developed for the

Resource	Potential Impacts	Mitigation Measures
Community Services (e.g., police, fire, and emergency medical services)	<ul style="list-style-type: none"> The demand for police, fire, and emergency medical services will likely increase as a result of the Proposed Action. 	<p>various site components to ensure proper function.</p> <ul style="list-style-type: none"> The Proposed Action will generate a surplus of \$55,028 for the Town of Wappinger, \$28,958 for the Fire District, and \$5,401 for emergency medical services, which could be used to cover the cost of increasing staff and/or purchasing new equipment to adequately service the Proposed Action. Based upon a discussion with Chief Rick Anderson, the New Hackensack Fire District would have no difficulty providing fire protection to the proposed development. Therefore, no mitigation measures are necessary. Based upon a discussion with the New York State Police and Office of the Dutchess County Sheriff, it is not anticipated that either of the stations will have any difficulties providing police protection for the Proposed Action. Therefore, no mitigation measures are necessary. It is not anticipated that the Proposed Action will have significant impacts to emergency medical services. Therefore, no mitigation measures are necessary.
Schools	<ul style="list-style-type: none"> None, since Proposed Action will not generate any school age children. 	<ul style="list-style-type: none"> The Proposed Action will give more than \$738,000 of annual property tax revenue to the Wappingers Central School District, enough to pay the cost of educating 49 additional school children (at \$14,853 per student), without adding to the school population. Therefore, no mitigation measures are necessary.
Parks, Recreation, and Library Facilities	<ul style="list-style-type: none"> The demand for offsite recreational services will likely increase as a result of the Proposed Action. 	<ul style="list-style-type: none"> The Proposed Action will generate a surplus of \$55,028 for the Town of Wappinger and \$6,087 for the library district, which could be used to cover any potential cost increases. Approximately 73.72 acres of property will be preserved as permanent open space, which can be used by the residents of the Proposed Action. The Applicant is offering a 1.48 acre parcel for dedication to the Town for recreational use. This parcel is not included in the 73.72 acres. The Owner is offering a 51.7 acre parcel for dedication to the Town for recreational use. This parcel is not included in the 73.72 acres.
Land Use, Zoning and Community	<ul style="list-style-type: none"> Proposed Action has petitioned the Town Board to change the site 	<ul style="list-style-type: none"> The proposed land use is consistent with the surrounding land uses, which are

Resource	Potential Impacts	Mitigation Measures
Character	<p>zoning from R-40 and COP to RMF-3.</p> <ul style="list-style-type: none"> Proposed Action will change the land use from vacant to residential. 	<p>predominantly residential; therefore, no mitigation measures are necessary.</p>
Historic and Archaeological Resources	<ul style="list-style-type: none"> None based upon the findings of the Phase 1B. 	<ul style="list-style-type: none"> No mitigation measures are necessary.
Visual Resources	<ul style="list-style-type: none"> Proposed Action will add residential uses to the site, which will be visible, to varying degrees, from the surrounding area. 	<ul style="list-style-type: none"> Proposed Action has been designed using the existing topography and preserving existing vegetation, where possible. Extensive landscaping has been added to areas where clearing activities will be occurring within 20 feet of the property line in order to maximize screening of the units.
Traffic	<ul style="list-style-type: none"> Proposed road work on All Angels Hill Road (CR 94). Traffic will be generated as a result of the Proposed Action, since the parcel is currently undeveloped. 	<ul style="list-style-type: none"> The Proposed Action is not anticipated to create any safety issues; therefore, no mitigation measures are necessary. Traffic shall be maintained and protected through work zones in accordance with the Dutchess County Department of Public Works standards and the Maintenance and Protection of Traffic Plan. There will be a slight volume increase experienced at All Angels Hill Road-New Hackensack Road intersection and All Angels Hill Road-Route 376 intersection. The volume increases do not significantly impact these intersections. The project related impacts can be characterized as minimal. Therefore, no mitigation measures are necessary In general, the traffic associated with the Proposed Action will not have an adverse impact on the studied intersections and the overall Levels of Service. Therefore, no mitigation measures are necessary.
Air Quality and Noise	<ul style="list-style-type: none"> Short-term noise impacts will occur from construction equipment and earth-moving activities during construction of the proposed development. 	<ul style="list-style-type: none"> Construction activities will be performed during the normal business hours of 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 5:00 pm Saturday. Water trucks shall be used as needed during construction to reduce dust generated on the site. The vehicle emissions will be controlled by proper maintenance of construction vehicles. To reduce the potential impact of noise on adjacent residences, all construction vehicles and equipment will be well maintained and operated in an efficient manner. In particular,

Resource	Potential Impacts	Mitigation Measures
		<p>the mufflers on all construction equipment will be fully functional and well maintained by the construction contractor. Mufflers will reduce the frequency of sound on machinery that pulses, such as diesel engines and compressed air machinery.</p> <ul style="list-style-type: none"> • Should rock be encountered, the type of rock will be evaluated to determine if mechanical means (i.e., chipping or excavation) can be used to remove the rock to minimize air quality and noise impacts. Blasting operations will only be resorted to if necessary.
<p>Infrastructure and Energy, Utilities and Services</p>	<ul style="list-style-type: none"> • The Proposed Action will require sanitary sewer service and will generate 61,141 gpd of wastewater. • The Proposed Action will require water service and will generate a water demand of 61,851 gpd. • The Proposed Action will require gas and electric services. • The Proposed Action will require solid waste removal. 	<ul style="list-style-type: none"> • The Shamrock Hills existing pump station, with minor float modifications, has sufficient capacity to service the Proposed Action. The Kendell Farms pump station will cycle more often as a result of the increased cycling of the Shamrock Hills pump station. The Orchard Drive/Ardmore Road collection system will be unaffected by the Proposed Action. Therefore, no further mitigation measures are required. • The existing water system has sufficient capacity to service the Proposed Action. Based on the analysis, the normal working pressure ranges from 35 to 67 psi, which complies with the minimum recommended working pressure. Therefore, no further mitigation measures are required. • Central Hudson Gas and Electric has indicated that there is sufficient capacity available. Therefore, no mitigation measures are necessary. • Private carriers currently provide solid waste removal services to the Town of Wappinger residents. The residents of the Proposed Action or the HOA will have to employ private carriers as well. Therefore, no mitigation measures are necessary.

- 1 The Town of Wappinger Code Section 240-32B states “steep slopes shall be considered to be those areas with an average slope in excess of 25% over a horizontal distance of 100 or more feet”.
- 2 Some of the Town wetland buffer disturbance is occurring in areas where the buffer was previously disturbed for the installation of the existing paved driveway and utilities.

1.F Summary of Project Alternatives

The various project alternatives were considered, reviewed, evaluated, and compared to the Proposed Action. A detailed analysis of the project alternatives is discussed in *Chapter 4. Table 1.F-1* summarizes the benefits and disadvantages of the alternatives as compared to the Proposed Action.

Table 1.F-1: Comparison of the Project Alternatives to the Proposed Action

Alternatives	Benefits	Disadvantages
Plans		
No Action	<ul style="list-style-type: none"> • A zoning change would not be required. • No increase in vehicular traffic. • No wetland or wetland buffer area disturbances. • No soil or vegetation disturbances. • No increase use of community services or utilities. 	<ul style="list-style-type: none"> • No surplus income to the Town, school district, or community services. • No parcels would be offered in dedication to the Town for recreational use. • It's not consistent with the Applicant's objectives.
Conventional Subdivision	<ul style="list-style-type: none"> • The property does not have to be rezoned. • Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public Works' standards. • Multiple connections to the existing roadway network would be provided. 	<ul style="list-style-type: none"> • The residential component would not provide dedicated active adult housing. • The commercial component is not compatible with the existing surrounding land uses, which are primarily residential. • The proposed number of residential homes is significantly less. • School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district. • There would be a significant increase in traffic including an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94). • Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision (Old Hopewell Estates). • There is a two-story parking garage in order to meet the require parking. • No parcels would be offered in dedication to the Town for recreational use. • There is approximately 7.13 acres of additional impervious area, which will result in an increase in the amount of stormwater runoff and potential pollutant quantities. • There is approximately 1.96 acres of additional disturbance and tree removal. • It's not consistent with the Applicant's objectives..
Average Density Subdivision	<ul style="list-style-type: none"> • The property does not have to be rezoned. • Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public 	<ul style="list-style-type: none"> • The residential component would not provide dedicated active adult housing. • The commercial component is not compatible with the existing surrounding land uses, which are primarily residential.

Alternatives	Benefits	Disadvantages
	<p>Works' standards.</p> <ul style="list-style-type: none"> Multiple connections to the existing roadway network would be provided. 	<ul style="list-style-type: none"> The proposed number of residential homes is significantly less. School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district. There would be an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94). Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision. There is a two-story parking garage in order to meet the require parking. No parcels would be offered in dedication to the Town for recreational use. There is approximately 7.13 acres of additional impervious area, which will result in an increase in the amount of stormwater runoff and potential pollutant quantities. There is approximately 1.08 acres of additional disturbance and tree removal. It's not consistent with the Applicant's objectives.
<p>Conservation Subdivision</p>	<ul style="list-style-type: none"> The property does not have to be rezoned. Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public Works' standards. Multiple connections to the existing roadway network would be provided. 	<ul style="list-style-type: none"> The residential component would not provide dedicated active adult housing. The commercial component is not compatible with the existing surrounding land uses, which are primarily residential. The proposed number of residential homes is significantly less. School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district. There would be an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94). Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision. There is a two-story parking garage in order to meet the require parking. No parcels would be offered in dedication to the Town for recreational use. There is approximately 7.13 acres of additional impervious area, which will

Alternatives	Benefits	Disadvantages
		<p>result in an increase in the amount of stormwater runoff and potential pollutant quantities.</p> <ul style="list-style-type: none"> • There is approximately 0.12 acres of additional disturbance and tree removal. • It's not consistent with the Applicant's objectives.
Alternate Zoning Techniques to Accomplish Age-Restricted Project		
Senior Housing District or Overlay Zone	<ul style="list-style-type: none"> • The property does not have to be rezoned. 	<ul style="list-style-type: none"> • Requires the Town of Wappinger to establish and implement a Senior Housing District or Overlay Zone.
Reducing Impact Alternatives		
Regular vehicular access to and from Shamrock Hills Subdivision	<ul style="list-style-type: none"> • Multiple connections to the existing roadway network would be provided. 	<ul style="list-style-type: none"> • There would be an increase in traffic through the residential development. • There is approximately 0.007 acres of additional ACOE-Town wetland disturbance. • There is approximately 0.08 acres of additional Town wetland buffer disturbance. • There is approximately 0.13 acres of additional disturbance and tree removal. • There is approximately 0.13 acre decrease in the amount of open space provided. • There is approximately 0.21 acres of additional impervious area. • It's not consistent with the Applicant's objectives.
Reorientation of Units T54 through T62	<ul style="list-style-type: none"> • Consistent with the Dutchess County Department of Planning and Development's recommendations. 	<ul style="list-style-type: none"> • It's not consistent with the overall aesthetic of the Proposed Action. • Access to the units would be outside of the gated community. • It's not consistent with the Applicant's objectives.
Private Road Connection	<ul style="list-style-type: none"> • Any potential burden on the Town (e.g., road maintenance, snow removal, etc) for the entrance road would be eliminated. 	<ul style="list-style-type: none"> • Existing ROW/easement agreement would have to be amended. • HOA will be responsible for road maintenance, snow removal, etc. • No public road frontage for Flavromatic. • The Flavromatic parcel will remain landlocked
Alternative Policies		
Regarding "Affordable" Portion of Project	<ul style="list-style-type: none"> • Would be offering the affordable units to a broader spectrum of potential buyers. 	<ul style="list-style-type: none"> • The affordable units would generate less taxes than if the units were offered at 80% of the median household income.
Tax Impact Analysis of Fee Simple Ownership of Project	<p>There is no appreciable tax impact of fee simple ownership vs. condominium ownership. The Town of Wappinger taxes condominium properties at full market value.</p>	