

## Chapter 2 Description of Proposed Action

This section provides a description of the project site and location, project background and site history, existing land uses and zoning, site access, and surrounding road network in the Town of Wappinger. This section also includes a description of the public need for the project, associated demographic target, an evaluation of social and economic benefits of the project, the objectives of the project sponsor, and conformance with the *Town Comprehensive Plan* and *Zoning Law*.

### 2.A Introduction

The need for distinctive, attractive housing options for older Americans is increasing at a dramatic rate as the “Baby Boomer”<sup>1</sup> generation enters retirement age. Though there is a long tradition of assisted living facilities for people who need personal and medical care, there is now a growing demand for active adult communities that allow seniors to live independent lives and age in place.

Active adult communities, when properly designed, allow mature home buyers to enjoy smaller homes with such comfort features as first-floor bedrooms, single-story living, small lots or condominiums requiring minimal homeowner maintenance, in communities offering lifestyle amenities such as common open space and recreation facilities. Active adult communities have proven to be great neighbors. They offer peaceful, low maintenance settings for residents. Home buyers in these communities pay taxes, providing surplus income for schools and municipalities. They shop in local stores, support local professional services, volunteer in local facilities, watch over their neighborhoods throughout the day, and are overall positive additions to the communities in which they live.

#### 2.A.1 Site Description

The Applicant, Toll Brothers, Inc., is proposing to develop a 149.35± acre parcel located at the intersection of All Angels Hill Road (County Route 94) and Hilltop Drive in the Town of Wappinger, Dutchess County, New York (*Figure 2.A-1*). The project consists of one parcel located on All Angels Hill Road and is identified on the Town of Wappinger Tax Map as tax parcel number 6257-02-630770 (*Figure 2.A-2*). Approximately 4.05 acres will be conveyed to Lot C, as a result of the proposed lot line realignment, leaving 145.30± acres for development.

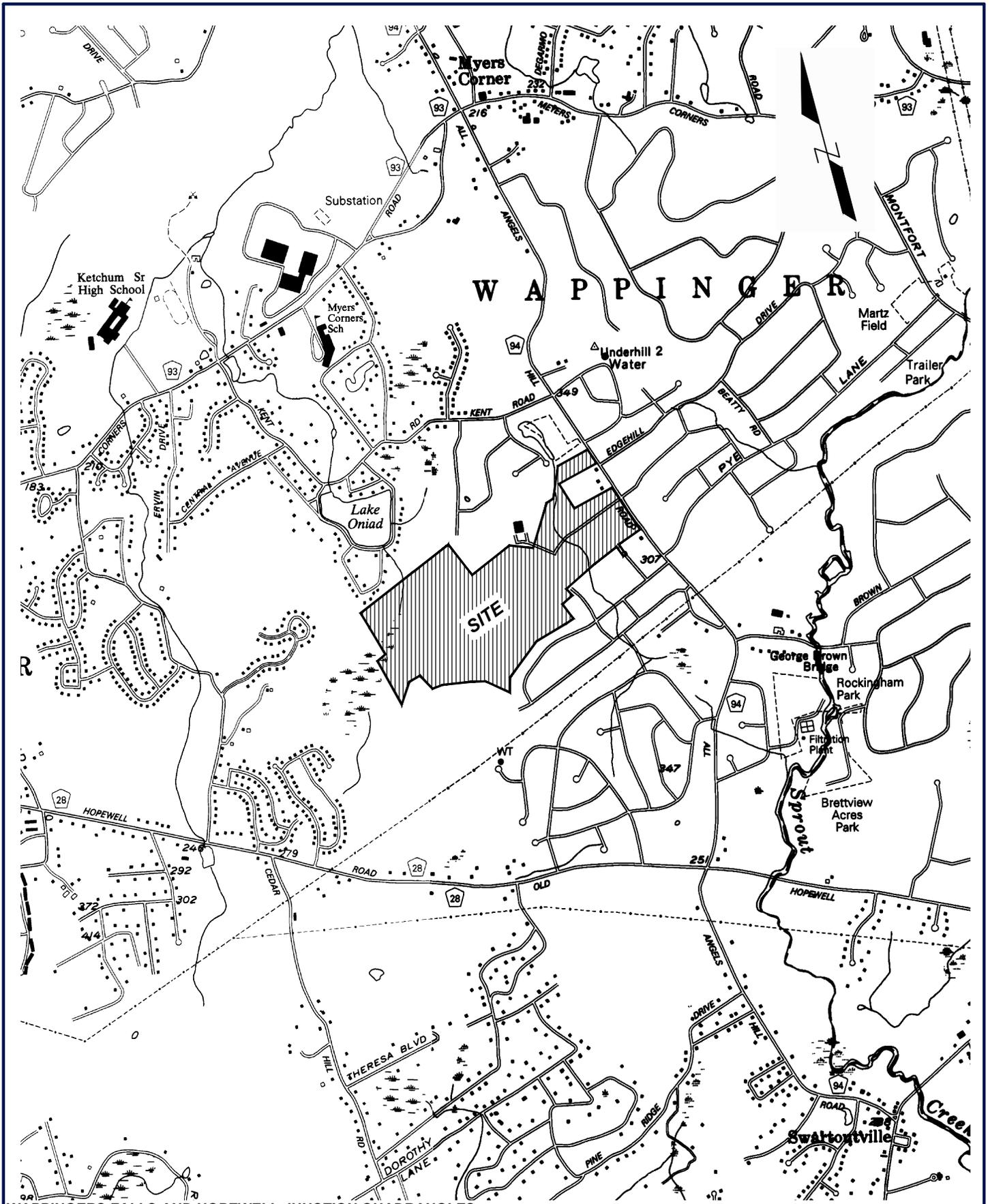
The parcel is bounded by All Angels Hill Road (County Route 94) to the east, a commercial property to the north, and residential properties to the north, south, and west. The existing ground cover consists of a paved driveway, woods, brush, and grass (*Figure 2.A-3*). There are two streams and wetlands present on the property. The two streams are located in the eastern and northwestern parts of the property, and the wetlands are located in the eastern and western parts of the property.

##### 2.A.1.1 Site Access and Roadway Network

The property is currently accessible via an existing shared private driveway off of All Angels Hill Road, which is located directly across from Hilltop Drive. The existing shared private driveway also provides access to the adjacent property owned by R&R Realty Associates where the commercial business Flavormatic is located.

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<sup>1</sup> People who were born between 1946 and 1964.



WAPPINGERS FALLS AND HOPEWELL JUNCTION QUADRANGLES

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

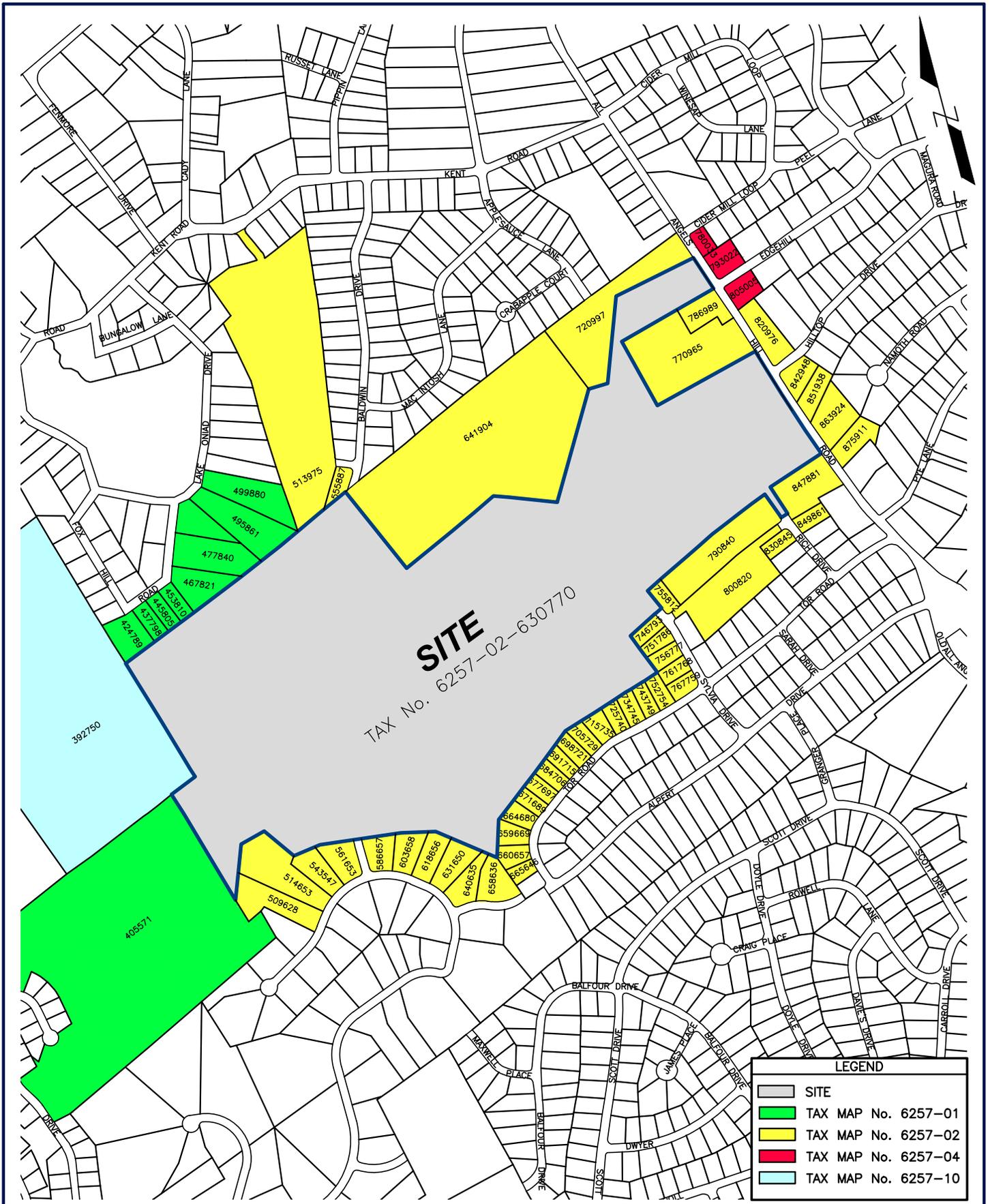
# REGIONAL LOCATION MAP

FIGURE 2.A-1

DATE: 02/2012

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SCALE: 1"=2,000'



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HILLTOP VILLAGE AT WAPPINGER

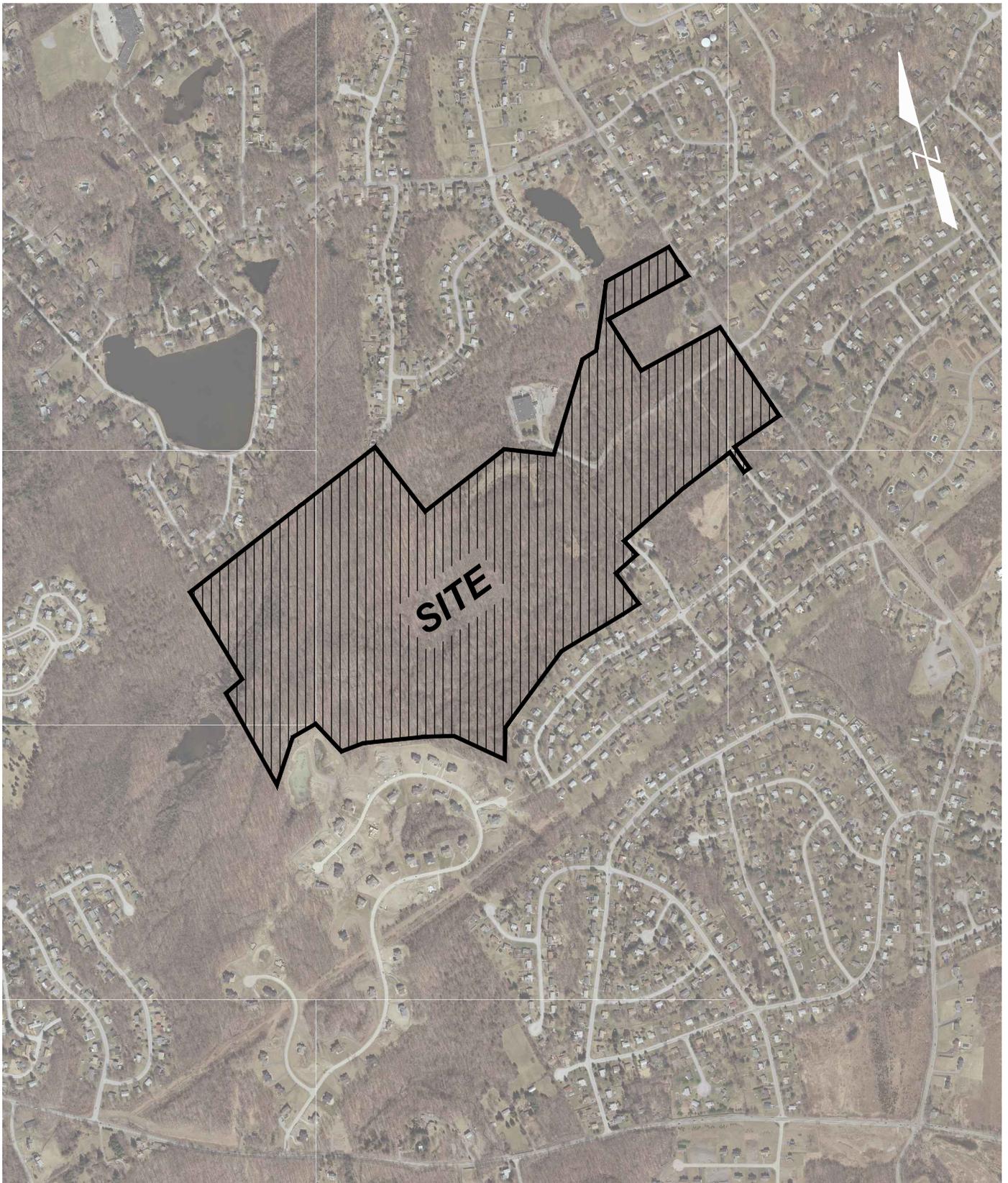
**TAX MAP**

FIGURE 2.A-2

DATE: 02/2012

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SCALE: 1"=1,000'



**NOTE:**

AERIAL IMAGE IS THE APRIL 2009 HALF FOOT DIGITAL 4 BAND COLOR STATE PLANE EAST ZONE AERIAL PHOTOGRAPHS AND TAKEN FROM THE NYS GEOGRAPHIC INFORMATION SYSTEM (GIS) CLEARING HOUSE.

PREPARED BY:



**HILLTOP VILLAGE AT WAPPINGER**

**AERIAL LOCATION MAP**

FIGURE 2.A-3

DATE: 02/2012

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SCALE: 1"=1,000'

The road network within a one mile radius of the project site is comprised of County and local roads (*Figure 2.A-4*). The Proposed Action is located along All Angels Hill Road (County Route 94), which runs north-south. Old Hopewell Road (County Route 28) is located to the south of the Proposed Action, which runs east-west. Myers Corners Road (County Route 93) is located to the north of the Proposed Action, which runs east-west. Branching off the County roads within this radius are numerous local roads, which include Crabapple Court, Applesauce Lane, Macintosh Lane, Baldwin Drive, Kent Road, Robin Lane, Pippin Lane, Russett Lane, Evergreen Drive, Old Myers Corners Road, Cady Lane, Fenmore Drive, Schnabl Court, Sachson Place, Lake Oniad Drive, Central Ave, Plaza Road, His Way, Bungalow Lane, Herczeg Drive, Foxhill Road, Fieldstone Boulevard, Ervin Drive, Blackhorn Loop, Primrose Court, Aspen Court, Rosewood Court, Spookhill Road, Robert Lane, Hamlet Court, Orange Court, Bell Air Lane, Grace Court, Mina Drive, Nancy Aleen Drive, Scotse Roade, David Loop, Stanley Lane, Norman Court, Reggie Drive, Dara Lane, Eck Road, Michael Drive, Lydia Drive, Marlyn Drive, Cedar Hill Road, Ardmore Road, Orchard Drive, Farms End Road, Kendell Drive, Lenny Court, Nicole Drive, Shamrock Hills Drive, Doolin Court, Kinsale Court, Rosewood Drive, Van Voorhis Terrace, Winfield Terrace, Pineridge Drive, Whites Corners Lane, Meadowwood Lane, Truffle Ridge Road, Maxwell Place, Balfour Drive, Tor Road, Alpert Drive, Scott Drive, James Place, Dwyer Lane, Carrol Drive, Drew Court, Doyle Drive, Craig Place, Davies Drive, Rowell Lane, Granger Place, Sylvia Drive, Rich Drive, Sarah Drive, Old All Angels Hill Road, Brown Road, Bridle Way, Ireland Avenue, Marion Avenue, Ninham Avenue, Sidney Lane, Helen Avenue, Soccorfield Drive, Teller Avenue, Heaton Lane, Queen Ann Lane, Montrose Lane, Cloverdale Place, Regency Drive, Lawn Place, Pye Lane, Vorndarn Drive, Deer Run Road, Scribo Lane, Laurenda Lane, Hilltop Drive, Namoth Road, Rock Road, Magura Road, Edgehill Drive, Beatty Road, Partners Road, Little Road, Dillon Court, Shale Drive, Long Court, Plum Court, Short Court, Brothers Road, Dose Road, Gold Road, Peel Lane, Winesap Lane, Cider Mill Loop, Sherwood Heights, Carmel Heights, Schnorr Lane, Lor Mar Court, and Degarmo Hills Road.

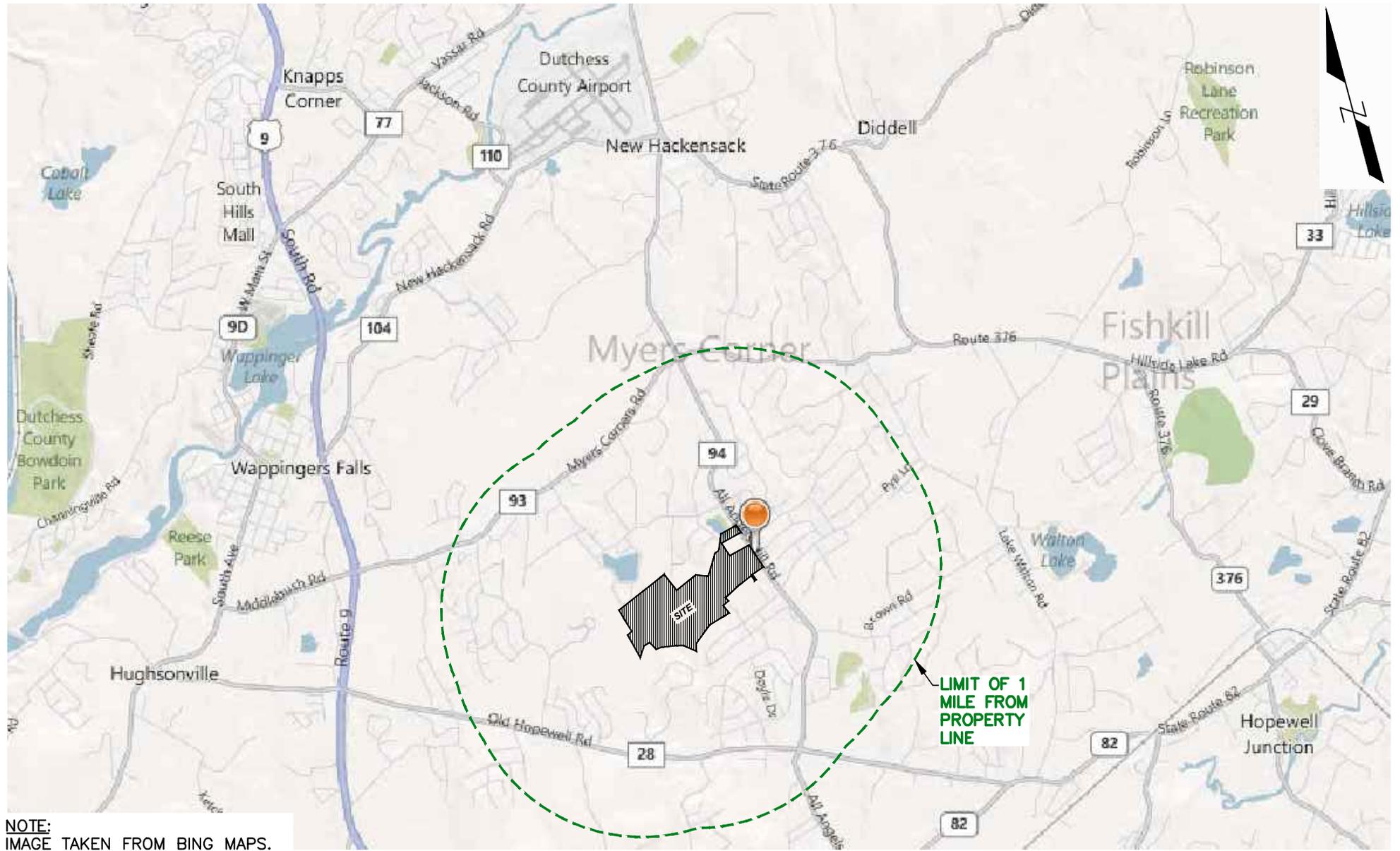
### 2.A.1.2 Existing Land Uses

Real Property Class Data was obtained from the Dutchess County Real Property Tax Service. *Figure 2.A-5* illustrates the land uses within a ½-mile radius of the Proposed Action. As shown, the land uses surrounding the project area are varied and include a mix of agricultural, residential, commercial, industrial, religious, public services (e.g., utilities), and open space. However, the predominant land use is residential.

### 2.A.1.3 Existing Zoning

As illustrated in *Figure 2.A-6*, the parcel is currently zoned 1-Family Residence (R-40) District and Conservation Office Park (COP) District. The zoning within a ½-mile radius of the Proposed Action includes 1-Family Residence (R-15), 1-Family Residence (R-20), R-40, and COP Districts. The properties, within a ½-mile radius, to the north are zoned R-20 and COP; to the east and south are zoned R-20; to the southwest are zoned R-40 and R-15; and to the west are zoned R-40.

The Applicant has petitioned the Town Board to change the zoning of the property to permit the Proposed Action in accordance with the *Town Comprehensive Plan* and *Town of Wappinger Zoning Law*. Compliance with these documents is further described in *Section 2.A.5*. 145.30± acres are petitioned to be rezoned as Multifamily Residence (RMF-3) District and the 4.05± acres that will be conveyed to Lot C will remain zoned R-40.



NOTE:  
IMAGE TAKEN FROM BING MAPS.

FIGURE 2-A-4  
DATE: 02/2012  
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SCALE: 1"=4,000'

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
**ROADWAY NETWORK**

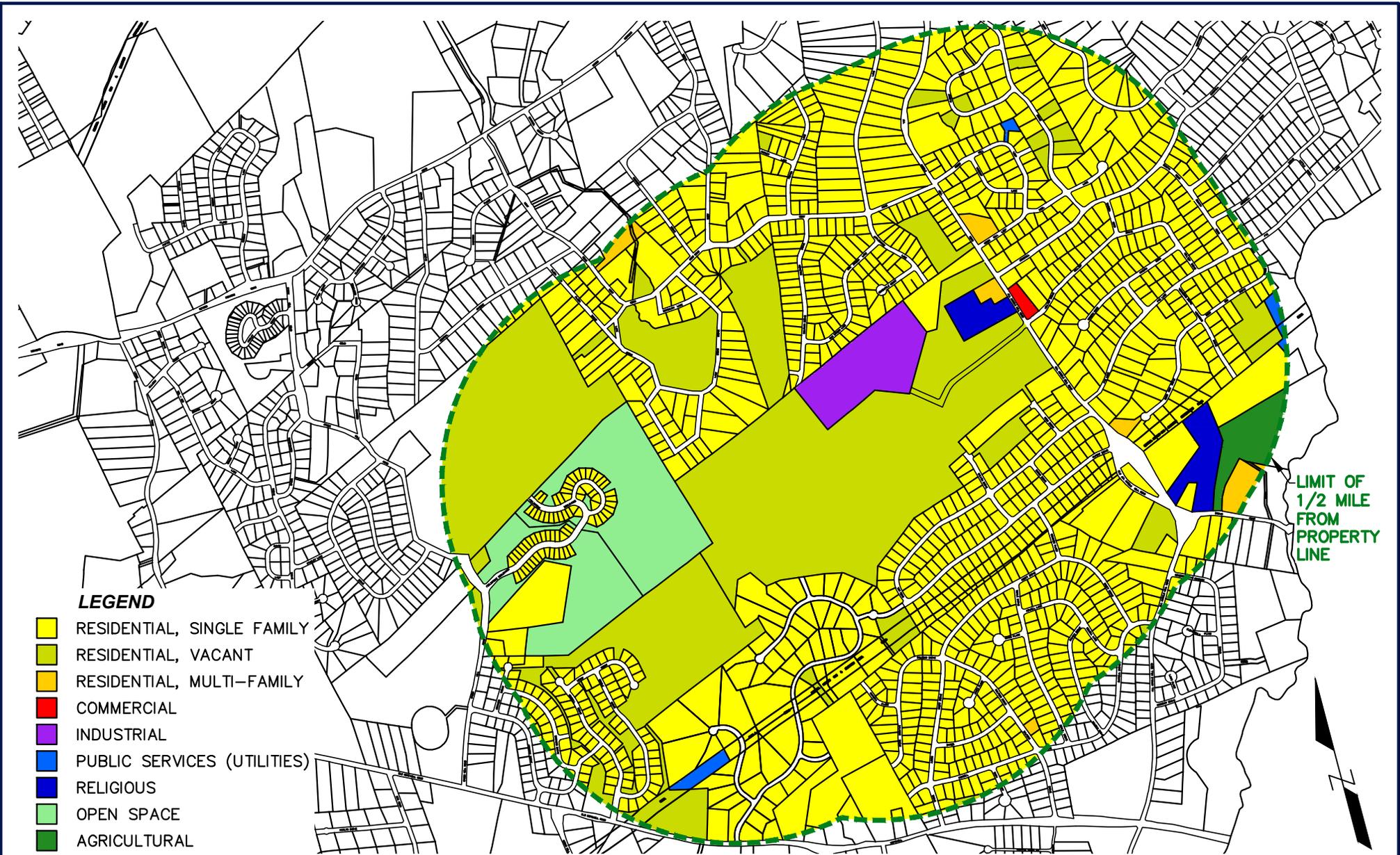
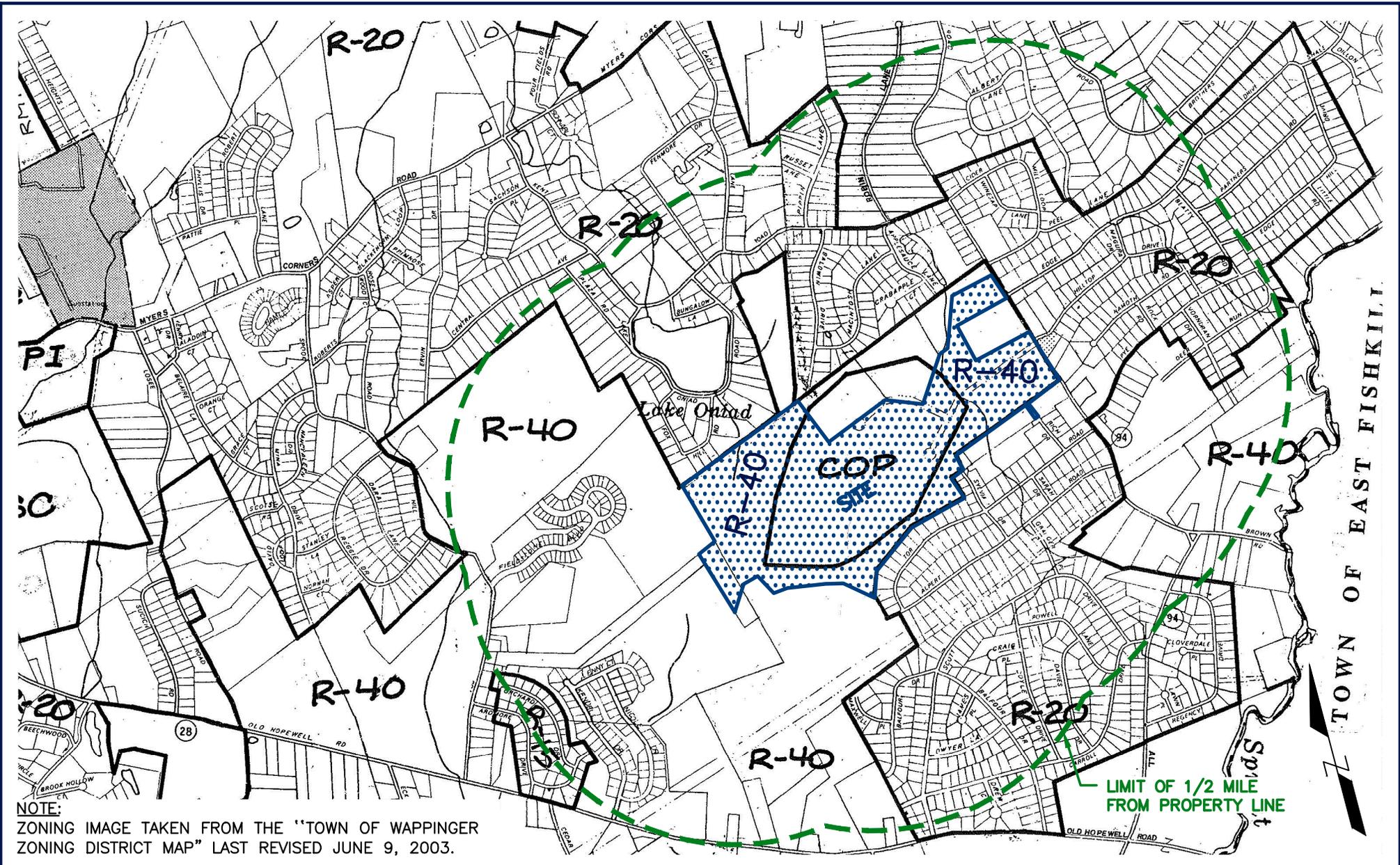


FIGURE 2-4-5  
 DATE: 02/2012  
 PAGE 22  
 SCALE: 1"=1,500'

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**HILLTOP VILLAGE AT WAPPINGER**  
**EXISTING LAND USE**



NOTE:  
 ZONING IMAGE TAKEN FROM THE "TOWN OF WAPPINGER  
 ZONING DISTRICT MAP" LAST REVISED JUNE 9, 2003.

FIGURE 2-A-6  
 DATE: 02/2012  
 PAGE 23  
 SCALE: 1"=1,500'

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

EXISTING ZONING

## 2.A.2 Project Background and Site History

The Applicant previously submitted a Full Environmental Assessment Form with preliminary site plans, which detailed the Proposed Action. The preliminary site plan consisted of 171 single family homes, 57 townhomes, a community center, and recreational amenities. The 171 single family homes, community center, and recreational amenities were located within the gated portion of the development.

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. Several alternative layouts were prepared in response to the comments received from the Planning Board, its consultants, and the Dutchess County Department of Planning to aid in finalizing the Scoping Document. The Proposed Action is the preferred layout that was developed based upon the comments received, which has all of the proposed residential units within the gated community. 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*.

## 2.A.3 Objectives of Project Sponsor

The objective of the Project Sponsor is to create an active adult community. The majority of people that live in the Applicant's active adult communities are active and able to drive to obtain services and facilities they need. This is not a continued care retirement center or a senior citizen home with residents who need different levels of personal attention. The typical resident is a move down buyer from a larger home and is looking for all the benefits of a comfortable home, suitable for their needs, in a secure environment without all the maintenance requirements of a traditional single family home. This is referred to as downsizing, and is a lifestyle that many active adults are seeking.

## 2.A.4 Project Purpose, Public Need, and Benefit

The Proposed Action will contribute economic and fiscal benefits to the Town of Wappinger and the region as a whole. The Proposed Action will have minimal impact on public services, since the HOA will provide trash removal, street maintenance, and recreation facilities. In addition, active adults will have a much lower community impact than younger residents and families. The Proposed Action will generate stable cash flow to be spent in local businesses and service establishments in the surrounding area. The Proposed Action will have a positive fiscal benefit to the community of almost \$795,000 annually. More than \$736,000 in annual property tax revenue will go to the Wappingers Central School District and without adding to the school population. The development will provide more than \$57,000 in surplus income to the Town each year.

The Proposed Action will provide 225 units for the growing elderly population, wishing to

downsize. Adults aged 55 and older now number almost 70 million, more than 24 percent of the population. As Baby Boomers<sup>2</sup> age, this market segment will continue to grow to almost one third of the country's population. As this age group grows, so will the demand for "Active Adult" communities that offer older home buyers the options and amenities they seek.

## 2.A.5 Conformance with the Town Planning and Regulatory Documents

This section discusses conformance with the Town of Wappinger Regulatory Documents. Conformance with the *Town of Wappinger Comprehensive Plan* and the *Town of Wappinger Zoning Law* are described below.

### 2.A.5.1 *Town of Wappinger Comprehensive Plan*

The *Town of Wappinger Comprehensive Plan (Comprehensive Plan)* "is a document that reflects the hopes and expectations of the people of Wappinger, with specific objectives and recommendations about how to guide growth so as to preserve important environmental resources and improve the quality of life of the residents, workers, and visitors in the community."<sup>3</sup> The *Comprehensive Plan* establishes several goals and objectives. Compatibility with the each of the proposed goals in the *Comprehensive Plan* is as follows:

1. **Environmental Resources** – Encourage the preservation of environmentally significant features.

Important natural areas and features, such as wetlands, streams, wetland buffer areas, areas containing steep slopes, and portions of the forested areas, were identified. The majority of these areas will remain undisturbed, which will preserve the pre-development hydrology, aid in reducing stormwater runoff and pollutant load, and promote soil stabilization. Approximately 51 percent of the property will remain as permanent open space.

2. **Population and Housing** – Improve housing choice in the Town by encouraging a balance of housing types and sizes that meet the needs of existing and future Wappinger residents and employees.

The Proposed Action consists of 225 age-restricted units (132 detached and 93 attached) for persons 55-years and older. Twenty-three of the dwelling units, or ten percent, will be offered as affordable housing. The affordable housing will be based upon 80% of the Town's median household income.

The Applicant intends on developing the site with a variety of architectural designs to avoid creating a monotonous housing development. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area. The proposed homes will consist of an attractive ranch style house, two-story house, and townhouse unit with an attached, two car garage. A one car garage option will also be available. The use of multi-leveled gables, ornamental cornices, arches, decorative windows, architectural roof materials, and landscaping will provide visual interest. In addition, the combination of natural corridors and street trees will further join developed areas with open space areas.

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<sup>2</sup> People who were born between 1946 and 1964.

<sup>3</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 1.

3. **Economic Base** – Encourage a balanced economy with diversified employment opportunities.

This goal is not applicable to the Proposed Action.

4. **Community Appearance and Character** – Encourage development with high aesthetic standards to provide a visual and natural environment that will promote economic stability, enhance community character, and will be compatible with surrounding land uses.

Important natural areas and feature, such as wetlands, streams, wetland buffer areas, areas containing steep slopes, and portions of the forested areas, were identified. The majority of these areas will remain undisturbed, which will preserve the pre-development hydrology, aid in reducing stormwater runoff and pollutant load, and promote soil stabilization. Approximately 51 percent of the property will remain as permanent open space.

The Applicant intends on developing the site with a variety of architectural designs to avoid creating a monotonous housing development. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area. The proposed homes will consist of an attractive ranch style house, two-story house, and townhouse unit with an attached, two car garage. A one car garage option will also be available. The use of multi-leveled gables, ornamental cornices, arches, decorative windows, architectural roof materials, and landscaping will provide visual interest. In addition, the combination of natural corridors and street trees will further join developed areas with open space areas.

An illustrative view of the proposed entrance feature is shown in *Figure 2.A-7*. The proposed entrance feature will consist of decorative piers, decorative fencing, and landscape accent lights. The architectural design of the entrance feature complements the architectural design of the proposed homes within the Proposed Action. Landscaping will be provided around entrance feature, which will mask the proposed accent lights.

**Figure 2.A-7 Entrance Feature**



5. **Transportation** – Encourage the development of a transportation system consistent with Town land use patterns and objectives, including public transportation, pedestrian and bicycle systems.

The Proposed Action will have a central road, which uses the existing driveway entrance off of All Angels Hill Road. The proposed homes are clustered in two areas, which can be accessed off of the central road.

6. **Water Supply and Sewage Treatment** – Continue the development of a system of central utilities to address the needs of existing developed areas with water supply and sewage treatment problems, and to achieve land use goals and objectives.

The Proposed Action will be serviced by municipal water and sewer; thus, eliminating the need to be for individual wells and septic systems.

7. **Recreation and Community Facilities** – Develop recreational and cultural facilities and programs that are adequate to serve the Town’s current and future populations.

According to the *Town of Wappinger Comprehensive Plan*, a survey was conducted in 2004 and one of the most requested amenities was for a new larger senior center.<sup>4</sup> A 1.48 acre parcel along the proposed Road “A” is being offered for dedication to the Town for recreational purposes. *Figure 2.A-8* shows an example use of this parcel, which depicts a 2,944 square foot Town Senior Center with an open space area for potential outdoor recreational activities and a parking area consisting of 30 parking spaces.

According to the *Town of Wappinger Comprehensive Plan*, the Town is looking at lands around Robinson Lane Park for potential acquisition for recreational purposes.<sup>5</sup> A 51.7 acre parcel on Robinson Lane adjacent to the existing Town Recreation Center on Robinson Lane is being offered for dedication to the Town for recreational purposes. *Figure 2.A-9* shows an example use of this parcel, which depicts several picnic areas, a pavilion, soccer fields, tennis courts, shuffleboard courts, a walking trail around the perimeter of the property, additional parking, lighting around the two larger soccer fields for night use, and a second vehicular access to reduce congestion.

8. **Recreation and Community Facilities** – Maintain and enhance the Town-wide comprehensive recycling program.

This goal is not applicable to the Proposed Action.

9. **Land Use** – Guide the development of the Town in a way that preserves environmentally significant features, improves housing choice, and encourages a balanced economy.

A key component of the *Comprehensive Plan* is for cluster developments, which “should be used where appropriate to preserve natural features.”<sup>6</sup> Important natural areas and features, such as wetlands, streams, wetland buffer areas, areas containing steep slopes, and portions of the forested areas, were identified. The Proposed Action clusters the single family homes and townhomes in two central areas. As a result, the majority of the important natural area and features will remain undisturbed, which will preserve the pre-development hydrology, aid in reducing stormwater runoff and pollutant load, and promote soil stabilization.

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<sup>4</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 81-82.

<sup>5</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 80.

<sup>6</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 92.



LAND AREA CALCULATIONS	
	AREA
TOWN OF WAPPINGER WETLANDS	2.12 Ac.
N.Y.S.D.E.C. WETLANDS	14.88 Ac.
N.Y.S.D.E.C. 100' ADJACENT AREA	6.64 Ac.
USABLE LAND	28.08 Ac.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
ROBINSON LANE PARCEL  
EXAMPLE USE

FIGURE 2.A-9  
DATE: 02/2012  
PAGE 29  
SCALE: 1"=250'

### 2.A.5.2 Town of Wappinger Zoning Law

As discussed in *Section 2.A.1.3*, the property is currently zoned 1-Family Residence (R-40) District and Conservation Office Park (COP) District. The Applicant has petitioned the Town Board to change the zoning of the property to Multifamily Residence (RMF-3) District to permit the development of 225 age-restricted dwelling units for persons 55 years of age and older in accordance the *Town of Wappinger Zoning Law*. 145.30± acres are petitioned to be rezoned as RMF-3 District and the 4.05± acres that will be conveyed to Lot C will remain zoned R-40.

As shown in *Figure 2.A-6*, the zoning within a ½-mile radius of the Proposed Action include 1-Family Residence (R-15), 1-Family Residence (R-20), R-40, and COP Districts. The Proposed Action will introduce a new residential zoning district, since the surrounding residential zones are predominately R-20 and R-40. However, the Proposed Action conforms to the RMF-3 zoning requirements as shown in *Table 2.A-1*.

**Table 2.A-1: Schedule of Bulk Regulation**

Bulk Regulation	Required (RMF-3)	Proposed
Minimum Lot Area	5 acres*	145.3 acres**
Minimum Lot Width	100 ft	782 ft
Minimum Lot Depth	150 ft	4,485 ft
Minimum Street Frontage	50 ft	516 ft
Maximum Density units per acre	3	1.6
Minimum Front Yard from:		
County/State Highway	75 ft	80 ft
Center line of other street	75 ft	80 ft
Front lot line of other street	50 ft	55 ft
Minimum Side Yard	50 ft	51 ft
Minimum Rear Yard	50 ft	759 ft
Maximum Building Height	3 stories/35 ft	2 stories/35 ft max.
Maximum Building Coverage	30%	18%
Maximum Floor Area Ratio	0.3	0.16
Minimum Landscaped Open Space	50%	51%

\* With public water and sewer.

\*\* Public water and sewer proposed.

An alternative zoning technique to accomplish the Proposed Action is explored in *Chapter 4*.

## 2.B Market Demand & Analysis

### 2.B.1 Market Demand

The “Baby Boom” generation of adults who were born between 1946 and 1964, ages 46 to 65 years old, is currently the largest age group in the United States. According to the U.S. Census Bureau, the number of Americans age 55 and older has increased from 52.2 million (accounting for 21% of the total population) in 1990 to 59.3 million (still about 21%) in 2000, and to 70.0 million (24%) in

2010.<sup>7</sup> Additionally, the U.S. Census Bureau projects the number of Americans age 55 and older to increase to 86.83 million (27% of the total population) by 2015.<sup>8</sup>

The population growth of those 55 and older has been magnified on the local level. Within Dutchess County, the number of residents 55 and older has increased from 58,981 in 2000 (21.0% of the total County population) to 77,426 in 2010 (26.0%), an increase of 31% in comparison to just a 6.2% increase in overall County population. Similarly, within the Town of Wappinger, the number of residents age 55 and older has increased from 5,255 in 2000 (20.0% of the total Town population) to 6,953 in 2010 (25.7%), an increase of 32% in comparison to just a 2.9% increase in Town population.<sup>9</sup> This continued growth of the older adult population has resulted in a growing demand for active adult housing.

The demand for active adult housing is also being driven by changes in family structure, changes in household incomes, early retirement from corporate restructuring, and longer life expectancies caused by healthier living and medical advances. People are living longer, and they are increasingly living independent from their children and extended families for many years—even decades—after they retire. Furthermore, as evidenced by the County and Town demographic information, active adults are electing to stay within their current community.

With local populations continuing to age, municipalities throughout Dutchess County are seeing an increased demand for new housing types and communities that will accommodate the changing needs of their residents – primarily the need for smaller housing units.<sup>10</sup> There is a growing mismatch between the need for smaller housing units for seniors and the market's supply of large housing units with three or more bedroom homes.<sup>11</sup> This housing mismatch makes it difficult for seniors to remain in the community.<sup>12</sup>

Town residents have recognized the need for housing alternatives and voiced strong support for a greater diversity of housing types and sizes; with one-third indicating they would prefer to live in a well designed, low maintenance housing types such as townhomes and condominiums.<sup>13</sup> Smartly designed, low maintenance homes and communities will allow residents to simplify their current lifestyles without having to compromise their needs. Most importantly, it will enable current residents to remain in the community.

## 2.B.2 Market Analysis

The fiscal impact of a proposed Active Adult Residential Community on the Town of Wappinger in Dutchess County, New York is detailed in *Table 2.B-1*.

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<sup>7</sup> U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, 2010.

<sup>8</sup> U.S. Census Bureau, Projections of the Population by Age and Sex for the United States: 2010 to 2050.

<sup>9</sup> U.S. Census Bureau, American Fact Finder. Profile of General Population and Housing Characteristics: 2010.

<sup>10</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 26.

<sup>11</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 30.

<sup>12</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 24.

<sup>13</sup> *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 32.

**Table 2.B-1: Positive Surplus Provided by Active Adult Residential Development**

	Annual Public Cost	Annual Property Tax Revenue		Annual Net Surplus/Deficit
Town of Wappinger	\$ 99,980	\$ 155,008	=	\$ 55,028
Wappinger Schools	\$ -	\$ 738,767	=	\$ 738,767
<b>TOTAL ANNUAL PUBLIC SURPLUS FROM ACTIVE ADULT HOMES:</b>			<b>=</b>	<b>\$ 793,795</b>

Detailed assessment of 2009-2011 Town and School District costs and revenues, and calculations of estimated costs and revenues associated with the Proposed Action shows that **an Active Adult residential use on this site would be financially beneficial to both the Town and the local Schools**. Residents of an Active Adult community would pay a surplus of funds to the schools and the town, even with a portion of the households claiming an Enhanced STAR tax exemption.

The following summary assumes that the project would include 23 senior affordable housing units. The project’s fiscal impact without any affordable housing is also shown in *Appendix C.7*. With the entire project sold at market rates, the net public surplus would rise to more than \$810,000 annually, with almost \$752,000 in surplus income going to the Wappingers Central School District each year.

**An Active Adult Residential Community built on this site will:**

- **Have a net positive fiscal benefit to the community of more than \$793,000 annually;**
- **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;
- **Provide more than \$55,000 in surplus income to the Town each year;**
- **Have a minimal impact on public services.** The homeowner association will provide trash removal, street maintenance, and recreation facilities, and Active Adults have a much lower community impact than younger residents and families;
- **Generate stable cash flow** to be spent in local businesses and service establishments.
- **Provide 225 homes** for a growing elderly population wishing to downsize to smaller homes.

**2.B.3 Comparable Active Adult Home Sales**

The Applicant has compiled sales information for their active adult communities located in New York, New Jersey, Connecticut, and Massachusetts, since there are no real active adult comparables within the area. This information is detailed in *Table 2.B-2* below.

**Table 2.B-2: Active Adult Community Home Sales**

Project Name	State	Product	Avg. Square Footage	Avg. Sales Price	Date Opened	Sold to Date	Avg. Annualized Pace	Sold Last 12 Months
Regency at Prospect	CT	Townhome	1,703	\$341,858	Jun-07	133	29	21
Summit at Bethel	CT	Townhome	2,195	\$484,887	Mar-10	48	27	23
Regency at Assabet Ridge	MA	Townhome	1,953	\$389,096	Apr-11	10	14	10
Regency at Methuen	MA	Townhome	1,754	\$400,638	May-10	57	35	36
Regency at Methuen	MA	Single Family	2,110	\$468,592	May-10	49	30	27
Princeton Manor	NJ	Single Family	2,304	\$491,523	Jun-06	177	32	31
Regency at Monroe	NJ	Single Family	2,195	\$497,062	Jan-01	830	76	58
Sea Breeze at Lacey	NJ	Single Family	2,137	\$365,177	Apr-08	80	22	28
Regency at Fishkill	NY	Condo Flats	1,567	\$359,106	Apr-07	114	24	14

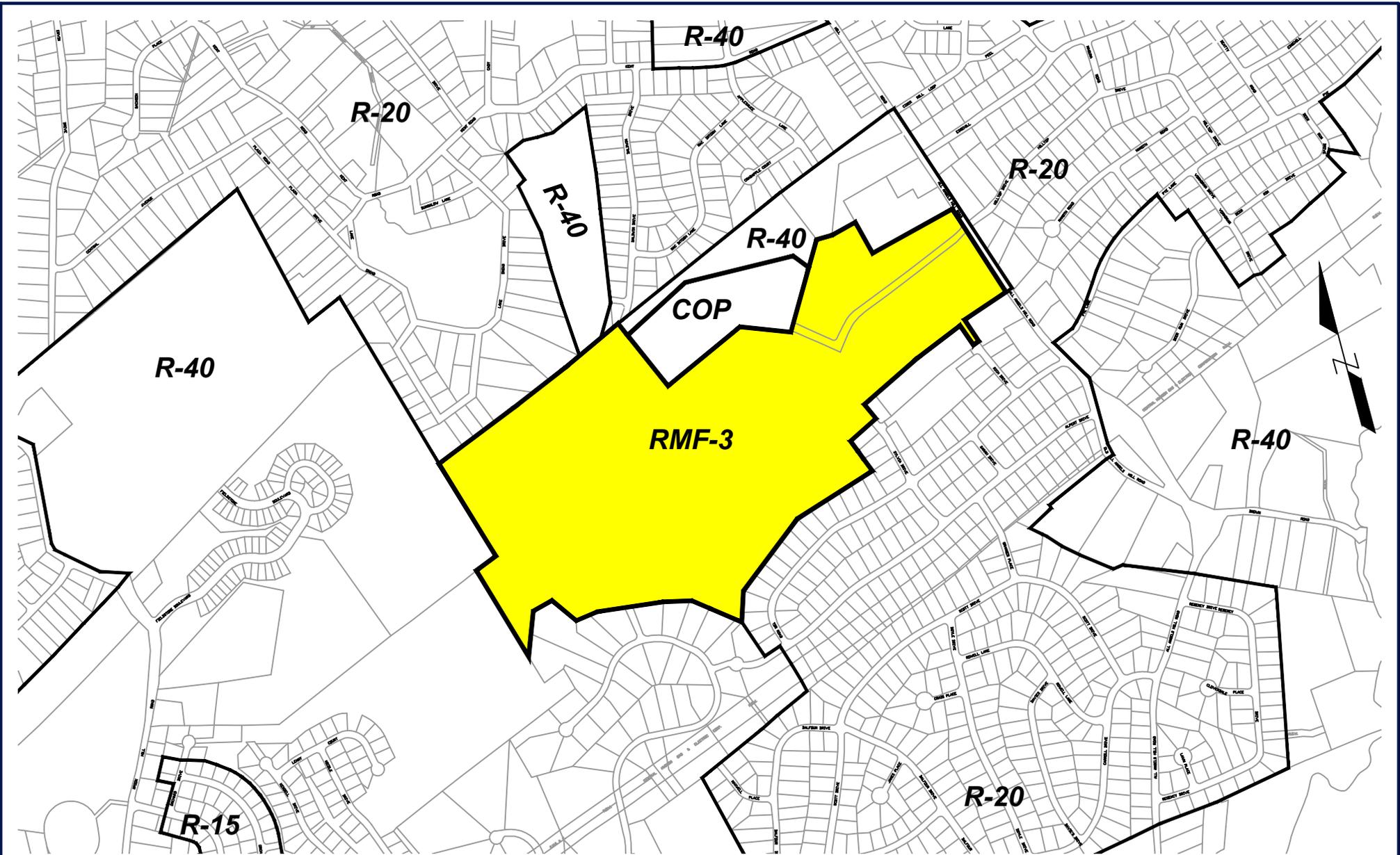
While the majority of these projects were brought to market in/around the time of the housing market decline, there are projects that were opened for sale prior to then. As illustrated by comparing each individual project's **Average Annualized Pace** to the number of homes **Sold in the Last 12 Months**, despite the difficult housing market and the characteristics associated with it, the Applicant's Active Adult Communities have maintained a fairly consistent sales pace.

## 2.C Project Description

The Proposed Action took the existing topography and green infrastructure practices into consideration. Green infrastructure techniques utilize the natural features of the site and promote runoff reduction. These techniques include conservation of natural areas; preservation of open space and its design; tree conservation and new tree plantings; rooftop and overland flow disconnection; vegetated open channels; and volume reduction through alternative practices. These techniques are expanded upon in *Section 3.J*.

### 2.C.1 Zoning

The property is currently zoned as Conservation Office Park (COP) District and 1-Family Residence (R-40) District. As shown in *Figure 2.C-1*, the 4.05 acres to be conveyed to Lot C will remain R-40 and the remaining 145.30 acres are proposed to be rezoned as Multifamily Residence (RMF-3) District. The only remaining COP zoned property will be over the adjacent commercial property owned by R&R Realty Associates, where the commercial business Flavormatic is located on.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**PROPOSED ZONING**

FIGURE 2-C-1

DATE: 02/2012

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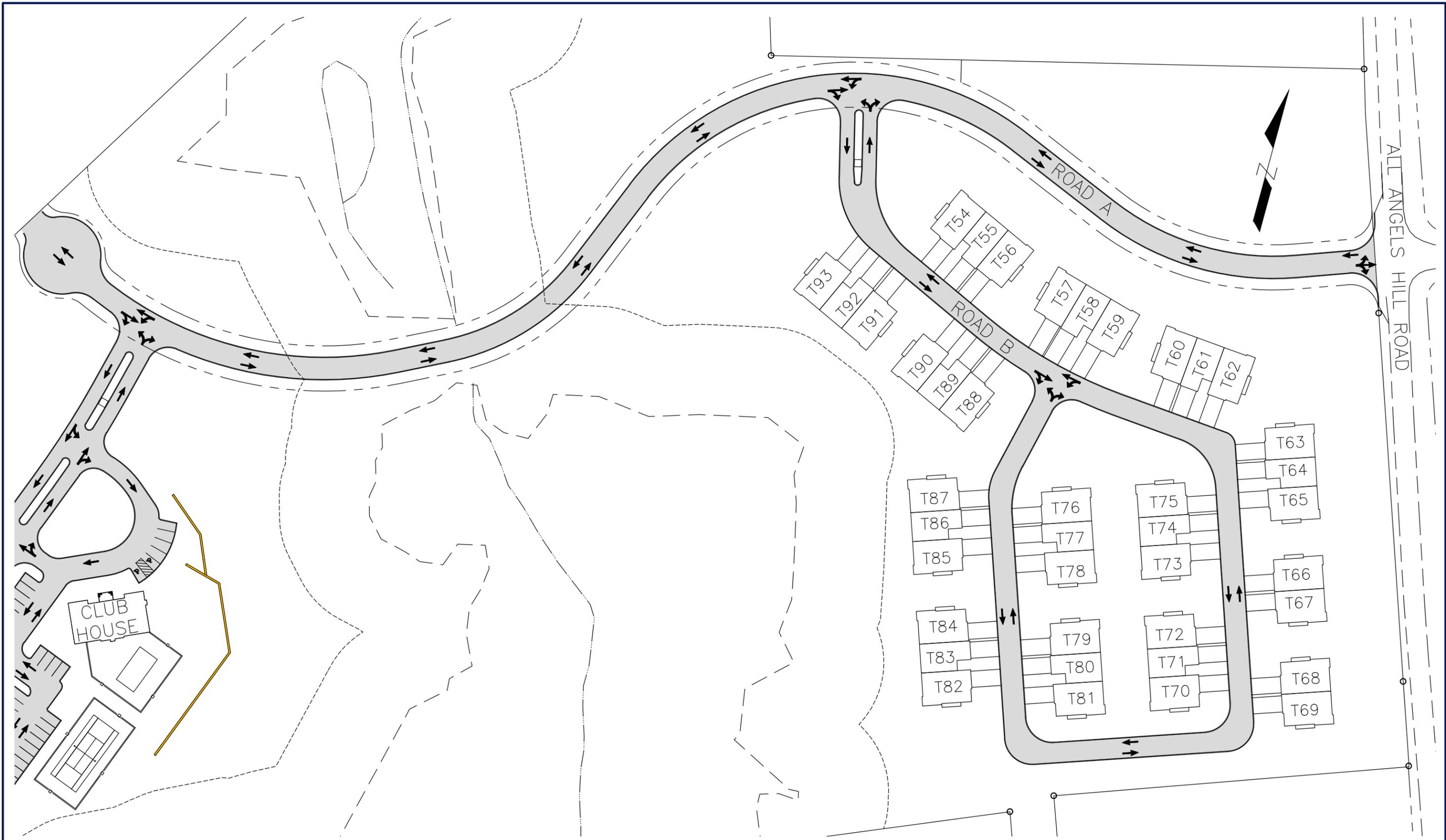
SCALE: 1"=1,000'

## 2.C.2 Site Layout

### 2.C.2.1 Site Access & Internal Vehicle Circulation

The proposed project will have one main entrance on All Angels Hill Road (CR 94). Internal roadways will be constructed to provide safe circulation and traffic flow throughout the Proposed Action (*Figure 2.C-2* and *Figure 2.C-3*). The main road will be offered for dedication to the Town and the remaining connector roads will be privately owned and maintained. All roads have been designed to Town specifications. As shown on the site plan, eight distinct roads are identified as follows:

- Road “A” – This road will be offered for dedication to the Town of Wappinger. This road provides access from All Angels Hill Road (CR 94) to the other roads that provide access to the Proposed Action and Flavormatic. A cul-de-sac is provided at the end of the road, which will allow lost drivers the ability to turn around without having to enter the Proposed Action or Flavormatic. The total length of this road is approximately 1,725 linear feet.
- Road “B” – This loop road branches off of Road “A” to provide access to the lower gated townhomes on the southern side of Road “A”. The total length of this road is approximately 1,572 linear feet.
- Road “C” – This road branches off of Road “A” before the upper gated portion of the Proposed Action. The end of Road “C” intersects with Road “F”. The total length of this road is approximately 3,664 linear feet.
- Road “D” – This road branches off of Road “C” and re-intersects with Road “C”. This road provides access to the single family homes and townhomes within the upper gated portion of the Proposed Action. The total length of this road is approximately 832 linear feet.
- Road “E” – This road branches off of Road “C”. This road will provide emergency access from the Shamrock Hills subdivision to the Proposed Action. This entrance will be gated to restrict access to emergency vehicles only. The total length of this road is approximately 630 linear feet.
- Road “F” – This road branches off of Road “C” and re-intersects with Road “C”. This road provides access to the single family homes within the upper gated portion of the Proposed Action. The total length of this road is approximately 1,850 linear feet.
- Road “G” – This road branches off of Road “F” and intersects with Road “C”. This road provides access to the single family homes within the upper gated portion of the Proposed Action. The total length of this road is approximately 772 linear feet.
- Road “H” – This road branches off of Road “F” and re-intersects with Road “F”. This road provides access to the townhomes in the upper gated portion of the Proposed Action to the northwest of the first Road “C” and Road “F” intersection. The total length of this road is approximately 667 linear feet.



PREPARED BY:



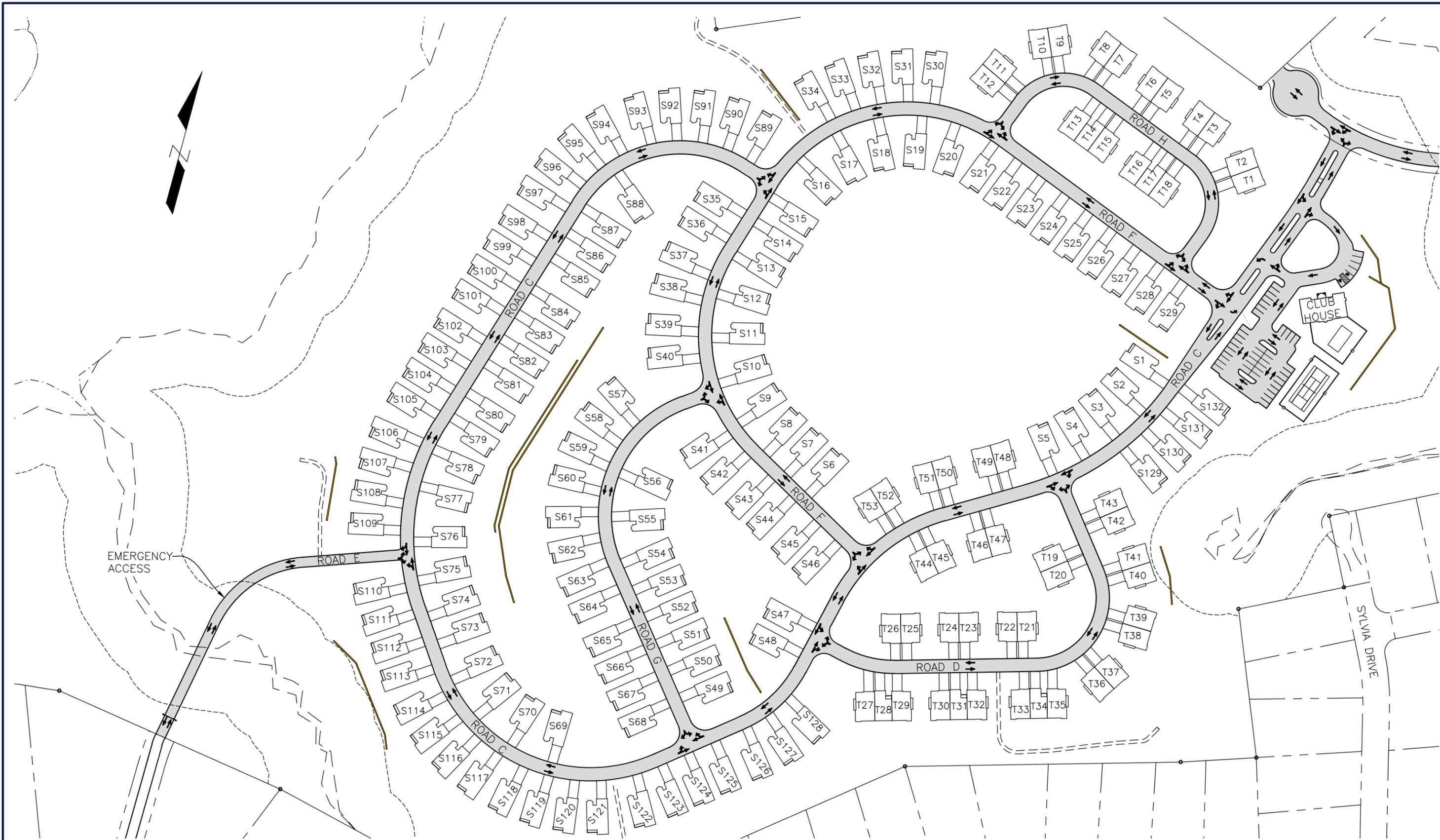
HILLTOP VILLAGE AT WAPPINGER  
INTERNAL VEHICLE CIRCULATION 1

FIGURE 2.C-2

DATE: 02/2012

PAGE 36

SCALE: N.T.S.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
**INTERNAL VEHICLE CIRCULATION 2**

FIGURE 2.C-3  
 DATE: 02/2012  
 PAGE 37  
 SCALE: N.T.S.

### *2.C.2.2 Emergency Access*

Emergency vehicles will be able to access the Proposed Action from two locations. The first location will be Road “A” and the second location will be Road “E”. Road “A” provides direct access to Road “B”, Road “C”, and the R&R Realty Associates commercial property. Road “E” will be gated near the property line to prohibit non-emergency vehicles from accessing the Proposed Action from Shamrock Hills Drive. Knox boxes will be used to allow emergency vehicles access.

### *2.C.2.3 Road Maintenance*

The Homeowner’s Association (HOA) will be responsible for road maintenance, snow removal, etc of the non-Town roads and the emergency access road. Road “A” is offered for dedication to the Town. Should the Town accept the offer of dedication, the Town will be responsible for road maintenance, snow removal, etc. However, should the Town not accept the offer of dedication, the HOA will be responsible for road maintenance, snow removal, etc of Road “A”.

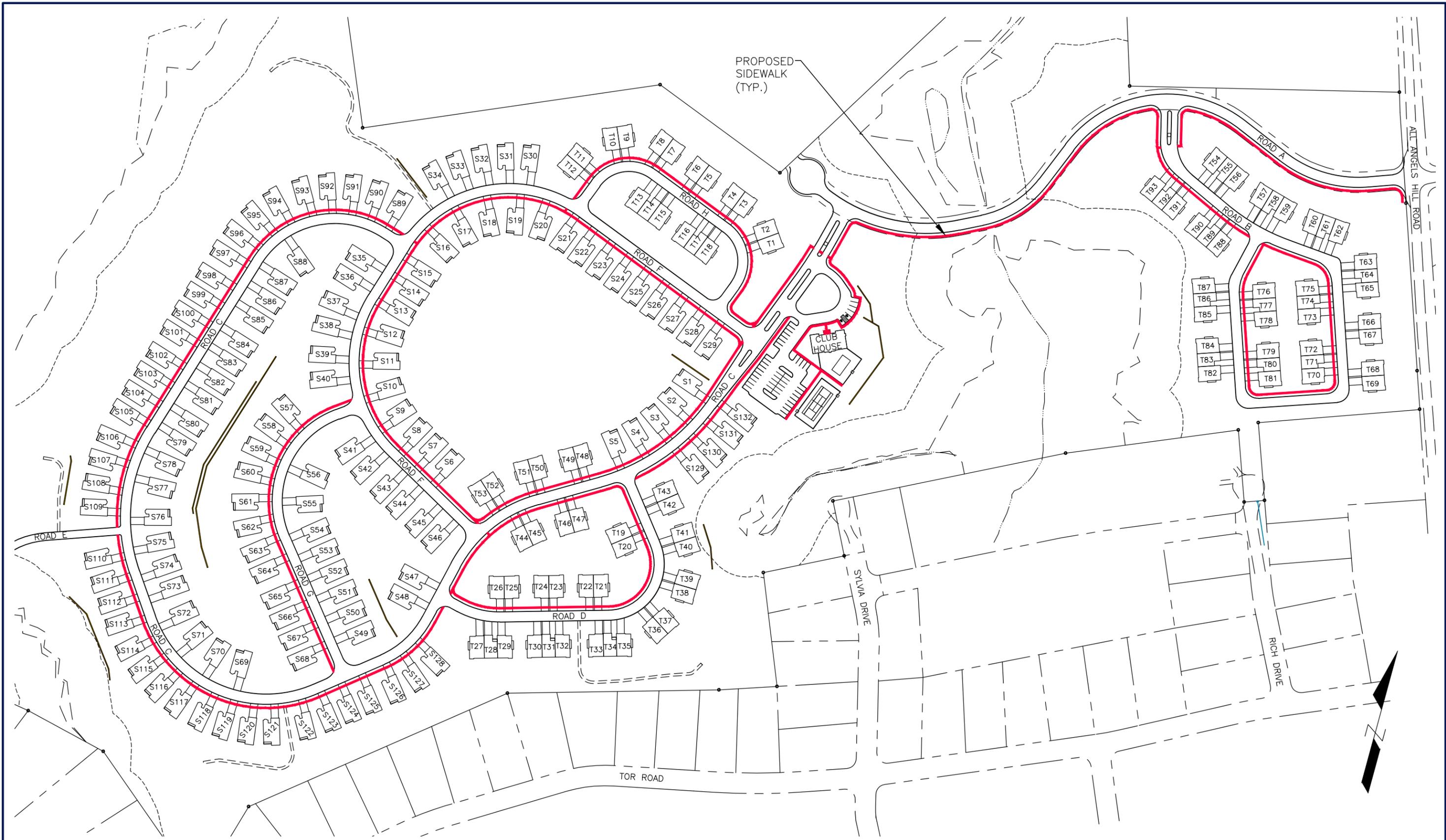
### *2.C.2.4 Parking*

A total of four parking spaces are provided for each single family home and townhome unit. The layout shown on the plans is for a two car garage and two cars can also be parked within the driveway. However, a one car garage option will also be available. The internal roads are 24 foot wide, similar to typical subdivisions, and can also accommodate on-street parking during special functions should additional parking be necessary. The club house will have a total of 48 parking spaces with two of the parking spaces being handicap accessible. Included in this parking are additional parking spaces for visitors and special functions.

### *2.C.2.5 Pedestrian Access, Safety, and Circulation*

A series of sidewalks are provided throughout the Proposed Action for pedestrian use (*Figure 2.C-4*). The intent is to encourage residents to use the sidewalk system to visit neighbors and the club house as well as reduce the amount of internal vehicular traffic. The sidewalk system will also provide recreational walking opportunities as well as provide pedestrian safety. The maximum allowable slope for an accessible, non-ramped/hand railed, sidewalk is 5 percent. Therefore, the road system was designed using a 5 percent maximum grade to accommodate walking.

The club house will have a total of 48 parking spaces with two of the parking spaces being handicap accessible. The handicap accessible parking and sidewalk system to the entrance of the club house have been designed to be handicap accessible and are sloped at a maximum of 2 percent.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
PEDESTRIAN CIRCULATION

FIGURE 2.C-4  
DATE: 02/2012  
PAGE 39  
SCALE: N.T.S.

### 2.C.2.6 Open Space Resources

A minimum of 50 percent of the gross site areas is required by the Town Code to be preserved as open space. Important natural areas and features were identified. These areas and features include the wetlands, streams, wetland buffer areas, areas containing steep slopes, and portion of the forested areas. Undisturbed open space will preserve the pre-development hydrology, aid in reducing stormwater runoff and pollutant load, and promote soil stabilization.

The Applicant is proposing to provide approximately 73.72 acres of open space, or 51 percent of the property, which will be maintained by the HOA. The open space area on the property is generally characterized as deciduous forest and forested wetland. As such, these areas are ideal for passive recreation, including walking, hiking, and nature study. The proposed open space resources in the area outside the proposed limit of disturbance are shown in *Figure 2.C-5*. The amount of unusable open space is quantified in *Table 2.C-1* below.

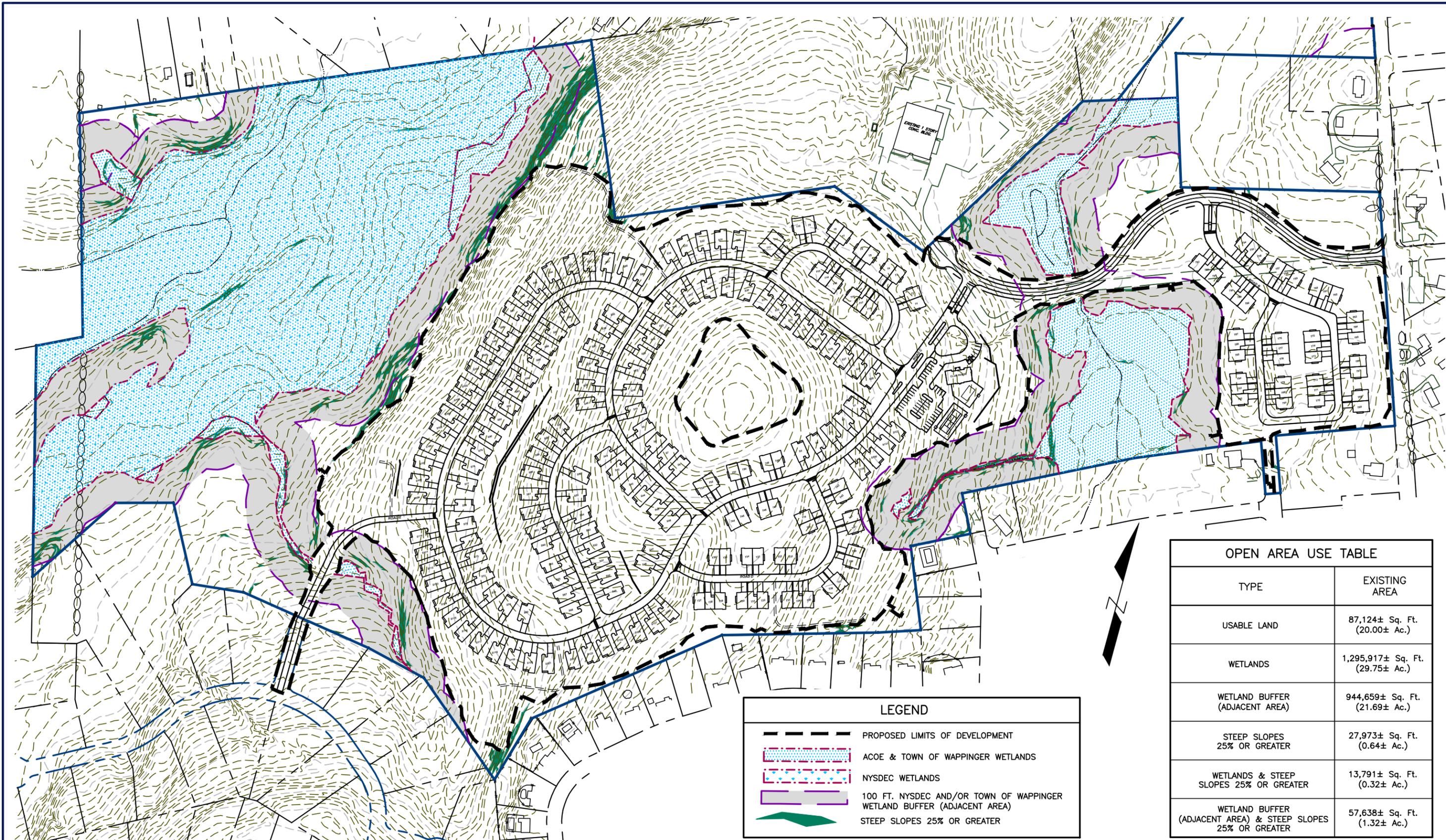
**Table 2.C-1: Unusable Open Space Resources**

Constraints	Area (ac)
Wetlands	29.75
Buffer/Adjacent Areas	21.69
Steep Slopes	0.64
Wetlands & Steep Slopes	0.32
Buffer/Adjacent Area & Steep Slopes	1.32
<b>Total</b>	<b>53.72</b>

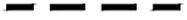
The total unusable open space area is 53.72 acres. Therefore, the remaining area 20 acres is usable open space area that can be used by the residents of the development.

### 2.C.2.7 Tree Survey

A tree survey was conducted on December 27, 2011 through January 3, 2012 to identify the size, species, and health of all trees with a diameter at breast height (dbh) of 20 inches or greater within the proposed limits of disturbance. A total of 198 trees were identified, which is summarized in *Table 2.C-2* below. The results of the tree survey are shown in *Figure 2.C-6*.



**LEGEND**

	PROPOSED LIMITS OF DEVELOPMENT
	ACOE & TOWN OF WAPPINGER WETLANDS
	NYSDEC WETLANDS
	100 FT. NYSDEC AND/OR TOWN OF WAPPINGER WETLAND BUFFER (ADJACENT AREA)
	STEEP SLOPES 25% OR GREATER

**OPEN AREA USE TABLE**

TYPE	EXISTING AREA
USABLE LAND	87,124± Sq. Ft. (20.00± Ac.)
WETLANDS	1,295,917± Sq. Ft. (29.75± Ac.)
WETLAND BUFFER (ADJACENT AREA)	944,659± Sq. Ft. (21.69± Ac.)
STEEP SLOPES 25% OR GREATER	27,973± Sq. Ft. (0.64± Ac.)
WETLANDS & STEEP SLOPES 25% OR GREATER	13,791± Sq. Ft. (0.32± Ac.)
WETLAND BUFFER (ADJACENT AREA) & STEEP SLOPES 25% OR GREATER	57,638± Sq. Ft. (1.32± Ac.)

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

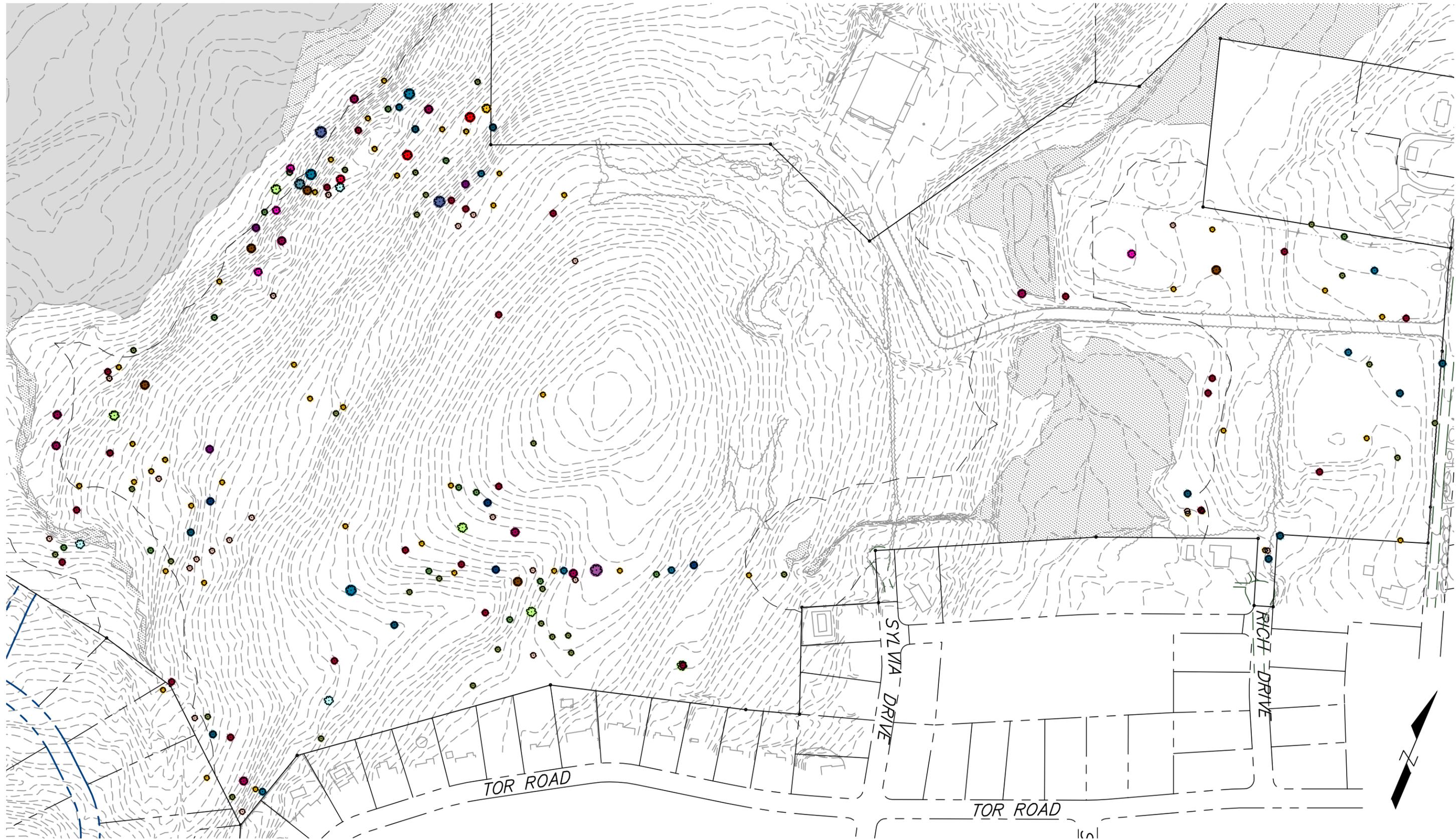
**PROPOSED OPEN SPACE RESOURCES**

FIGURE 2.C-5

DATE: 02/2012

PAGE 41

SCALE: 1"=300'



PREPARED BY:  
**POVALL**  
 ENGINEERING, PLC

LEGEND			
● 20" TREE	● 27" TREE	● 34" TREE	⊗ TREE FAIR CONDITION
● 21" TREE	● 28" TREE	● 35" TREE	⊙ TREE GOOD CONDITION
● 22" TREE	● 29" TREE	● 36" TREE	
● 23" TREE	● 30" TREE	● 37" TREE	
● 24" TREE	● 31" TREE	● 38" TREE	
● 25" TREE	● 32" TREE	● 40" TREE	
● 26" TREE	● 33" TREE	● 43" TREE	

**HILLTOP VILLAGE AT WAPPINGER**  
**TREE SURVEY**

FIGURE 2.C-6  
 DATE: 02/2012  
 PAGE 42  
 SCALE: N.T.S.

**Table 2.C-2: Tree Survey Results**

DBH	Total No.	Types							
		Ash	Beech	Birch	Cherry	Maple	Oak	Sycamore	Walnut
20"	47	7	3	5	5	5	17	3	2
21"	29	2	1	5	3	8	9	1	--
22"	22	3	1	4	3	5	6	--	--
23"	14	--	1	2	2	5	4	--	--
24"	25	2	3	2	3	3	11	1	--
25"	7	--	1	1	1	3	--	--	1
26"	10	1	1	1	3	2	2	--	--
27"	4	--	1	1	--	--	2	--	--
28"	3	2	--	--	1	--	--	--	--
29"	4	1	1	--	1	--	1	--	--
30"	9	3	--	1	1	1	3	--	--
31"	1	--	--	--	--	--	1	--	--
32"	5	--	--	1	--	--	3	--	1
33"	1	--	1	--	--	--	--	--	--
34"	3	--	--	--	1	--	2	--	--
35"	2	--	1	--	--	--	1	--	--
36"	5	--	--	1	1	1	2	--	--
37"	1	--	--	--	--	1	--	--	--
38"	3	--	1	--	1	1	--	--	--
40"	2	--	--	--	--	1	1	--	--
43"	1	1	--	--	--	--	--	--	--
<b>Total</b>	<b>198</b>	<b>22</b>	<b>16</b>	<b>24</b>	<b>26</b>	<b>36</b>	<b>65</b>	<b>5</b>	<b>4</b>

### 2.C.3 Building Design

The Proposed Action consists of 225 residences, comprised of 132 detached single family homes and 93 townhomes. *Figures 2.C-7 through 2.C-24* provide illustrative examples of the building designs and floor plans, which demonstrate that the Applicant proposes to construct an attractive units with a variety of architectural designs to avoid the creation of a monotonous housing development.



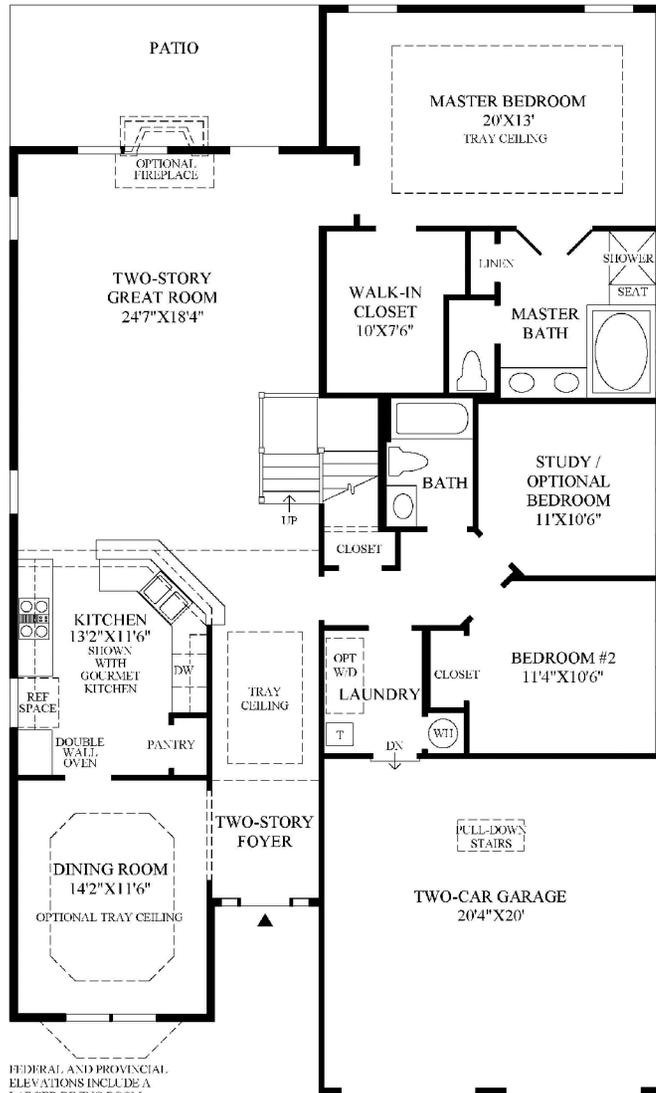
FIGURE 2-C-7  
DATE: 02/2012  
PAGE 44  
SCALE: N.T.S.

PREPARED BY:

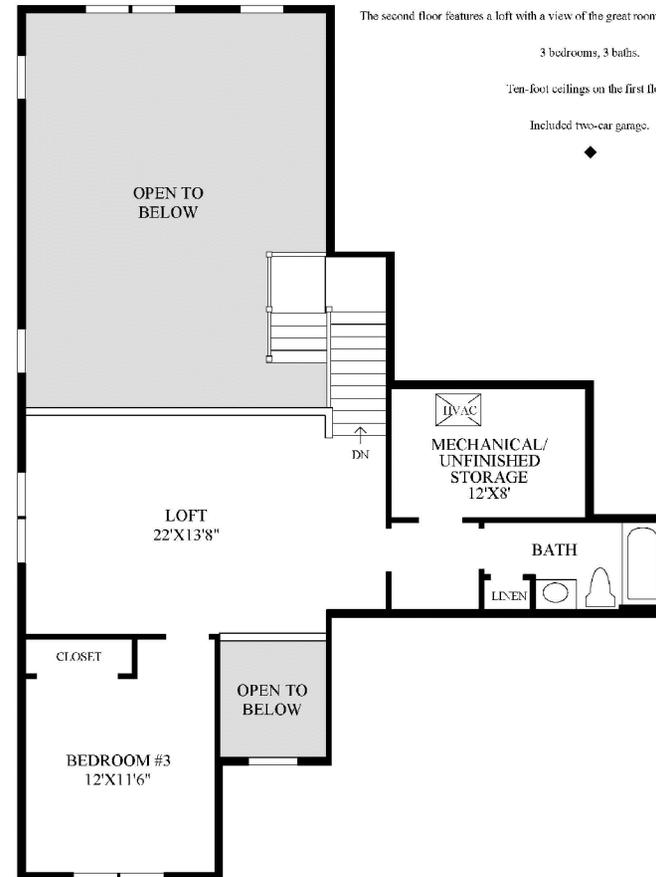


HILLTOP VILLAGE AT WAPPINGER  
**FARMINGTON FEDERAL**

# ◆ The Farmington ◆



First Floor



Second Floor

The soaring two-story foyer opens up to the formal dining room and the spacious two-story great room.

The well-equipped kitchen features a pantry, a breakfast bar, and an open view of the great room.

The first floor study offers privacy.

The master bedroom suite includes a large walk-in closet and a private bath with a dual-sink vanity, a Roman tub, a separate shower with a seat, and a private toilet area.

The second floor features a loft with a view of the great room, a third bedroom, and a full bath.

3 bedrooms, 3 baths.

Ten-foot ceilings on the first floor.

Included two-car garage.

FEDERAL AND PROVINCIAL ELEVATIONS INCLUDE A LARGER DINING ROOM

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

## FARMINGTON FEDERAL FLOOR PLAN

FIGURE 2-C-8  
DATE: 02/2012  
PAGE 45  
SCALE: N.T.S.



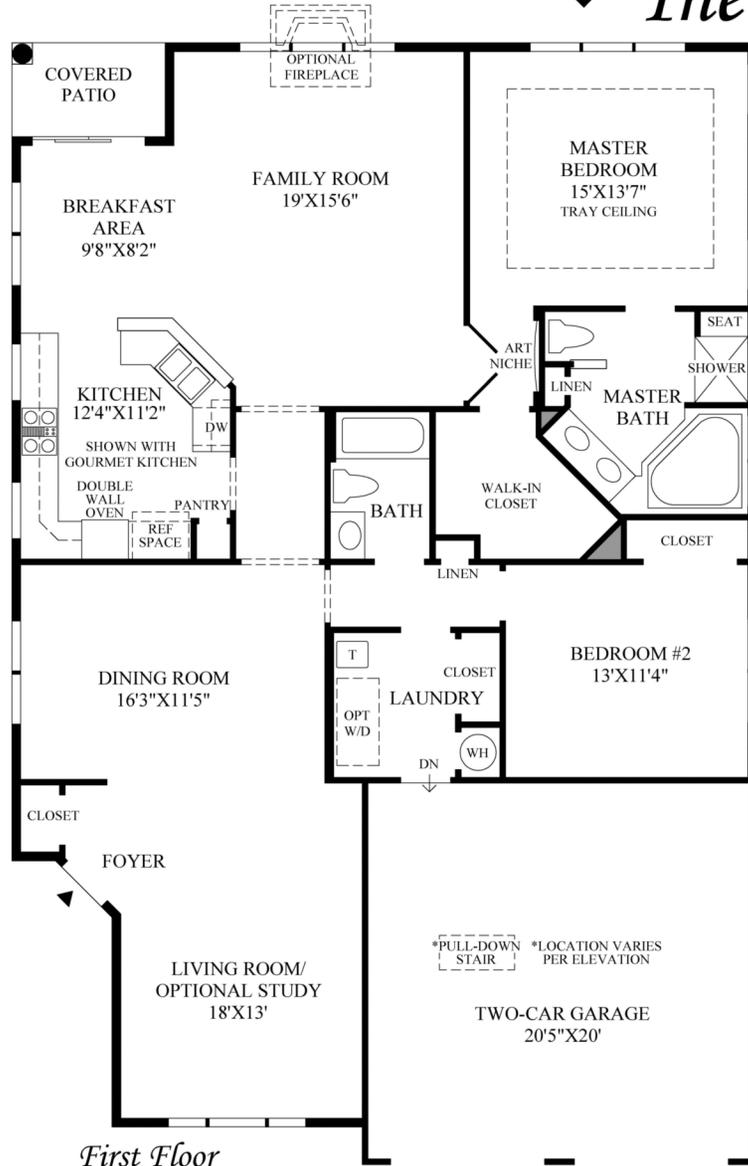
FIGURE 2-C-9  
DATE: 02/2012  
PAGE 46  
SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
**NORWICH EASTERN SHORE**

# ◆ The Norwich ◆



Enter the Norwich into a large combined living room and dining room that's perfect for entertaining.

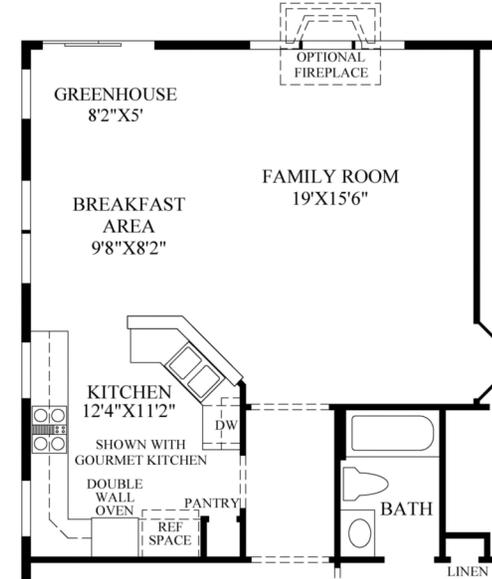
The kitchen is designed for culinary creativity, opening to a roomy breakfast area and comfortable family room.

The master bedroom suite includes a master bath with Roman tub, separate shower, dual-sink vanity, and large walk-in closet.

Ten-foot ceilings throughout.

2 bedrooms, 2 baths.

Included two-car garage.



PREPARED BY:





PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**STAMFORD MANOR**

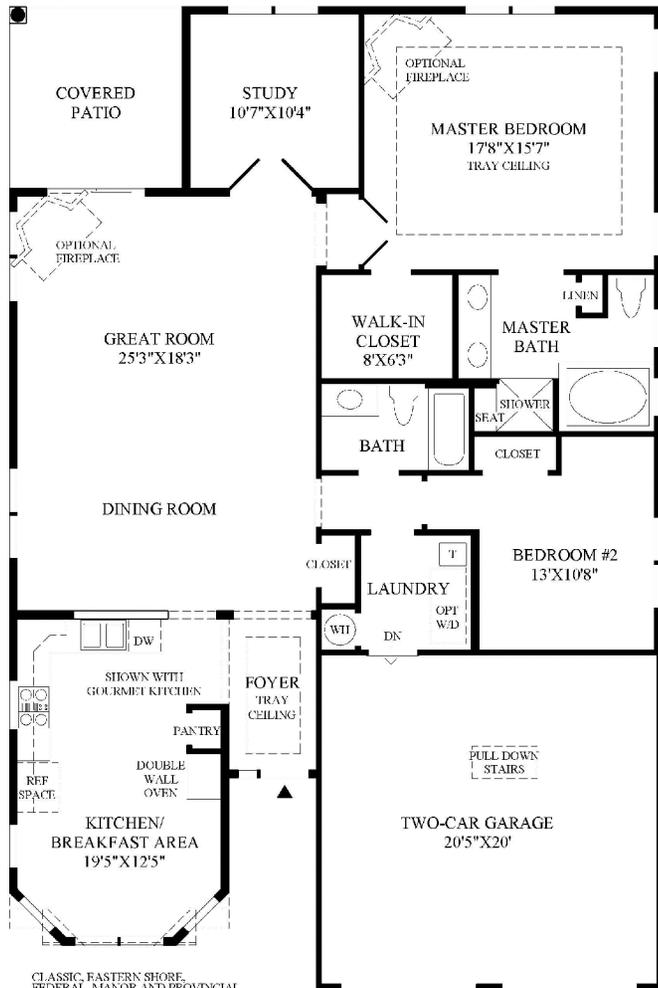
FIGURE 2-C-11

DATE: 02/2012

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SCALE: N.T.S

# ◆ The Stamford ◆



CLASSIC, EASTERN SHORE FEDERAL MANOR AND PROVINCIAL ELEVATIONS INCLUDE A LARGER KITCHEN/BREAKFAST AREA.

*Floor Plan*

The foyer has a large entry door with sidelite window panel and tray ceiling that opens to the expansive great room with access to the covered patio.

The kitchen is spacious comprised of ample cabinets and a pantry adjoined by a warming breakfast area with large windows.

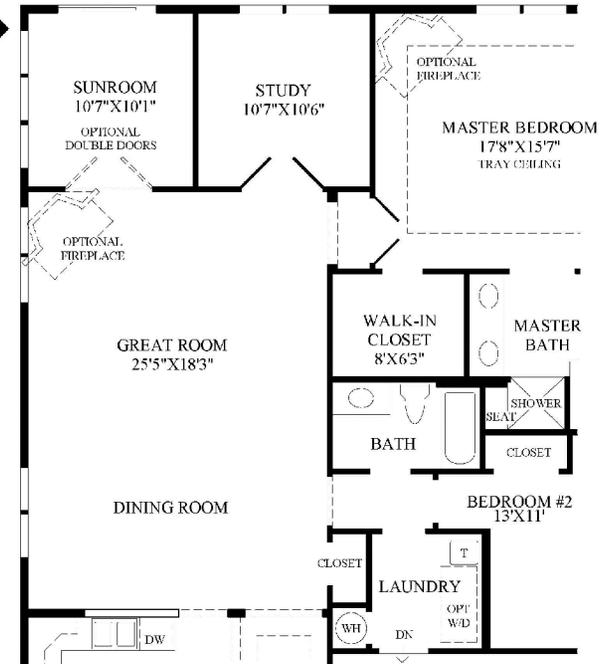
The study is great for conversation with plenty of floor space and double doors for privacy.

The stately master bedroom suite includes a large walk-in closet and master bath with dual-sink vanity, Roman tub, and separate shower.

Ten-foot ceilings throughout.

2 bedrooms, 2 baths

Included two-car garage.



OPTIONAL SARASOTA SUNROOM

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

## STAMFORD FLOOR PLAN

FIGURE 2-C-12  
DATE: 02/2012  
PAGE 49  
SCALE: N.T.S.



FIGURE 2-C-13  
DATE: 02/2012  
PAGE 50  
SCALE: N.T.S.

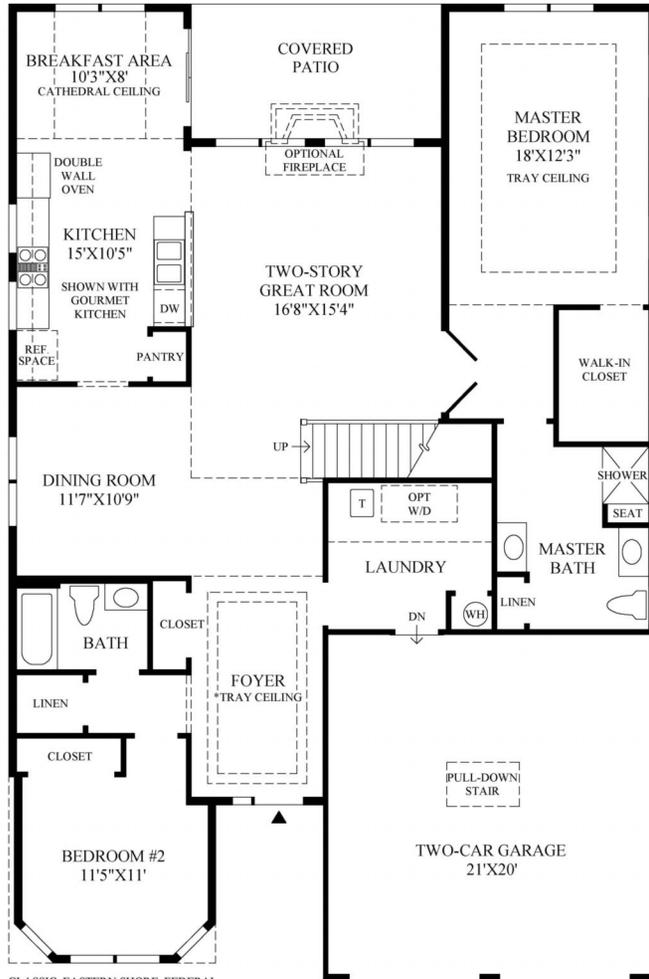
PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**WALDEN MANOR**

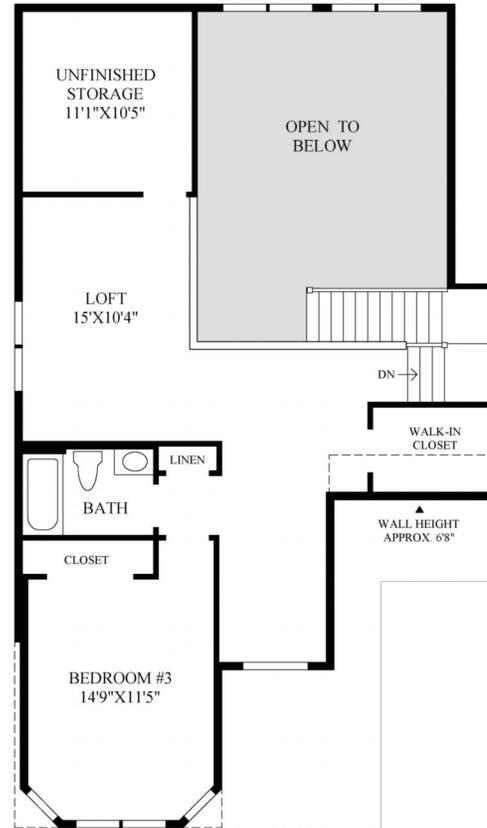
# ◆ The Walden ◆



CLASSIC, EASTERN SHORE, FEDERAL, MANOR, VERSAILLES, AND PROVINCIAL ELEVATIONS INCLUDE A LARGER BEDROOM #2.

\*NOTE:  
FOYER CEILING VARIES WITH ELEVATIONS.

*First Floor*



CLASSIC, EASTERN SHORE, FEDERAL, MANOR, VERSAILLES AND PROVINCIAL ELEVATIONS INCLUDE A LARGER BEDROOM #3.

*Second Floor*

- ◆
- The large elegant foyer is accented by a tray ceiling.
- The two-story great room looks out onto the covered patio.
- The large combined kitchen and breakfast area has easy access to the covered patio.
- The master bedroom includes a spacious walk-in closet and master bath with shower and dual vanities.
- The second floor loft overlooks the great room.
- Ten-foot ceilings throughout the first floor.
- 3 bedrooms, 3 baths.
- Included two-car garage.
- ◆

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

## WALDEN FLOOR PLAN



FIGURE 2-C-15  
DATE: 02/2012  
PAGE 52  
SCALE: N.T.S.

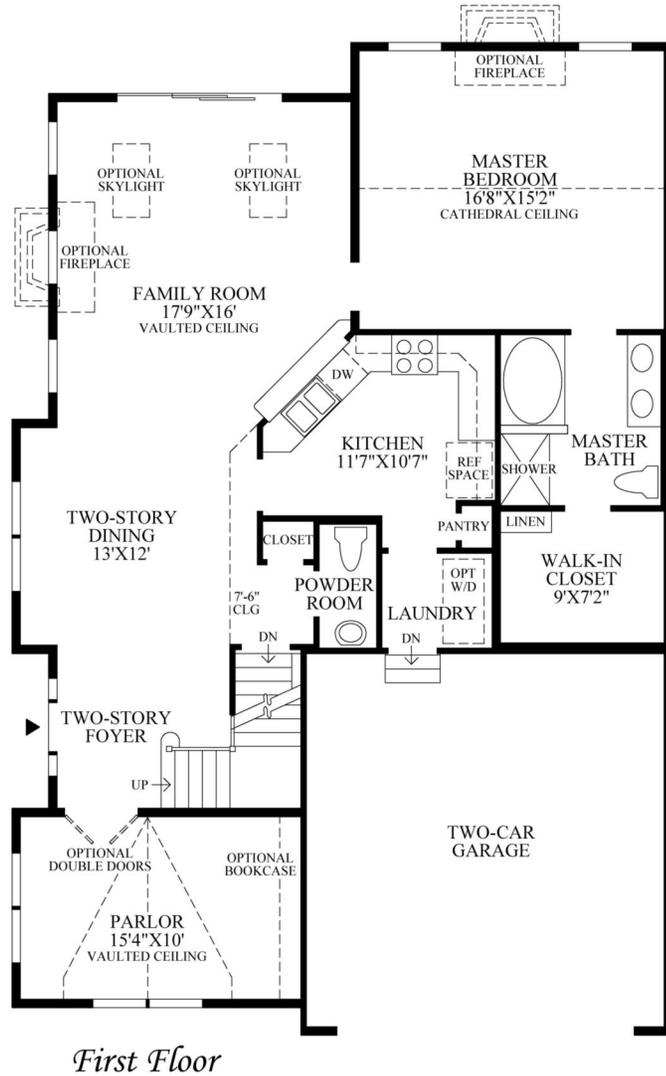
PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**REGENCY AT METHUEN-MEADOWS**

# ◆ The Alder ◆



◆  
 A spacious two-story foyer opens to a cozy front parlor with vaulted ceiling, and two-story dining room.  
 The kitchen with breakfast bar offers views to the family room.  
 A sunlit family room has a vaulted ceiling and connection to the first floor master bedroom.  
 The master bedroom with cathedral ceiling provides a serene get-away, offering an inviting private bath with Roman tub, dual-sink vanity, separate shower, and large walk-in closet.  
 A gracious loft overlooks the family room and dining room and presents the perfect opportunity to relax.  
 Nine-foot ceilings throughout the first floor.  
 2 bedrooms, 2 ½ baths, loft and unfinished storage.  
 Included two-car garage.  
 ◆

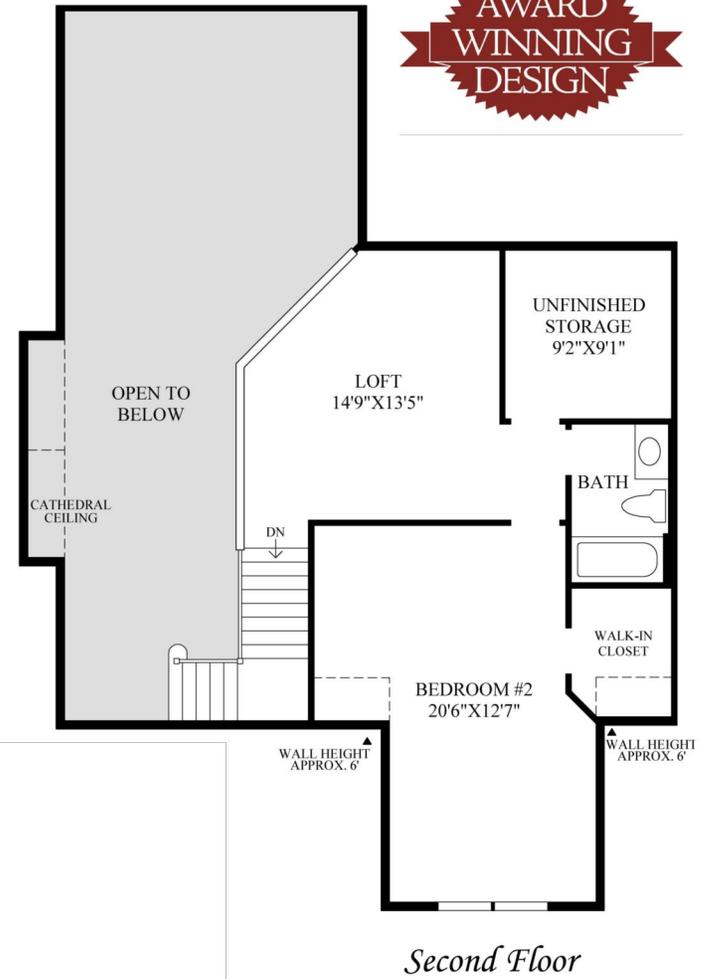
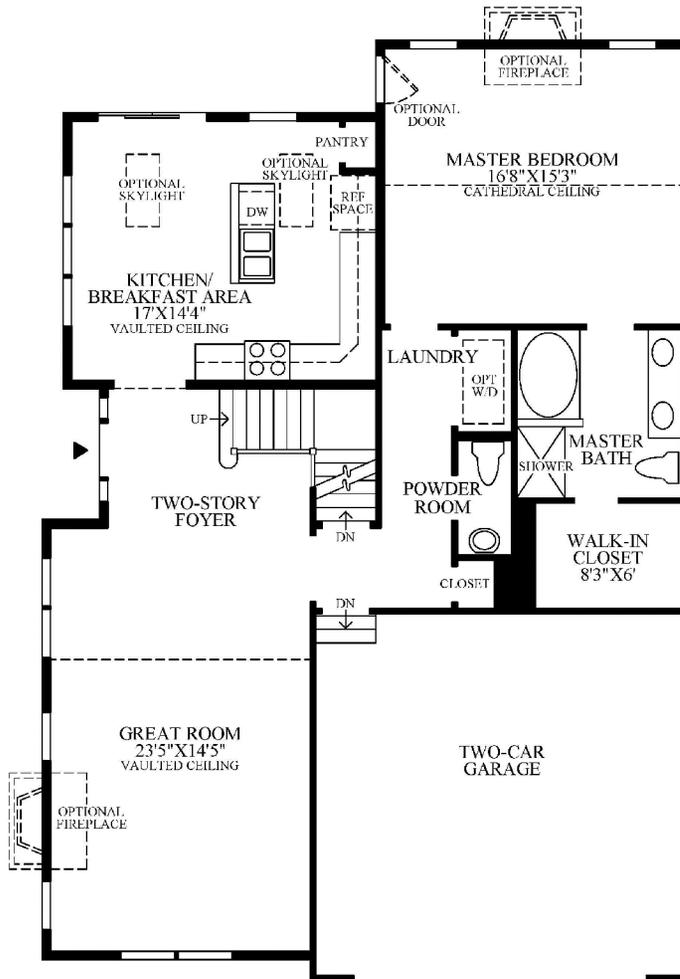


FIGURE 2-C-16  
 DATE: 02/2012  
 PAGE 53  
 SCALE: N.T.S.

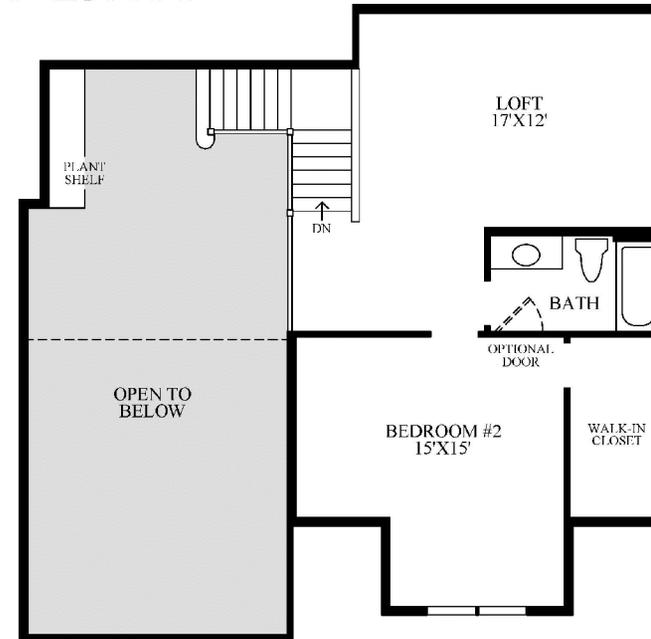
PREPARED BY:  
**Toll Architecture**

HILLTOP VILLAGE AT WAPPINGER  
**ALDER FLOOR PLAN**

# ◆ The Acorn Elite ◆



*First Floor*



*Second Floor*

◆  
The two-story foyer offers an open connection to the spacious great room, gracious turned stair, and a direct link to the kitchen and breakfast areas.

A large island and vaulted ceiling complete the airy kitchen.

The generous first-floor master bedroom includes a private master bath, equipped with a dual-sink vanity, Roman tub, separate shower, and large walk-in closet.

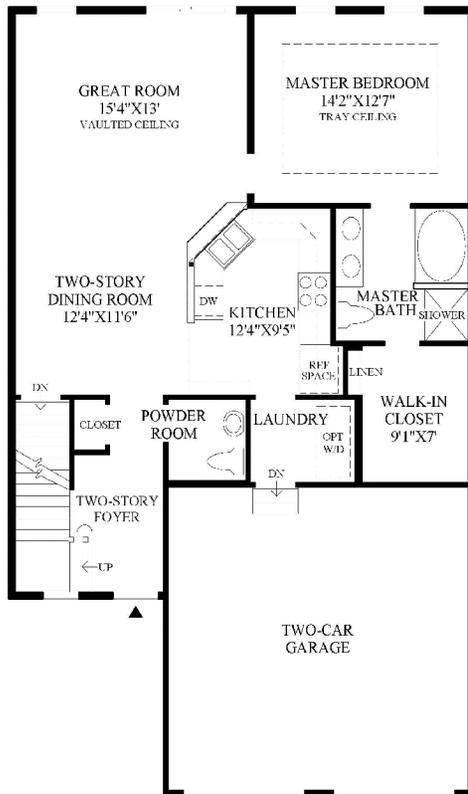
Second floor provides a comfortable loft space, bedroom with walk-in closet, and bath.

2 bedrooms 2 1/2 baths, and loft.

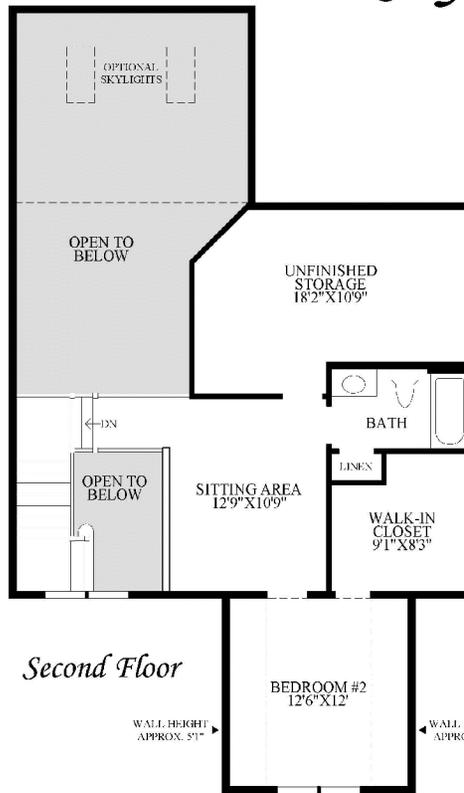
Included two-car garage.

◆

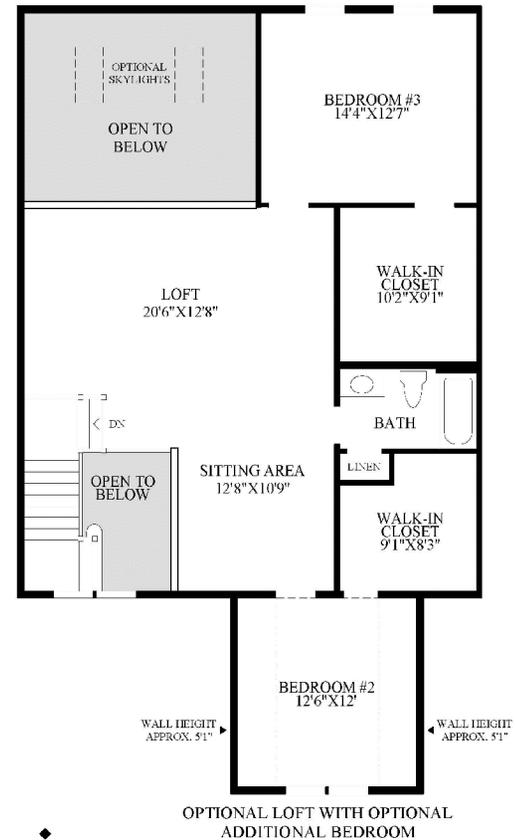
# ◆ The Hickory ◆



*First Floor*



*Second Floor*



OPTIONAL LOFT WITH OPTIONAL ADDITIONAL BEDROOM

The two-story foyer features an elegant turned staircase.

The two-story dining room is adjacent to the large great room with vaulted ceiling.

The kitchen features ample counter and cabinet space as well as breakfast bar.

The master bedroom with tray ceiling is located on the first floor and features a private bath with Roman tub, separate shower, and large walk-in closet.

The second floor features a sitting area and a second bedroom with a large walk-in closet.

Nine-foot ceilings throughout the first floor.

2 bedrooms, 2 ½ baths, and sitting area.

Included two-car garage.

## HILLTOP VILLAGE AT WAPPINGER HICKORY FLOOR PLAN

PREPARED BY:



FIGURE 2-C-18  
DATE: 02/2012  
PAGE 55  
SCALE: N.T.S.



FIGURE 2-C-19  
DATE: 02/2012  
PAGE 56  
SCALE: N.T.S.

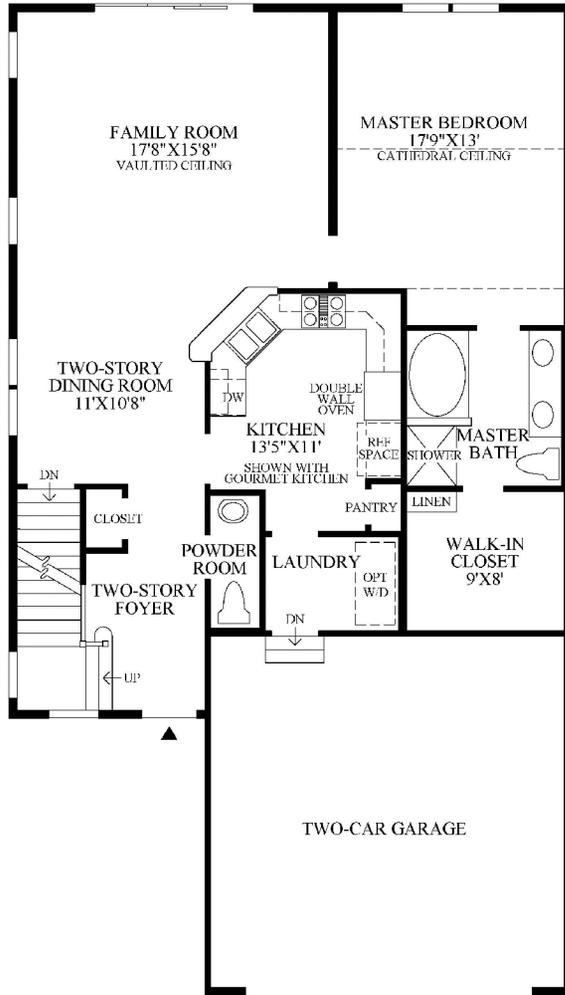
PREPARED BY:



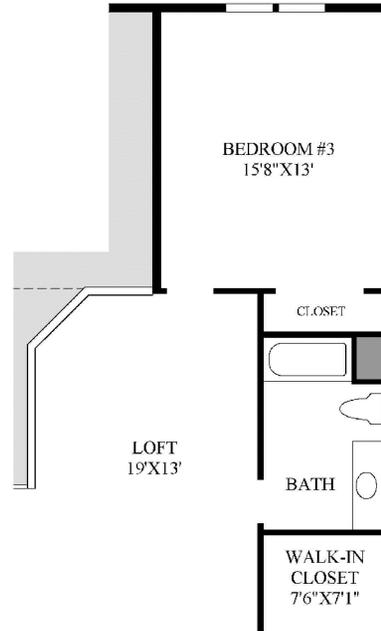
HILLTOP VILLAGE AT WAPPINGER

**TAMARACK ELITE**

# ◆ The Tamarack Elite ◆



*First Floor*



**OPTIONAL ADDITIONAL BEDROOM**

The two-story foyer opens into a luxurious two-story dining room and a spacious family room with vaulted ceiling.

The kitchen with breakfast bar has abundant counter and cabinet space.

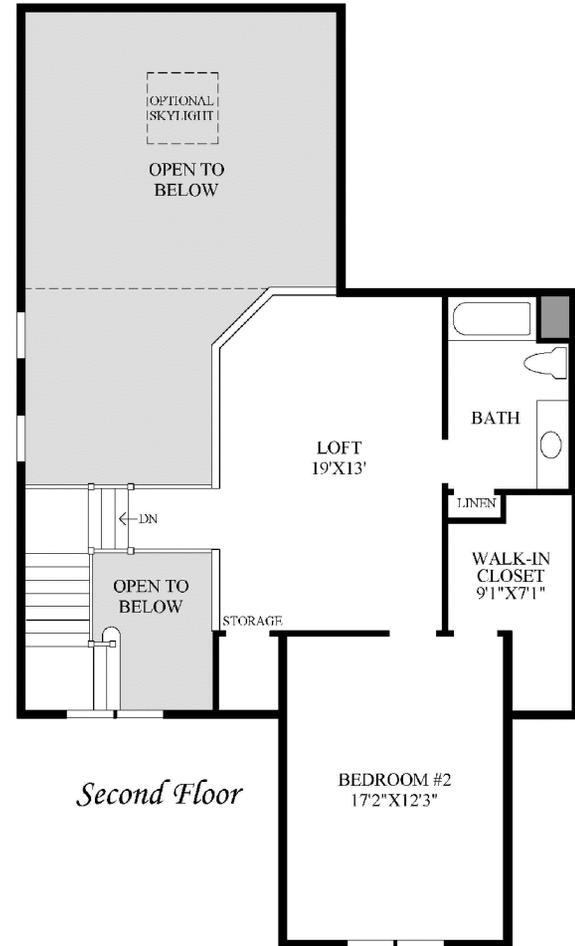
The master bedroom with a large walk-in closet and private bath featuring a Roman tub, separate shower, and dual-sink vanity is conveniently located on the first floor.

The large loft that overlooks the dining and family rooms.

Nine-foot ceilings throughout first floor.

2 bedrooms, 2½ baths.

Included two-car garage.



*Second Floor*

**HILLTOP VILLAGE AT WAPPINGER**

## **TAMARACK ELITE FLOOR PLAN**

PREPARED BY:



FIGURE 2-C-20  
DATE: 02/2012  
PAGE 57  
SCALE: N.T.S.



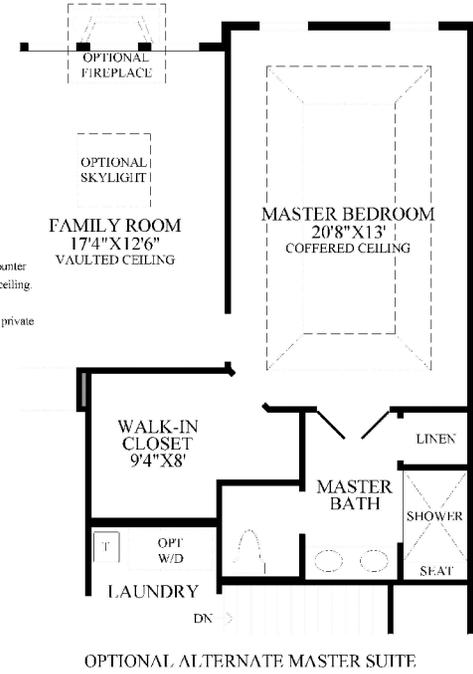
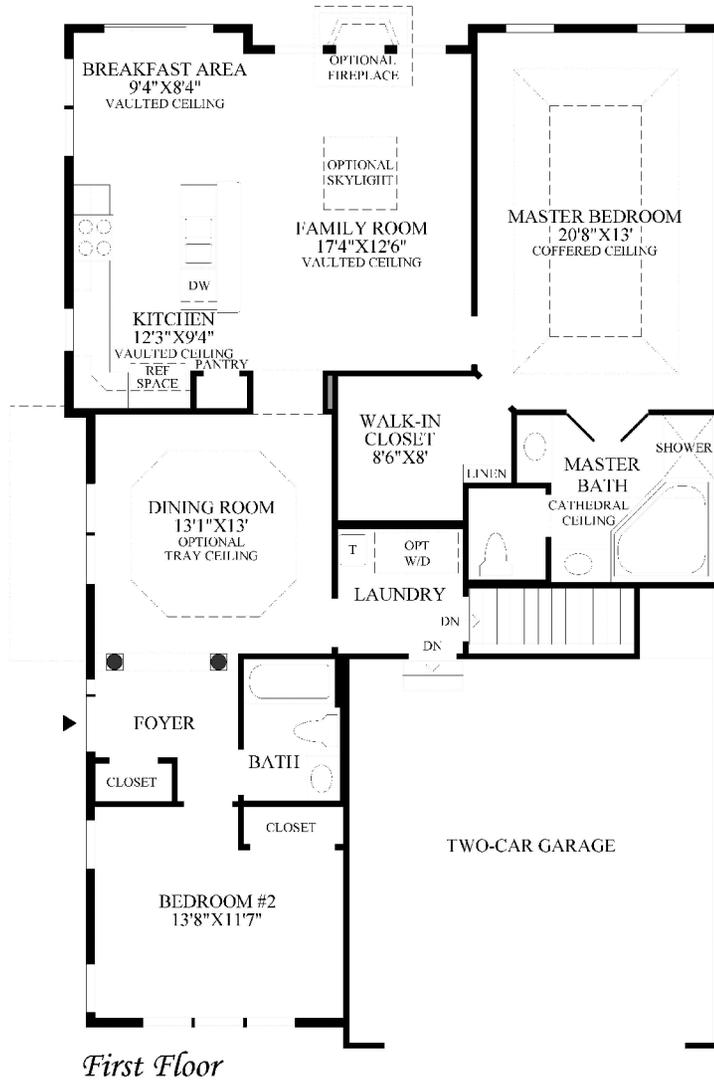
FIGURE 2-C-21  
DATE: 02/2012  
PAGE 58  
SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER  
**REGENCY AT PROSPECT**

# ◆ The Walnut ◆



The foyer with decorative columns opens to the elegant dining room.

The well-designed kitchen and breakfast area has an expansive amount of counter and cabinet space, which is adjacent to the well-fit family room with vaulted ceiling.

The master bedroom with coffered ceiling includes a large walk-in closet and private bath with dual vanities, Roman tub, and separate shower.

- ◆
- Nine-foot ceilings.
- 2 bedrooms, 2 baths.
- Included two-car garage.
- ◆



OPTIONAL ALTERNATE MASTER SUITE

First Floor



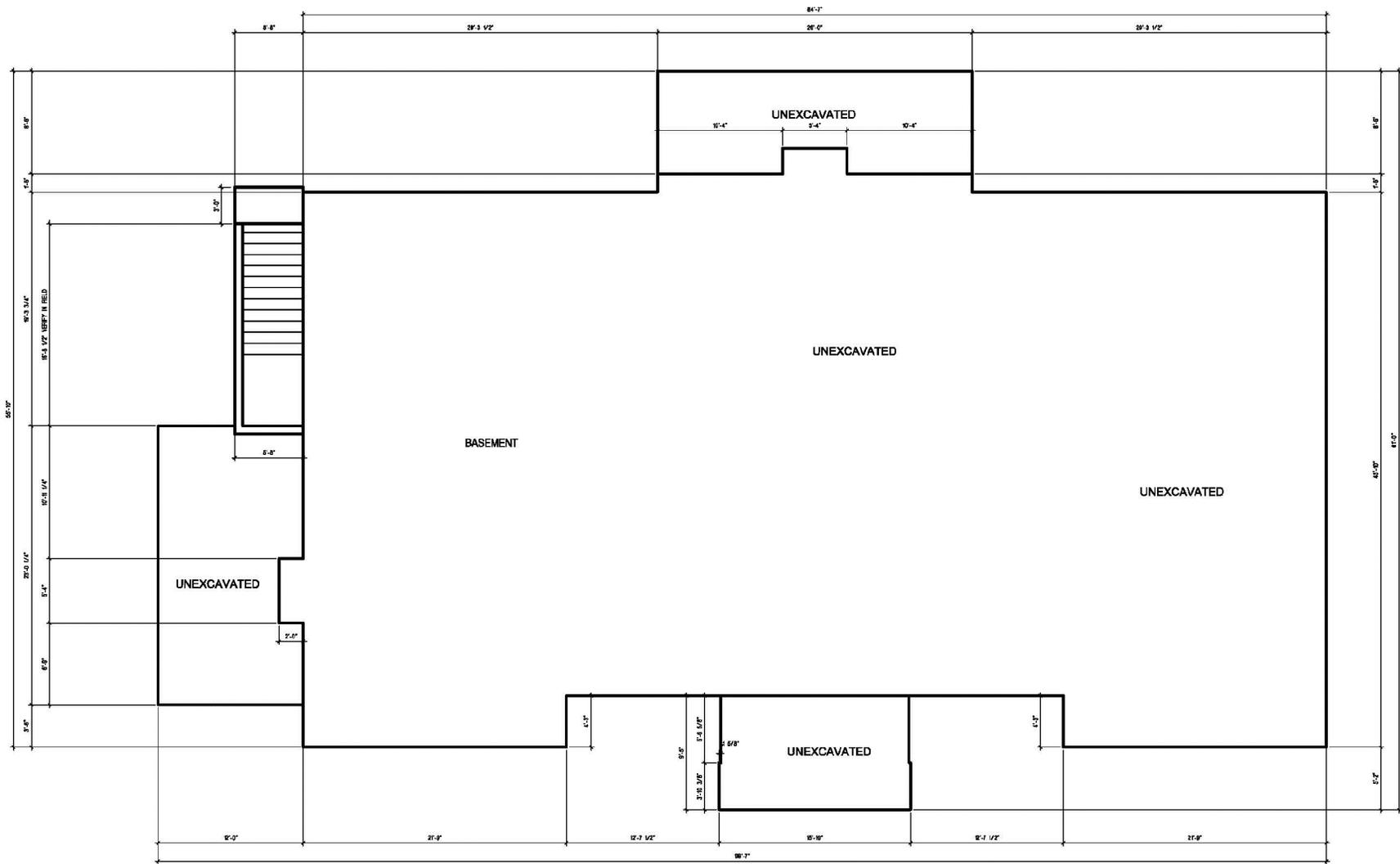
FIGURE 2-C-23  
DATE: 02/2012  
PAGE 80  
SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**CLUB HOUSE**



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

**CLUB HOUSE FLOOR PLAN**

FIGURE 2-C-24

DATE: 02/2012

PAGE 61

SCALE: N.T.S.

The 132 detached single family homes will range in size from 1,600 to 2,600 square feet. The homes will be a mixture of ranch style and 2-story floor plans with two bedrooms. The 93 attached townhomes will range in size from 1,500 to 2,000 square feet and be grouped in two to three unit buildings. All of the homes will have first floor master bedrooms and the ability to incorporate two car garages. All homes will also have full basements with some home sites, as dictated by grading conditions, having walk-out basements.

The units will be constructed using a combination of architectural features to avoid a monotonous development. The exterior design intention for this project is to create a residential development which incorporates a variety of architectural features that will create several layers to the fenestration of the residences versus the one dimensional residences typical throughout Dutchess County. Use of multi-leveled gables, ornamental cornices, arches, decorative windows, architectural roof materials and landscaping will provide visual interest and a residential development which exceeds the architectural design of most of the existing and new developments within the region.

The proposed units will be built in conformance with the energy conservation regulations of the New York State Energy Conservation Construction Codes.<sup>14</sup> All homes will be serviced by Central Hudson Gas and Electric. It is anticipated that all furnaces, water heaters, and cooking ranges will be fueled by natural gas. All homes will be equipped with forced hot air heat and central air conditioning. Energy conservation measures will include the following:

- 90+% Efficient Furnaces;
- 13 Seer Air Conditioning Condensers;
- Programmable Thermostats;
- Multiple Heating and Cooling Zones;
- Energy Star Qualified Water Heaters;
- Energy Star Qualified Appliances;
- High-Performance Low-E Windows; and
- Insulated Exterior Doors and Garage Doors.

#### 2.C.4 Preservation of Historic Resources

According to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), a portion of the site is located within an archeological sensitive area. To investigate the site's cultural and historic past, the Applicant commissioned a Phase 1A and 1B Archeological Survey of the site to identify any significant historical or archaeological sites within the Area of Potential Effect (APE) for the Proposed Action.

A Phase 1A Literature Review and Archeological Sensitivity (*Appendix C.2*) investigation was performed by Joseph E. Diamond, Ph.D. The literature search at OPRHP located two known prehistoric sites within a one mile radius of the project area. This would suggest that prehistoric archaeological materials and/or sites might be found in the project area. Due to the project area's potentially sensitive location near wetlands, it was recommended that a Phase 1B Archaeological Field Investigation be conducted. In this case, hand-excavated, hand-screened shovel tests were placed at 50 foot (15.2 m) intervals (or less) within the Area of Proposed Effect (APE). Slopes in

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<sup>14</sup> 9 NYCRR 7810-7816.

excess of 12-15% were not tested. All excavated soils were screened through 1/4 inch hardware mesh and examined for prehistoric and historic artifacts.

A Phase 1B Archaeological Reconnaissance (*Appendix C.2*) was performed by Joseph E. Diamond, Ph.D. Field reconnaissance was begun in June of 2011 and completed in August of 2011. There were no conditions that adversely affected the shovel testing procedure. As suggested in the Phase 1A, shovel testing was undertaken across the project area within the APE in locations where soils will be impacted by the Proposed Action. Areas in excess of 12 percent slopes were not tested. A total of 827 initial shovel tests were excavated across the APE up to the edges of the wetland boundaries. One piece of historic pottery (yellow ware) was found, as was a small isolated modern dump, and a piece of farm equipment. No prehistoric (Pre-Contact) finds were made. As a result, no further work is recommended.

Based upon the Phase 1A and Phase 1B results, no adverse impacts to places listed or eligible for listing on the State or National Register of Historic Places are anticipated as a result of the Proposed Action.

## 2.C.5 Landscaping, Signage, and Lighting

### 2.C.5.1 Landscaping

The Proposed Action will utilize the existing trees for screening. Additional trees and landscaping will be provided at varying intervals along roads for shade and cadence. Landscaping around the buildings, recreation areas, retaining walls, and stormwater ponds will focus views and provide pedestrian scale, color and ornamental interest. Shade and flowering tree plantings combined with shrub masses and herbaceous layer plantings will seamlessly knit the development back into the natural landscape. Additional landscaping will be added along the property lines to provide additional screening, where appropriate.

Table 2.C-3 through Table 2.C-7 summarizes the proposed site trees and plant types.

**Table 2.C-3: Street Trees**

Botanical Name	Common Name	Type
<i>Acer rubrum</i> 'Autumn Flame'	'Autumn Flame' Red Maple	Deciduous Tree
<i>Acer saccharum</i> 'Green Mountain'	'Green Mountain' Sugar Maple	Deciduous Tree
<i>Fraxinus pensylvanica</i> 'Patmore'	'Patmore' Green Ash	Deciduous Tree
<i>Platanus</i> × <i>acerifolia</i>	London Planetree	Deciduous Tree
<i>Quercus rubra</i>	Red Oak	Deciduous Tree
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	Deciduous Tree
<i>Ulmus americana</i> 'Princeton'	'Princeton' American Elm	Deciduous Tree
<i>Zelkova serrata</i> 'Green Vase'	'Green Vase' Zelkova	Deciduous Tree

**Table 2.C-4: Shade Trees**

Botanical Name	Common Name	Type
<i>Acer rubrum</i> 'Autumn Flame'	'Autumn Flame' Red Maple	Deciduous Tree
<i>Acer saccharum</i> 'Green Mountain'	'Green Mountain' Sugar Maple	Deciduous Tree
<i>Fraxinus americana</i>	White Ash	Deciduous Tree
<i>Nyssa sylvatica</i>	Black Gum	Deciduous Tree
<i>Quercus alba</i>	White Oak	Deciduous Tree
<i>Quercus rubra</i>	Red Oak	Deciduous Tree

**Table 2.C-5: Understory**

Botanical Name	Common Name	Type
<i>Amelanchier canadensis</i>	Serviceberry	Deciduous Tree
<i>Cornus kousa</i>	Kousa Dogwood	Deciduous Tree
<i>Oxydendron arboretum</i>	Sourwood	Deciduous Tree

**Table 2.C-6: Evergreen Trees**

Botanical Name	Common Name	Type
<i>Picea abies</i>	Norway Spruce	Coniferous Tree
<i>Pinus nigra</i>	Austrian Pine	Coniferous Tree
<i>Picea pungens</i>	Colorado Blue Spruce	Coniferous Tree
<i>Pinus strobus</i>	Eastern White Pine	Coniferous Tree

**Table 2.C-7: Shrubs**

Botanical Name	Common Name	Type
<i>Clethra alnifolia</i>	Summersweet Clethra	Shrub
<i>Hammelis virginiana</i>	Witch Hazel	Shrub
<i>Ilex verticillata</i>	Winterberry	Shrub
<i>Kalmia latifolia</i>	Mountain Laurel	Shrub
<i>Myrica pensylvancia</i>	Northern Bayberry	Shrub
<i>Viburnum dentatum</i>	Arrowwood	Shrub

The site landscaping is shown in *Figure 2.C-25* through *Figure 2.C-27* and on Sheets 1 of 5 through 3 of 5 "Landscape & Lighting Plan: Planting Plan" in *Appendix D*.

The stormwater management facilities are landscaped with a variety of plantings, including emergents and woody shrubs, to maximize the biological uptake of pollutants. The plant types for the stormwater management pond are summarized in *Table 2.C-8*.

