

Figure 3.G-10 Existing Homes on Tor Road



Figure 3.G-11 Existing Homes on Sylvia Drive



Figure 3.G-12 Existing Homes on Rich Drive



The Applicant intends on developing the site with a variety of architectural designs to avoid creating a monotonous housing development. 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. Illustrative examples of the proposed building designs area provided in *Figure 3.G-13* through *Figure 3.G-19*. The use of multi-leveled gables, ornamental cornices, arches, decorative windows, architectural roof materials, and landscaping will provide a residential development which exceeds the architectural design of most of the existing and new developments within the region. The combination of natural corridors and street trees will further join developed areas with open space areas. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area.

The design and placement of all of the buildings will not have an adverse impact on the community character. The site layout utilizes the existing topography to minimize visibility and perceived scale of the buildings and to blend with the existing landscape. Upon completion of the project, approximately 51 percent of the site will remain as permanent open space, which will be forested and undeveloped. In addition, decorative landscaping and screening will be installed within the developed areas to reduce the visibility of the Proposed Action from the surrounding area. Therefore, there are no potential impacts on the surrounding community character.

Land Use

The Proposed Action will consist of 132 single-family homes, 93 townhomes, a club house, and recreational amenities. A large portion of the site will be developed; however, approximately 51 percent of the site will remain as permanent open space. As previously discussed, the site layout makes use of the natural landscape as much as possible to help to screen buildings from view. The Proposed Action will provide additional housing in a part of the Town where the predominant land use is residential housing and is compatible with the majority of the surrounding land uses. Therefore, there are no potential impacts on the surrounding land uses.

Zoning

The Applicant has petitioned the Town Board to change the zoning of the entire property from R-40 and COP to Multifamily Residence (RMF-3) District (*Figure 3.G-20*) to permit the Proposed Action. A comparison of the existing R-40 and COP zoning bulk requirements and the proposed RMF-3 zoning bulk requirements is provided in *Table 3.G-1* below.



FIGURE 3-G-13
DATE: 02/20/12
PAGE 275
SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
FARMINGTON FEDERAL



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

NORWICH EASTERN SHORE

FIGURE 3-G-14

DATE: 02/20/12

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SCALE: N.T.S.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
STAMFORD MANOR

FIGURE 3-G-15
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SCALE: N.T.S



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

WALDEN MANOR

FIGURE 3-G-16

DATE: 02/20/12

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SCALE: N.T.S.



FIGURE 3-G-17
DATE: 02/2012
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SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
REGENCY AT METHUEN-MEADOWS



FIGURE 3-G-18
DATE: 02/2012
PAGE 280
SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

TAMARACK ELITE



FIGURE 3-G-19
DATE: 02/2012
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SCALE: N.T.S.

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
REGENCY AT PROSPECT

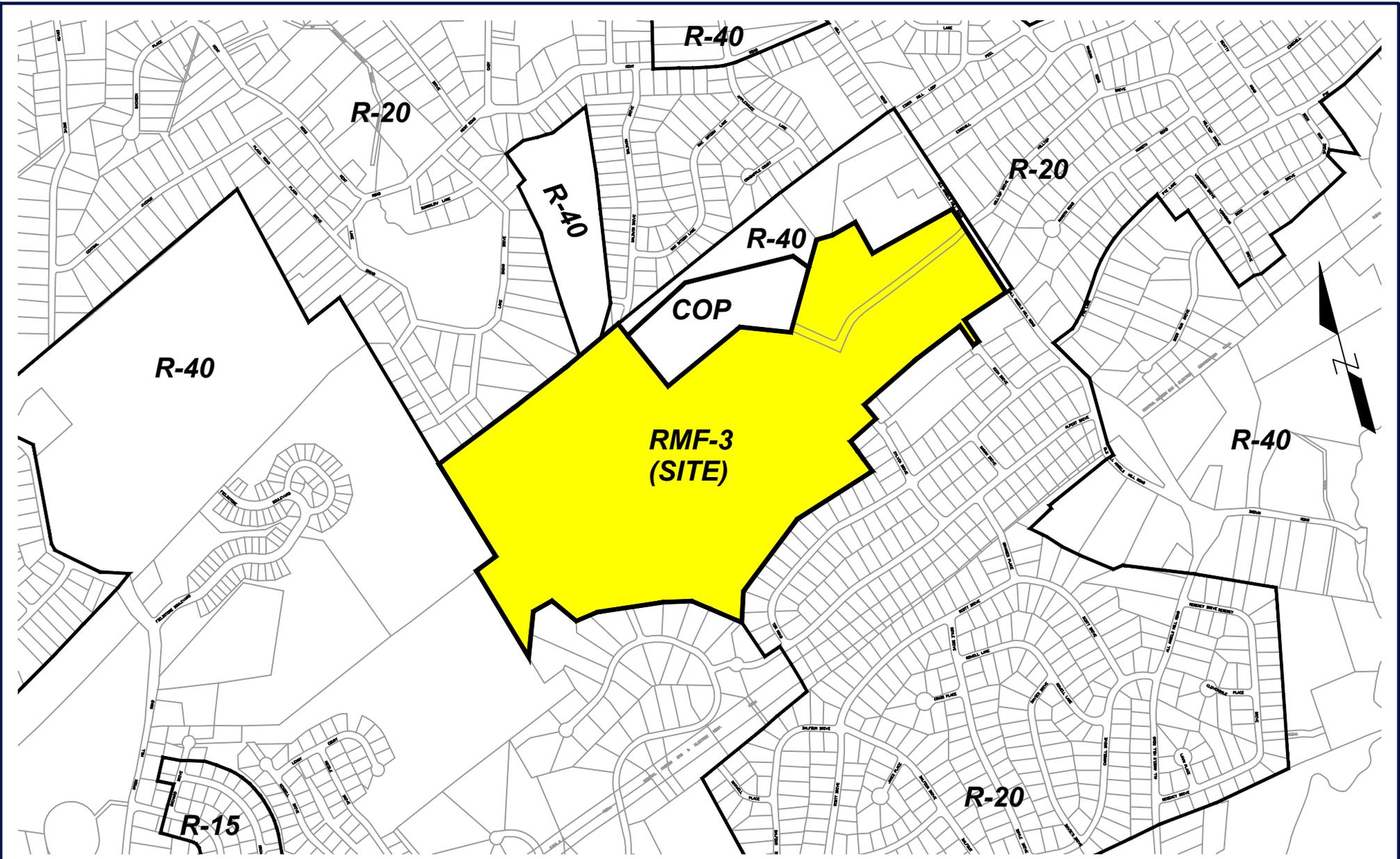


FIGURE 3-G-20
 DATE: 02/2012
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 SCALE: 1"=1,500'

PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER
PROPOSED ZONING

Table 3.G-1: Comparison of Existing and Proposed Zone Bulk Regulations

Bulk Regulation	Existing Zones		Proposed Zone
	R-40	COP	RMF-3
Minimum Lot Area	40,000 sq. ft	5 acres	5 acres*
Minimum Lot Width	125 ft	500 ft	100 ft
Minimum Lot Depth	125 ft	500 ft	150 ft
Minimum Street Frontage	50 ft	300 ft	50 ft
Maximum Density units per acre	N/A	N/A	3
Minimum Front Yard from:			
County/State Highway	75 ft	75 ft	75 ft
Center line of other street	75 ft	125 ft	75 ft
Front lot line of other street	50 ft	100 ft	50 ft
Minimum Side Yard	25 ft	50 ft	50 ft
Minimum Rear Yard	50 ft	50 ft	50 ft
Maximum Building Height	2.5 stories/35 ft	2.5 stories/35 ft	3 stories/35 ft
Maximum Building Coverage	12%	15%	30%
Maximum Floor Area Ratio	0.12	0.2	0.3
Maximum Impervious Surface	N/A	40%	N/A
Minimum Landscaped Open Space	N/A	60%	50%

* With public water and sewer.

A comparison of the required RMF-3 zone bulk regulations to the Proposed Action is provided in *Table 3.G-2* below.

Table 3.G-2: 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.

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. Therefore, there are no potential impacts on zoning.

3.G.3.2 Planning Documents

The Proposed Action is consistent with the goals and policies set forth in the three comprehensive planning documents described in *Section 3.G.2*. Compatibility with each of these documents is described below.

Town of Wappinger Comprehensive Plan

Several of the proposed goals in the *Comprehensive Plan* have been incorporated into the proposed layout. 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. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area.

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. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area.

An illustrative view of the proposed entrance feature is shown in *Figure 3.G-21*. 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 3.G-21 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.⁶⁸ A 1.48 acre parcel along the proposed Road “A” is being offered for dedication to the Town for recreational purposes. *Figure 3.F-5* shows an example use of this parcel, which depicts a 2,994 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.⁶⁹ 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 3.F-6* 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.”⁷⁰ 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.

⁶⁸ *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 81-82.

⁶⁹ *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 80.

⁷⁰ *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 92.

Greenway Connections

Majority of the principles presented in the Greenway Connections have been incorporated into the proposed layout. Compatibility with the each of the Greenway Connections principles is as follows:

A. Natural Patterns

1. Highlands – 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. Lowlands – Important natural areas and features, such as wetlands, streams, and wetland buffer areas, were identified. A 100 foot buffer has been established around the NYSDEC, ACOE Federal, and Town regulated wetlands in accordance with the NYSDEC and Town regulations. The buffers cover approximately 26.53 acres of the site. The majority will remain undisturbed, which will improve water quality, lower the velocity of discharged stormwater, promote soil stabilization, provide filtration and infiltration of stormwater runoff into the underlying soils, and provide thermal reductions.

B. Settlement Patterns

1. Centers – This principle is not applicable to the Proposed Action.
2. Countryside – 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.

The Proposed Action clusters the single family homes and townhomes in two central areas thus preserving more open space and the existing vegetated areas. Access to these two areas is provided off of a central road, which is offered in dedication to the Town. A large portion of the existing vegetation is preserved along the property lines. Additional landscaping has been added in some areas to provide additional natural screening of the Proposed Action from the adjacent properties.

3. Suburbs – The Proposed Action has a club house with recreational amenities. The club house is centrally located within the Proposed Action and sidewalks throughout the development can be used for access in addition to the proposed road network.

A series of sidewalks are provided throughout the development for pedestrian use. 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.

Greenway Guides

Majority of the principles presented in the Greenway Guides have been incorporated into the proposed layout. Compatibility with the each of the Greenway Guides principles is as follows:

A. Protecting the Countryside

1. Fitting into the landscape – 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.

The existing stone walls along eastern and western property lines will be retained. No development is proposed in the areas where stone walls are located; thus preserving microhabitats for small mammals, herptiles, and invertebrates.

2. Preventing Strip Subdivisions – The Proposed Action clusters the single family homes and townhomes in two central areas thus preserving more open space and the existing vegetated areas. Access to these two areas is provided off of a central road, which is offered in dedication to the Town. A large portion of the existing vegetation is preserved along the property lines. Additional landscaping has been added in some areas to provide additional natural screening of the Proposed Action from the adjacent properties.
3. Site Sensitive Utilities – The Proposed Action will be serviced by municipal water and sewer. This principle is not applicable to the Proposed Action.
4. Saving Farmland with Development – The Proposed Action is surrounded primarily by residential homes. This principle is not applicable to the Proposed Action.

B. Strengthening Centers

1. Priority Growth Areas – This is more applicable for areas where there are gaps in streetscapes, including empty parcels, derelict buildings, and oversized parking lots.⁷¹ This principle is not applicable to the Proposed Action.
2. Walkable Communities – A series of sidewalks are provided throughout the development for pedestrian use. 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 proposed sidewalks are five foot

⁷¹ *Greenway Guides*, pg. B1.

wide. Crosswalks have been provided at intersections and at locations where the sidewalk changes from side of the street to the other. Lighting has been provided at all crosswalk locations. 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.

3. Building in Context – The Applicant intends on developing the site with a variety of architectural designs to avoid creating a monotonous housing development. 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 a residential development which exceeds the architectural design of most of the existing and new developments within the region. The combination of natural corridors and street trees will further join developed areas with open space areas. The proposed building designs are at a minimum consistent with the existing homes in the surrounding area.

C. Improving Suburbs

1. Commercial Strip Development – The Proposed Action is an active adult community. This principle is not applicable to the Proposed Action.
2. From Congestion to Circulation – This principle is more appropriate for commercial uses with multiple driveways along major roads. This principle is not applicable to the Proposed Action.

D. Greenway Connections

1. Connected Habitats – 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. Approximately 51 percent of the property will remain as permanent open space. A large portion of the existing vegetation is preserved along the property lines. Additional landscaping has been added in some areas to provide additional natural screening of the Proposed Action from the adjacent properties.
2. Stream Corridor Protection – A 100 foot buffer has been established around the NYSDEC, ACOE Federal, and Town regulated wetlands in accordance with the NYSDEC and Town regulations. The buffers cover approximately 26.53 acres of the site. The majority of the buffer area will remain undisturbed, which will improve water quality, lower the velocity of discharged stormwater, promote soil stabilization, provide filtration and infiltration of stormwater runoff into the underlying soils, and provide thermal reductions.
3. Highways into Greenways – Within the development, the Applicant will provide trees on both sides of the street, outside of the street right-of-way which will be spaced approximately 50 feet on center. The internal street trees will provide a natural blend of colors which aesthetically, will marry the developed areas within the clustered property

with the open space areas and natural corridors.

4. Wellhead and Aquifer Protection – Aquifer mapping was reviewed to determine if the project site is located over a sole source, primary, or principal aquifer. The closest principal aquifer is located .5 miles to the south of the project site. The project site is not located over a sole source, primary, or principal aquifer. This principle is not applicable to the Proposed Action.

E. Site Specifics

1. Landscaping – Within the development, the Applicant will provide trees on both sides of the street, outside of the street right-of-way which will be spaced approximately 50 feet on center. A large portion of the existing vegetation is preserved along the property lines. Additional landscaping has been added in some areas to provide additional natural screening of the Proposed Action from the adjacent properties. The proposed landscaping will provide a natural blend of colors which aesthetically, will marry the developed areas within the clustered property with the open space areas and natural corridors.
2. Signs – 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.
3. Parking Lots – The proposed club house parking is located to the side of the structure. The islands will be landscaped and the parking lot will be screened from the adjacent homes.
4. Lighting – The site lighting was designed to ensure no objectionable glare is directed to adjoining streets, homes and properties. Lighting was limited to the amount and intensity necessary for safety, security and to complement architectural character. Dark sky compliant fixtures were selected, since they cast light downward only and provide just the right amount of light exactly where it is needed. The proposed light fixtures have a Type III cut-off optical assembly and a cast aluminum roof cap, which will reduce nocturnal glow and glare from urban areas.
5. Street Trees – Within the development, the Applicant will provide trees on both sides of the street, outside of the street right-of-way which will be spaced approximately 50 feet on center. The internal street trees will provide a natural blend of colors which aesthetically, will marry the developed areas within the clustered property with the open space areas and natural corridors.

Directions: The Plan for Dutchess County

The Proposed Action is consistent with Dutchess County's 1985 comprehensive plan, *Directions*. The Proposed Action would comply with Directions' goal of preserving the quality of surface and groundwater resources, as mentioned above in relation to Wappinger's similar planning goal. The

project would also accord with Directions' goal of maintaining an adequate supply of water. While the project would develop what was once agricultural soil on the property, the project site has not been prime or important agricultural land for many years, and thus, the proposed development would not affect Directions' goal of preserving important agricultural land. Finally, Directions called for the achievement of consistently high-quality site planning to promote beauty and ensure compatibility with surrounding land uses. The site plan proposed for the Proposed Action achieves this goal.

The Proposed Action is consistent with Dutchess County's 1985 comprehensive plan, *Directions*. Compatibility with the applicable goals presented in *Directions* is as follows:

- **The preservation and maintenance of the quantity and quality of the county's surface and groundwater resources.**

To avoid, minimize, or mitigate direct and indirect impacts to watercourses and surface waters the following were incorporated:

- Erosion and Sediment Control measures were designed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control*, latest revision, to minimize sedimentation impacts on the water quality of streams and wetlands, and to protect wetland functions and values.
 - Standard stormwater Best Management Practices (BMPs) were designed in accordance with the *New York State Stormwater Management Design Manual*, latest revision, to minimize stormwater runoff to streams and wetlands to protect aquatic functions and values.
 - Stormwater management facilities were designed to provide the level of treatment necessary to ensure that stormwater discharges will not result in degradation of the physical, chemical or biological integrity of the receiving waters.
 - Pollution prevention controls (a.k.a. good housekeeping practices) were designed to maintain a clean and orderly work environment as well as control the possible exposure of harmful substances and materials to stormwater runoff.
 - Application of green infrastructure practices, which incorporates non-structural and natural approaches to reduce the effects on watersheds by conserving natural areas, reducing impervious cover, and better integrating stormwater treatment.
 - Establishment of a 100 foot buffer around the regulated wetlands in accordance with NYSDEC Chapter X Part 664 "Freshwater Wetlands Maps and Classification" and Town of Wappinger Town Code Chapter 137 "Freshwater Wetland, Waterbody and Watercourse Protection".
- **The protection of the County's soils, prime and important agricultural lands, steep slopes, and significant natural areas.**

While, the Proposed Action will develop what was once agricultural soil on the property, the project site has not been prime or important agricultural land for many years. 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. Approximately 51 percent of the property will remain as permanent open space. A large portion of the existing vegetation is preserved along the property lines. Additional landscaping has been added in some areas to provide additional natural screening of the Proposed Action from the adjacent properties.

- **An adequate long-term supply of clean, reasonably-priced water and environmentally sound disposal of wastes.**

The Proposed Action will be serviced by municipal water and sewer.

- **The promotion of a land use pattern that strengthens existing centers, protects important natural resources, maintains an efficient transportation network, provides for economical services and facilities, fosters an orderly pattern of development, and helps each community protect its community values and distinct identity.**

The Proposed Action will consist of 132 single-family homes, 93 townhomes, a club house, and recreational amenities. The design and placement of all of the buildings will not have an adverse impact on the community character. The site layout utilizes the existing topography to minimize visibility and perceived scale of the buildings and to blend with the existing landscape. A large portion of the site will be developed; however, approximately 51 percent of the site will remain as permanent open space. The site layout makes use of the natural landscape as much as possible to help to screen buildings from view. Additional landscaping, where necessary, has been added in some areas to provide additional natural screening of the Proposed Action. The Proposed Action will provide additional housing in a part of the Town where the predominant land use is residential housing and is compatible with the majority of the surrounding land uses.

- **High quality site planning in order to promote beauty, order and harmony, to ensure compatibility with surrounding land uses, and to provide a visual and natural environment that will encourage economic stability and growth.**

The Proposed Action clusters the majority of the residences and club house toward the interior of the property utilizing the existing topography and landscape. The site layout utilizes the existing topography to minimize visibility and perceived scale of the buildings and to blend with the existing landscape.

The Applicant intends on developing the site with a variety of architectural designs to avoid creating a monotonous housing development. 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 a residential development which exceeds the architectural design of most of the existing and new developments within the region. The combination of natural corridors and street trees will further join developed areas with open space areas. The

proposed building designs are at a minimum consistent with the existing homes in the surrounding area.

Recommended Model Development Principles

Majority of the principles presented in the *Town of Wappinger Recommended Model Development Principles* have been incorporated into the proposed layout, since the *NYS Stormwater Management Design Manual* requires green infrastructure practices to be incorporated into site designs. Compatibility with each of the *Recommended Model Development Principles* is as follows:

1. **Street Width** – The WIC recommends using a minimum of 20 feet for road in new subdivisions and in these instances on-street parking is not recommended. The layout as shown provides a total of four parking spaces for each single family home and townhome unit, where as two spaces will be included in unit garages. The internal roads are 24 foot wide similar to typical subdivisions and can accommodate on-street parking during special functions should additional parking be necessary.
2. **Street Length** – The roadway lengths were kept to the minimum necessary to provide access to the proposed homes and townhomes. The proposed minimum driveway lengths are 33 feet. There is a minimum of 20 feet from the garage to the edge of the sidewalk, which is the length of a parking stall. This will allow cars to park in the driveway and not block the sidewalks.
3. **Right-of-Way Width** – The WIC recommends utilities to be installed underground, minimize the number of separate trenches, and the 50 foot ROW width be retained. The proposed Road “A” has a ROW of 50 feet and all utilities will be installed underground. Shared trenches will be utilized where feasible and when there are no specific utility to utility separation requirements.
4. **Cul-de-sacs** – A previous layout proposed three cul-de-sacs. The two cul-de-sacs located within the gated portion of the community have been eliminated. The cul-de-sac at the end of the proposed Road “A” has been retained in order to provide a turnaround for lost drivers, so that they do not have to enter the R&R Realty Associates property or the gated community in order to turnaround. The proposed cul-de-sac is consistent with the Town of Wappinger Highway Specifications.
5. **Vegetated Open Channels** – Grass swales are incorporated into the stormwater management design in order to convey stormwater runoff to either the closed pipe network or to the proposed stormwater management facilities. Grass swales will improve water quality, lower the velocity of discharged stormwater, provide filtration and infiltration of stormwater runoff into the underlying soils, and provide thermal reductions.
6. **Parking Ratios** – 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 a driveway that will provide access to the garage and parking for two cars. However, a single car garage option will also be available. The club house will have a total of 48 parking spaces with two of the parking spaces being handicap accessible. The required number of parking spaces is

38 spaces (one per 100 square feet). Additional spaces were provided for visitors and special events.

7. **Parking Codes** – This is more applicable to uses where the required minimum parking spaces as determined by the Town Code are higher than the actual used spaces. This principle is not applicable to the Proposed Action.
8. **Parking Lot Size** – The WIC recommends using angled parking with a one-way drive aisle in order to reduce the amount of pavement as well as using pervious pavement materials in overflow parking areas. The proposed parking stall dimensions are the minimum required by the Town Zoning Code and the handicap parking stall dimensions are the minimum required by the Americans with Disabilities Act (ADA). Also, this is more applicable for parking intensive uses and using the standard 90 degree parking stall configuration results in a sea of pavement. The club house will have a total of 48 parking spaces. Additional spaces were provided for visitors and special events. The use of pervious pavement materials was evaluated and determined to not be beneficial for the Proposed Action, since no overflow parking is proposed.
9. **Structured Parking** – Not applicable to the Proposed Action or to the Town of Wappinger.
10. **Parking Lot Runoff** – Landscaped islands are proposed throughout the club house parking area. The proposed site grading does not facilitate the use of a bioretention system to specifically treat the parking lot runoff. Therefore, the parking stormwater runoff is directed to the stormwater collection system which will convey the runoff to a stormwater management facility for treatment.
11. **Open Space Design** – Important natural areas and features were identified. These areas and features include the wetlands, streams, wetland buffer areas, areas containing steep slopes, and portions of the forested areas. 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.
12. **Setbacks and Frontages** – The proposed minimum driveway lengths are 33 feet. There is a minimum of 20 feet from the garage to the edge of the sidewalk, which is the length of a parking stall. This will allow cars to park in the driveway and not block the sidewalks.
13. **Sidewalks** – The proposed sidewalks are located on only one side of the street within the community which reduces the overall amount of impervious coverage.
14. **Driveways** – The WIC recommends encouraging shared driveways in order to reduce the overall impervious coverage. Shared driveways are an impediment for sales due to the lack of control the homeowner has over their driveway, and eliminates independence. Individual preferences on where cars are parked can cause problems between home owners, if one owner likes to park in the driveway he may be blocking access to the neighbor's garage, and not be aware he is causing any hardship. Consequently, designing a shared driveway wide enough to alleviate this problem negates the aesthetic and environmental benefits intended, and increases impervious area.

15. **Open Space Management** – The community open space includes grassed and landscaped areas as well as undisturbed natural resources. Recreational amenities include a club house, tennis court, swimming pool, and an open space area for community events. The open space and recreational amenities will be maintained by the Homeowner’s Association.
16. **Rooftop Runoff** – Roof top runoff will be directed to vegetated areas (i.e., grassed or landscaped areas), where possible, prior to flowing into the stormwater drainage system. Vegetated areas will improve water quality, lower the velocity of discharged stormwater, provide filtration and infiltration of stormwater runoff into the underlying soils, and provide thermal reductions.
17. **Buffer Systems** – A 100 foot buffer has been established around the NYSDEC, ACOE Federal, and Town regulated wetlands in accordance with the NYSDEC and Town regulations. The buffers cover approximately 26.53 acres of the site. The majority of the buffer area will remain undisturbed, which will improve water quality, lower the velocity of discharged stormwater, promote soil stabilization, provide filtration and infiltration of stormwater runoff into the underlying soils, and provide thermal reductions.
18. **Buffer Management** – The majority of the buffer area will remain undisturbed; however, the areas of proposed disturbance will be restored with native vegetation.
19. **Clearing and Grading** – Clearing and grading activities will be kept to the minimum amount needed for construction of the development. The site will be constructed in phases, which will limit the amount of land disturbance occurring at a single time, allow for one phase to be stabilized prior to moving onto the next, and avoid mass grading of the site. Orange construction fence will be utilized to clearly delineate the proposed limits of disturbance in order to avoid excess clearing. Undisturbed vegetated areas will aid in reducing stormwater runoff and pollutant load and promote soil stabilization.
20. **Tree Conservation** – Portions of the forested areas will be preserved. Additional trees and landscaping are incorporated throughout the development. The stormwater management ponds and bioretention areas are landscaped with a variety of plantings, including emergents and woody shrubs, to maximize the biological uptake of pollutants. Preserving the existing trees and adding additional ones will aid in reducing stormwater runoff, promote evapotranspiration, increase nutrient uptake, and provide shading and thermal reductions.
21. **Conservation Incentives** – As required by the *NYS Stormwater Management Design Manual*, green infrastructure practices have been incorporated into the Proposed Action. The green infrastructure planning practices that were incorporated include: conservation of natural areas; preservation of naturally vegetated buffers; reduction in the amount of clearing and grading; and provision of open space and its design. The runoff reduction techniques incorporated include: tree conservation and new tree plantings; rooftop and overland flow disconnection; and vegetated open channels.
22. **Stormwater Outfalls** – Temporary erosion and sediment control measures will be implemented during construction to minimize soil erosion and control sediment transport offsite. Permanent erosion and sediment control measures will be implemented after construction to control the quality and quantity of stormwater runoff from the Proposed

Action. The proposed stormwater management facilities will treat the stormwater runoff generated from the proposed development prior to discharging in a controlled manner to the wetlands.

3.G.4 Mitigation Measures

3.G.4.1 *Community Character*

The Proposed Action was developed based upon input from the Town of Wappinger and its consultants. The Proposed Action took the existing topography and landscape into consideration. To the extent possible, existing topography and landscape was utilized to minimize the visibility of the proposed project. This helps to maintain consistency with the existing character of the area. Approximately 51 percent of the property will remain as permanent open space which is consistent with the surrounding community character as well. Therefore, no additional mitigation measures are proposed.

3.G.4.2 *Land Use*

The Proposed Action takes advantage of the existing topography so that the proposed buildings appear smaller from certain vantage points. The majority of the development will be tucked back into the center of the site and existing vegetation. Additional landscaping was added along the property lines reducing the project's visual impact from the adjacent properties and surrounding road network. The proposed land use is consistent with the surrounding residential land uses. Therefore, no additional mitigation measures are proposed.

3.G.4.3 *Zoning*

The Proposed Action requires the property to be rezoned in order to construct the 225 unit active adult community. The Proposed Action complies with the RMF-3 zoning requirements. An alternative zoning technique to accomplish the Proposed Action is explored in *Chapter 4*.

3.G.4.4 *Planning Documents*

The Proposed Action has incorporated several of the goals and principles of the planning documents identified in *Section 3.G.2*. As shown in *Section 3.G.3.2*, the Proposed Action is consistent and compatible with these documents. Therefore, no mitigation measures are required.

3.G.5 Future Development Parcel

The Future Development Parcel is being offered for dedication to the Town of Wappinger for recreational purposes. An example use was developed based upon the Town of Wappinger Zoning Code and *Town of Wappinger Comprehensive Plan*.⁷² *Figure 3.F-5* depicts a potential Town Senior Center which would be open to the general public and provide a place for seniors and the community to gather and socialize. Should the Town not accept the offer of dedication, then the Future Development Parcel will be retained and will be maintained by the HOA. As such, no mitigation measures will be necessary if the offer of dedication to the Town is accepted or declined.

⁷² *Town of Wappinger Comprehensive Plan*, September 27, 2010, pg. 81-82.

3.H Socioeconomic Issues

This section describes the anticipated tax revenues for the Town, School District, and community services as a result of the Proposed Action. In addition, this section analyzes whether the anticipated tax revenues will meet or exceed the anticipated costs for the increase in community services. The potential impacts, if any, are identified and the appropriate mitigation measures, if any, are provided.

3.H.1 Fiscal Impact Analysis

The fiscal impact analysis was expanded to determine the fiscal impacts of the Proposed Action on the community services (*Appendix C.7*). In addition, there are no government grants, loans, and/or tax incentives apply to this project. The fiscal impacts to the Town, school district and community services are discussed below.

3.H.1.1 Town and School District

The parcel totals 149.35 acres and generated \$60,245 tax dollars in 2010, with Town Taxes of \$22,226.70 and School Taxes of \$38,018.20. Annual net surplus for existing property is \$60,245 based on the assumption that the current property remains vacant land. Tax amounts are taken from the 2010 tax rolls and do not include County Tax. The proposed project will generate the following tax revenue for the Town and Wappingers Central School district. The fiscal impact of the Proposed Action is detailed in *Table 3.H-1*.

Table 3.H-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	=	\$ 55,088
Wappinger Schools	\$ -	\$ 738,767	=	\$ 738,767
TOTAL ANNUAL PUBLIC SURPLUS FROM ACTIVE ADULT HOMES:			=	\$ 793,795

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; and
- Provide more than **\$55,000 in surplus income to the Town each year.**

There will be no potential impacts to the School District, since the Proposed Action is age restricted and will not generate any school age children. Therefore, no mitigation measures are proposed.

3.H.1.2 Police Departments

A detailed fiscal impact analysis could not be performed, since budget information for the New York State Police Department and the Dutchess County Sheriff's Department was not available.

3.H.1.3 Fire District

The fiscal impact of the Proposed Action on the fire district is detailed in *Table 3.H-2* and *Appendix C.7*.

Table 3.H-2: Fire District Fiscal Impact Analysis

Current Tax Rate	0.54
Residential Cost	\$ 788,386
Cost per Resident	\$ 29
Additional Costs from Proposed Action	\$ 9,794
Estimated Tax Revenue from Proposed Action	\$ 38,752
Surplus	\$ 28,958

Detailed assessment of New Hackensack Fire 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 the fire district**. Residents of the Proposed Action would pay a surplus of more than \$28,000 to the fire district.

3.H.1.4 Ambulance District

The fiscal impact of the Proposed Action on the ambulance district is detailed in *Table 3.H-3* and *Appendix C.7*.

Table 3.H-3: Ambulance District Fiscal Impact Analysis

Current Tax Rate	0.13
Residential Cost	\$ 316,194
Cost per Resident	\$ 12
Additional Costs from Proposed Action	\$ 3,928
Estimated Tax Revenue from Proposed Action	\$ 9,329
Surplus	\$ 5,401

Detailed assessment of Ambulance 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 the ambulance district**. Residents of the Proposed Action would pay a surplus of more than \$5,000 to the ambulance district.

3.H.1.5 Library District

The fiscal impact of the Proposed Action on the library district is detailed in *Table 3.H-4* and *Appendix C.7*.

Table 3.H-4: Library District Fiscal Impact Analysis

Current Tax Rate		0.16
Residential Cost	\$	434,299
Cost per Resident	\$	16
Additional Costs from Proposed Action	\$	5,395
Estimated Tax Revenue from Proposed Action	\$	11,482
	Surplus	\$ 6,087

Detailed assessment of Library 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 the library district**. Residents of the Proposed Action would pay a surplus of more than \$6,000 to the library district.

3.H.2 Potential Impacts

The Proposed Action will be adding 225 residential units to the Town of Wappinger, resulting in an increased in demand for police protection, fire protection, and emergency medical services, as with all development. In addition, the Proposed Action will potentially cause an increase in the use of the library and recreational facilities. There will be no impacts to the school district, since the Proposed Action will be age restricted.

3.H.3 Mitigation Measures

The Proposed Action will generate more than \$55,000 in surplus income to the Town each year; more than \$738,000 in surplus income to the school district; more than \$28,000 in surplus tax revenue to the fire district; more than \$5,000 in surplus tax revenue to the ambulance district; and more than \$6,000 in surplus tax revenue to the library district. Even though a detailed fiscal impact analysis could not be performed for the police departments, there will be an increase in the amount of tax revenue as a result of the Proposed Action. The surplus revenues generated by the Proposed Action can cover or assist in covering any potential cost increases. Therefore, no additional mitigation measures are proposed.

3.H.4 Future Development Parcel

Should the Town accept the offer of dedication, the Town can use the surplus income generated by the Proposed Action to support the future use of this parcel. In addition, the recreational fees generated by the Proposed Action can also be used to support any recreational use of this parcel.

Should the Town not accept the offer of dedication, then the Future Development Parcel will be retained and will be maintained by the HOA. As such, no mitigation measures will be necessary if the offer of dedication to the Town is declined.

3.I Cultural Resources

This section describes the existing historic and archaeological resources on the project site and in the immediate surrounding area. In addition, this section existing site conditions and natural features contributing to the visual quality of the site and its surrounding environment. The potential impacts, if any, are identified and the appropriate mitigation measures, if any, are provided.

3.I.1 Historic and Archaeological Resources

According to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), a portion of the site is located within an archaeological 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.

3.I.1.1 Phase 1A Literature Review & Archeological Sensitivity

A Phase 1A Literature Review and Archeological Sensitivity (*Appendix C.2*) investigation was performed by Joseph E. Diamond, PhD.

Background Research

A search of the site files at the OPRHP, including the New York State Museum’s prehistoric site files, on July 1, 2010 by Croshier Archaeological Research located 2 Pre-Contact sites within a one mile radius of the project area. Of these, none have information on archaeological phase/culture or site type. None are located within the project area. The site file search located two historic archaeological sites within a one mile radius of the project area. These are The Test 15 Site (A027-19-0025), and the Pugsly site (A027-19-0032). There were no National Register or National Register Eligible structures within a one-mile radius. A total of six additional archaeological surveys (Cohen 1996, 1997, Diamond 2008, Hartgen 1991, 1993, 2000) were conducted within a one mile radius. The prehistoric and historic archaeological sites are summarized in *Table 3.I-1* below.

Table 3.I-1: Listed Sites at OPRHP and NYSM

OPRHP #	NYSM #	Site Name	Distance from APE (ft/m)	Time Period	Site Type
--	5984	No name in site file	1,000 ft/305 m	No info	No info
--	6879	“Traces of Occupation”	4,500 ft/1,372 m	No info	No info
A027.19.0025	--	Test 15 Site	4,500 ft/1,372 m	19 th century	Farm
A027.19.0032	--	Pugsly Farm Site	3,800 ft/1,158 m	19 th century	Farm

An examination of five historic maps of the area was performed. The 1850 Sidney Map (*Figure 3.I-1*) shows no structures within the project area. It does show “J. Hoyt” just north of where present day Lake Oneida is located. Two domiciles along the western side of present day All Angels Road that are near the entrance of the proposed subdivision include the houses of “J.W. Rogers” (*Figure 3.I-2*)

and “M. Ackerman” (*Figure 3.I-3*). A search for the “C.J. Haight” house shown south of the proposed development on the 1850 map was unsuccessful. It has probably been demolished. One other structure, to the rear of Rogers on the 1867 map is labeled “J.J. Teller”. It occurs again on the 1876 map as “J. Kent”. This domicile was not found during the walkover and may or may not be in the project area. On the eastern side of All Angels Road are two existing houses that were photographed. These are the houses of “E. Stofield” (*Figure 3.I-4*) and just to its north, the house of “C. Marvin” (*Figure 3.I-5*). The 1850 map also shows a slightly drawn road from just below “M. Ackerman” to “B.A. Sleight”. This is the precursor to present day Pye Lane.

The 1858 Gillette (*Figure 3.I-6*) shows no structures within the project area. It does show an improved road (Pye Lane) across from “M. S. Ackerman”. The 1867 Beers Map (*Figure 3.I-7*) shows one interesting item—a mine for “Iron Ore” across from the entrance to present day Pye Lane, and downhill from the “J.P. Flagler “house (formerly Ackerman). The 1876 Grey’s Atlas (*Figure 3.I-8*) shows the same “Iron Ore” mine in approximately the same location, with the addition of the domicile of “J. Kent” near the northern edge of the proposed project area. The mine for Iron Ore is located in the housing development south of the proposed Hilltop Village.

Based on a walkover, it appears that the project area is reforested farm fields. The structures immediately surrounding the project area are primarily new ranch houses and split levels. These were not placed on OPRHP Historic Structure Forms when adjacent structures were filled out for the project area.

Sensitivity Assessment

The literature search at OPRHP located two known prehistoric site within a one mile radius of the project area. Of the two, there is no information on prehistoric archaeological culture or phase, or even site type for either of them. The closest of the two sites is c. 1,000 feet away, and the other is about 4,500 feet. Because of the presence of two pre-contact sites within a one mile radius, and the fact that there are wetlands surrounding the project area, the project area should be considered high to moderately sensitive to the presence of prehistoric archaeological sites.

Based on an examination of four historic maps of the project area, as well as a thorough walkover, the possibility of encountering historic archaeological resources in the project area is considered relatively low, except for the possible identification of the Teller/Kent structure mentioned above. There are no 19th century map documented structures (MDS) within the project area, and none were found during an extensive walkover.

Recommendations

The proposed project area’s proximity to two known prehistoric sites 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 is recommended that a Phase IB Archaeological Field Investigation be conducted. In this case, hand-excavated, hand-screened shovel tests should be placed at 50 foot (15.2 m) intervals (or less) within the Area of Proposed Effect (APE). Slopes in excess of 12-15% need not be tested. All excavated soils should be screened through 1/4 inch hardware mesh and examined for prehistoric and historic artifacts. A Munsell soil color chart should be used to determine soil colors.

Figure 3.I-1 1850 Sidney Map



Figure 3.I-3 M. Ackerman House

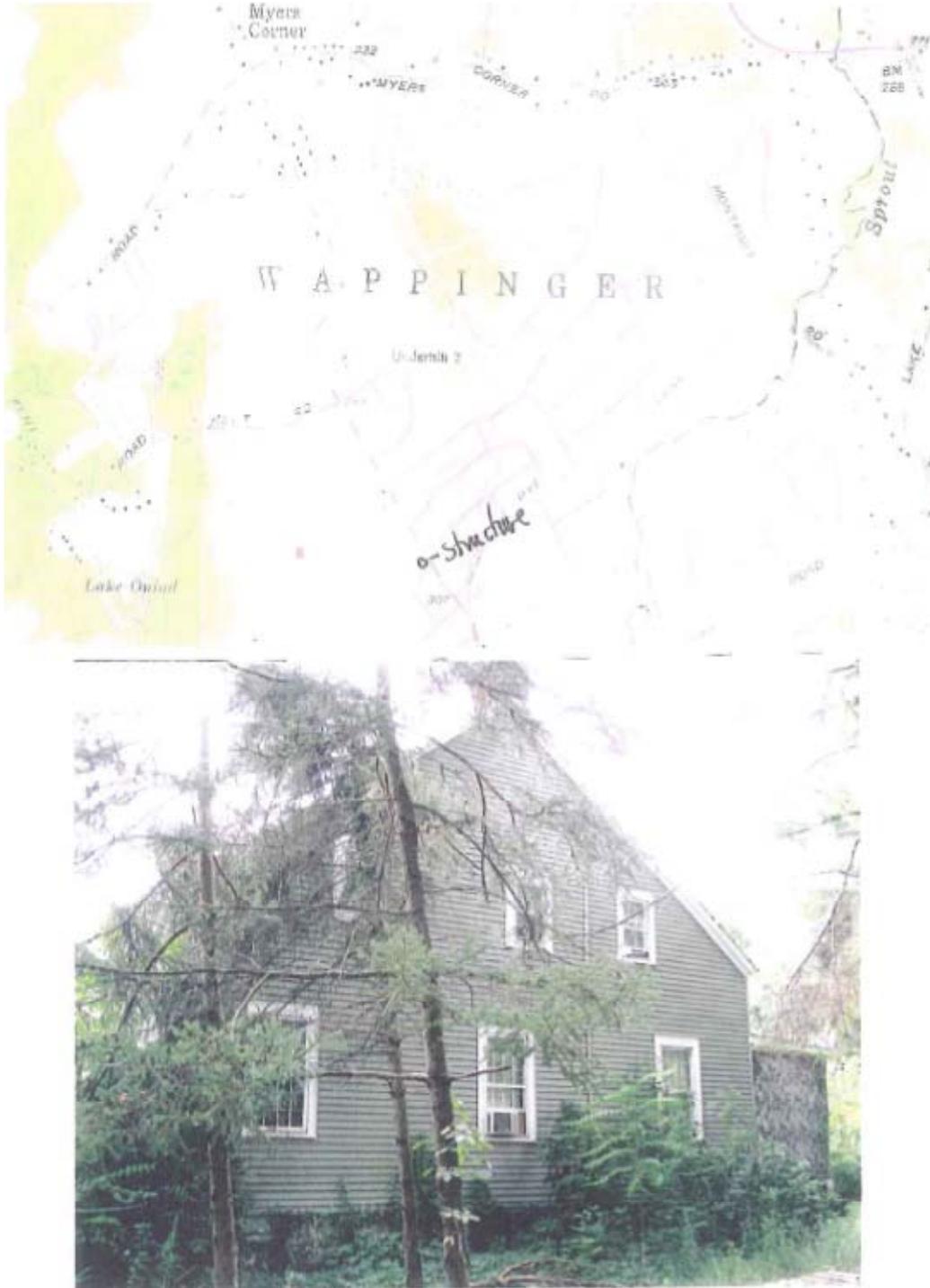


Figure 3.I-4 E. Stofield House

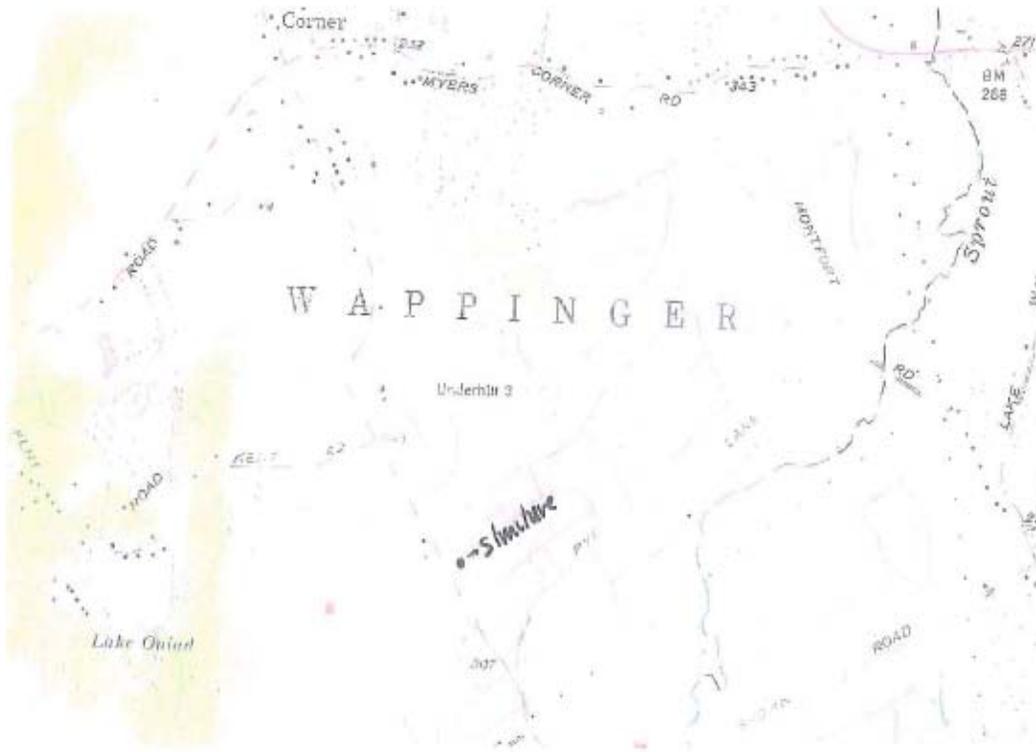
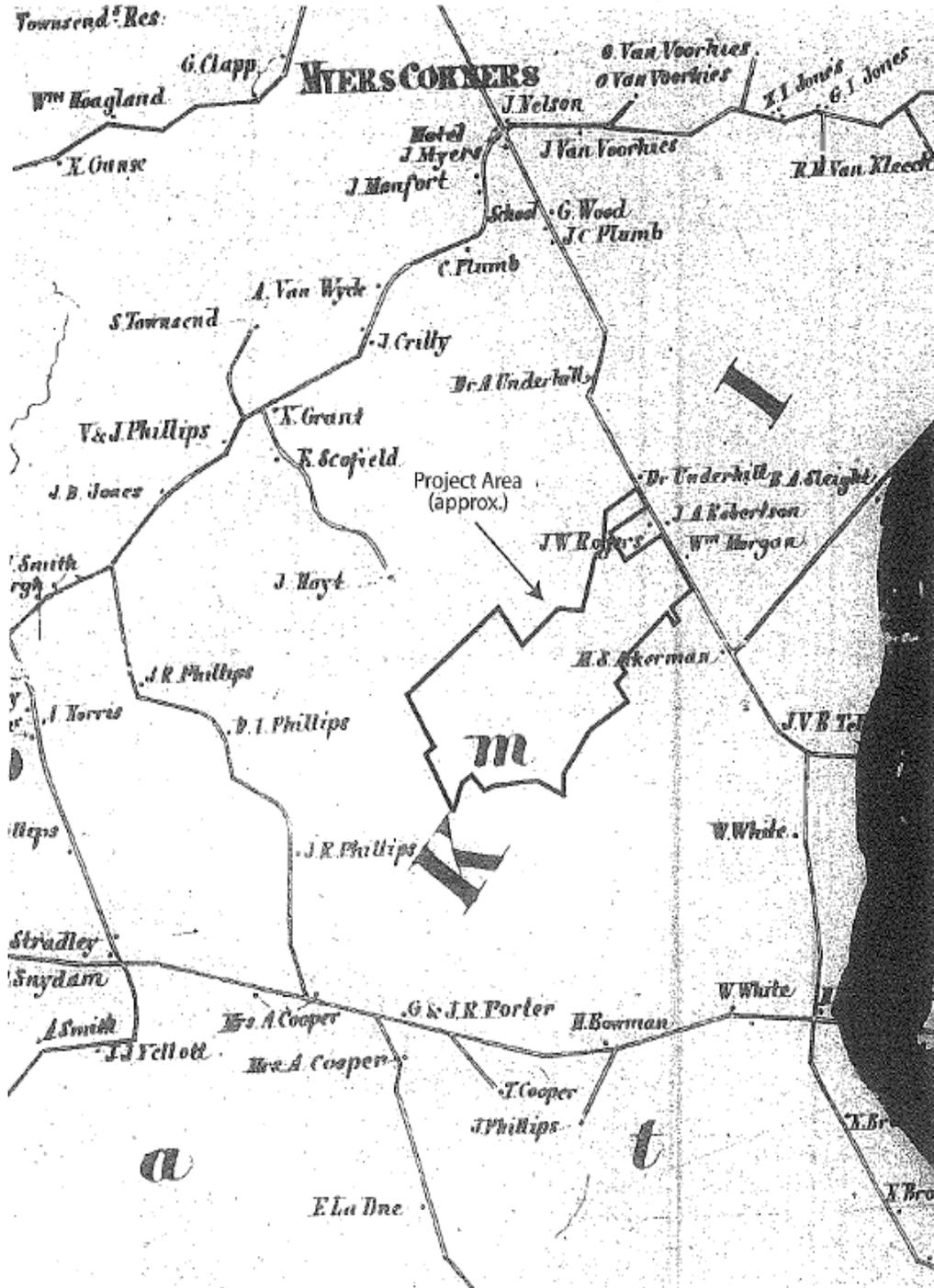


Figure 3.I-5 C. Marvin House



Figure 3.I-6 1858 Gillette Map



3.I.1.2 Phase 1B Archaeological Reconnaissance

A Phase 1B Archaeological Reconnaissance (*Appendix C.2*) investigation was performed by Joseph E. Diamond, PhD. 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.

Results of Field Investigation

A total of 827 shovel tests were excavated across the APE (*Figure 3.I-9*). The soils in the APE were generally a very dark brown to brown silty clay or clayey silt overlying a yellow brown silty clay or clayey silt (depending on location). In many cases the second stratum was found to have olive in it and hence some of the soils are on the 2.5Y Munsell page (olive brown). Inclusions within the soil ranged from pebbles, to cobbles to angular rock, and in some cases shale.

The 827 shovel tests can be discussed by general location:

- Shovel tests 1-100
As noted above, the sanitary right of way was used as a baseline (*Figure 3.I-10*). This area was extensively disturbed by old bulldozing and soil movement, probably from the sanitary line. There were extensive piles of soil throughout this section of woods (*Figure 3.I-11*). It was tested anyway and no artifacts were found, except a piece of yellow ware on the surface near ST# 25. Near ST# 66 and 67 an old stone lined well (*Figure 3.I-12*) was found, attesting to the fact that this portion of the project area was probably a cattle pasture. No pre-contact artifacts were found.
- Shovel tests 101-177
To the north of the entrance road, 77 shovel tests were excavated. A modern (c. 1940's) dump on the side of the hill near shovel test 137 was found. No pre-contact artifacts were found.
- Shovel tests 178-204
To the east of a power line right-of-way that proceeds from near Sylvia Drive to the entrance road from All Angels tests 178-204 in a series of six transects that ended at the wetland buffer were excavated. No pre-contact artifacts were found.
- Shovel tests 205-248
West of the power line right-of-way and extending up to an area of extreme slope (*Figure 3.I-9: #6*), six transects were put in. No pre-contact artifacts were found.
- Shovel tests 248-728
These tests cover most of the hilltop (*Figure 3.I-13*), except for the two terraces that were mentioned above. Except for an old farm road that cut across the hill from west to east, and an area near the subdivision that was used for paintball games, there were no indications of historic artifacts or foundations. Soils varied as noted above, and there were several large areas of pedestrian examination of rain washed soils. No pre-contact artifacts were found.

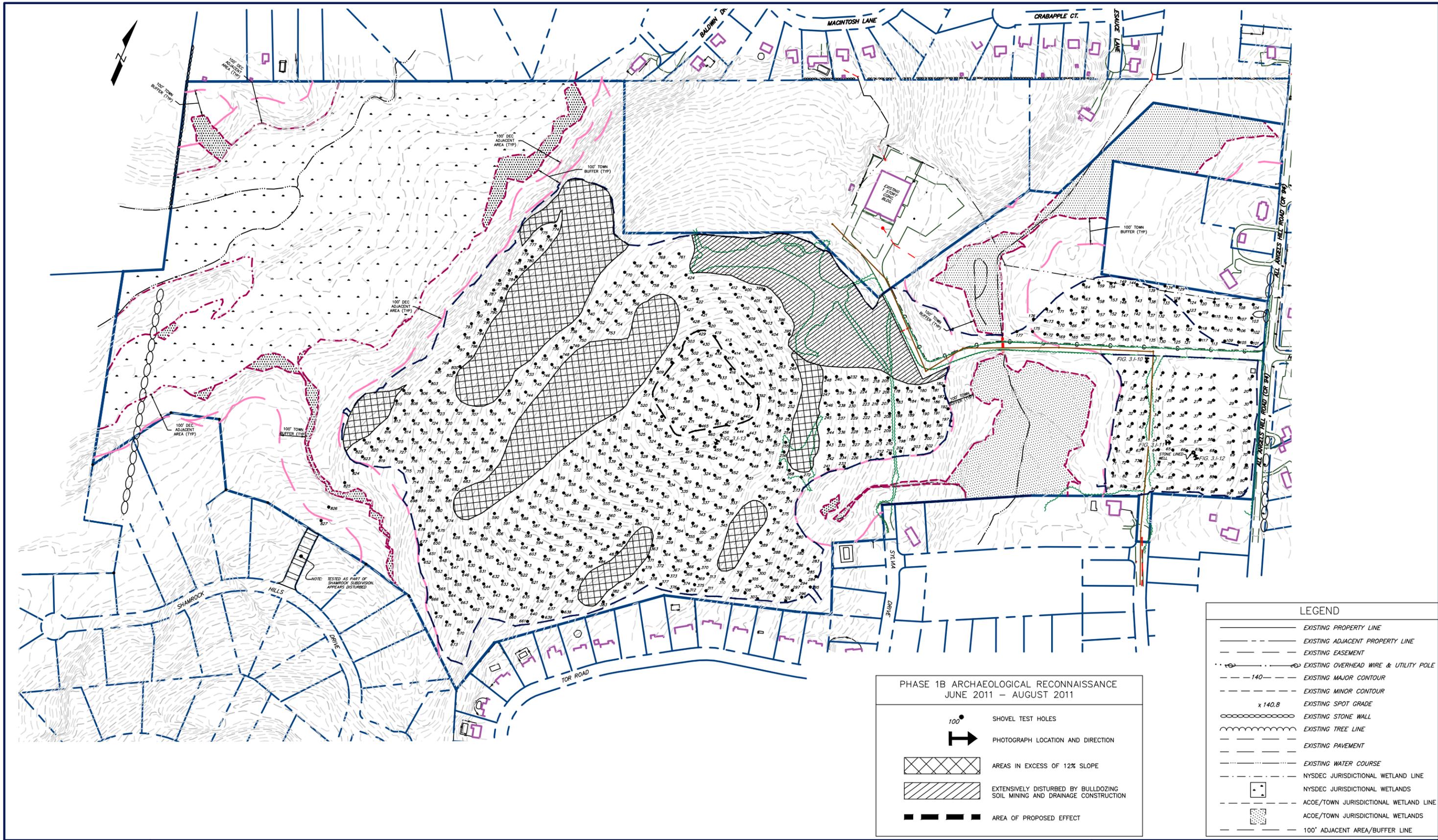


Figure 3.I-10 Looking South Down Baseline for Shovel Tests 1-100



Figure 3.I-11 Looking East: Spoil Piles East of Baseline near Shovel Tests 55 & 65



Figure 3.I-12 Stone Lined Well Near Tests 66 & 67



Figure 3.I-13 Top of Hill Looking South with #455 in Lower Foreground



- Large Disturbed Area

To the north of shovel tests 178-248 is an area of extreme disturbance (see *Figure 3.I-9*). Along the edge and south of the bend in the road it is noticeable as a bulldozed embankment to create a deep ditch to channel runoff into the wetland. Heading west, there is a large area (across from the existing building at the end of the road) that has been bulldozed. It is apparent by the contour intervals on *Figure 3.I-9*. This area appears to have been partially mined for shale, as well as bulldozed in a number of directions. A pedestrian examination of the disturbed area found occasional modern (1960's-1970's) garbage and some appliances mixed in with the fill.

- Shovel tests 729-773

As mentioned above, two linear terraces were tested. The second, or higher terrace, was tested with shovel tests 729-773. The northeastern end of this terrace produced evidence of modern hunting stands, numerous shotgun shell casings, deer lure ("Tinks"), and beer kegs with multiple holes. There is also a possible paintball area. No pre-contact artifacts were found.

- Shovel tests 774-823

The lower terrace that immediately overlooked the wetland buffer was tested with shovel tests 774-823. This was believed to be the highest probable location for finding pre-contact Native American materials. No pre-contact artifacts were found.

- Shovel tests 824-827

Shovel tests 824 to 827 tested in a linear row, the proposed road linking the Hilltop Subdivision to the Shamrock Hills Subdivision.

The 827 initial shovel tests (*Appendix C.2*) produced evidence of one metallic item, found in shovel test #571. As mentioned above, it is probably a piece of farm equipment. From an examination of the soils across the property, as well as the volume of stones along the old farm road, it is apparent that stratum one is an old plow zone. More importantly, since the hilltop portion of the property had been plowed, it is certain that any sites present in the plowzone would have been visible on the surface as groupings of rain-washed artifacts on the ground. The pedestrian examination mentioned above failed to locate any.

Conclusion and Recommendations

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.

3.I.1.3 Potential Impacts

The Phase 1A and Phase 1B was submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) on October 18, 2011 (*Appendix B.5*). According to their review letter dated December 2, 2011, it is their opinion that the project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places (*Appendix B.5*).

3.I.1.4 *Mitigation Measures*

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. Therefore, no mitigation measures are necessary.

3.I.2 Visual Resources

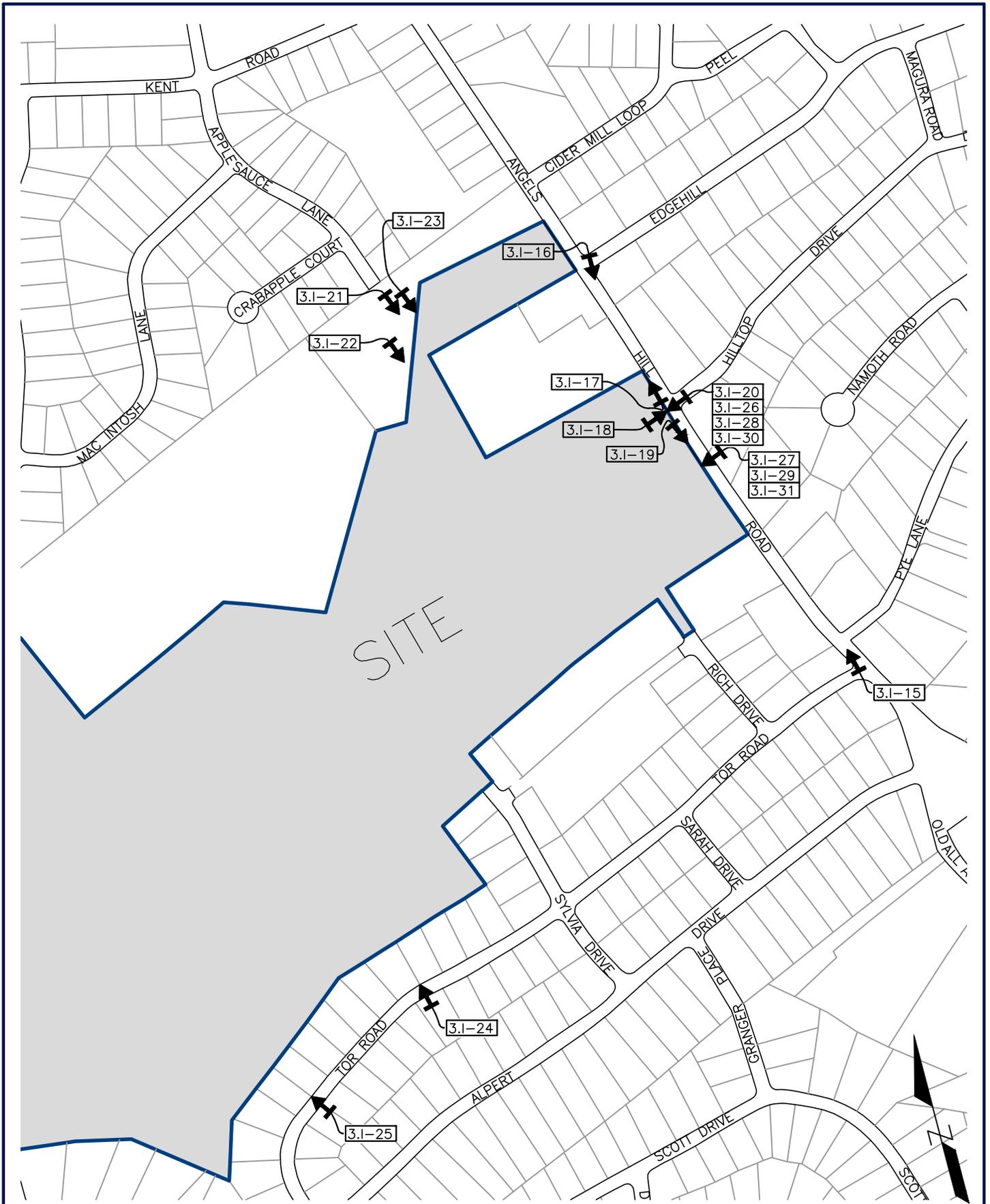
This section analyzes the existing site conditions and natural features contributing to the visual quality of the site and its surrounding environment. An analysis of potential visual impacts based on visual field investigations, photographs, and landscape architectural drawings including plans, sections, elevations, and other graphic representations of existing and proposed conditions was performed. Changes to the existing visual character and visual quality as a result of the Proposed Action are identified. Mitigation measures, where necessary, are provided.

3.I.2.1 *Existing Conditions*

The property contains successional southern forest, red maple hardwood swamp, scrub/shrub swamp, and paths/old trails with no developed areas. The topography varies in elevation from 256 feet, at the lowest elevation in the northwestern corner of the property, to 398 feet, at the highest elevation on a knoll in the middle of the site. No structures now listed on, nominated to, or determined eligible for inclusion on the State or National Register are situated in the immediate vicinity of the study area. Currently, there is no property lighting since the property is vacant land. In addition, there are no structures of significant architectural design or ornamental landscape in the area surrounding the property.

Surrounding the property, the roads to the south (Rich Drive, Sylvia Drive, Tor Road, and Shamrock Hills Drive), north (Applesauce Lane, Crabapple Court, Mac Intosh Lane, and Baldwin Drive) and east (Hilltop Drive, Edgehill Drive, Pye Lane, and Cider Mill Loop) consist primarily of residential developments. The area to the east is densely settled with single family homes of various styles and ranging from one- to two-stories and a commercial business that resembles a single family home. The area to the south is fairly densely settled with single family homes of various styles and ranging from one- to two-stories. The area to the west is sparsely settled with single family homes of various styles and ranging from one- to two-stories. The area to the north is fairly settled with single family homes of various styles and ranging from one- to two-stories, a one-story commercial business, and a one story Community Baptist Church. The existing home styles include ranch, split level, raised ranch, colonial, and contemporary.

Photographs were taken during August 2011 (leaves on) from various locations surrounding the property. *Figure 3.I-14* provides a photograph key for the *Figures 3.I-15* through *Figure 3.I-22*.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

PHOTOGRAPH KEY

FIGURE 3.1-14

DATE: 02/2012

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SCALE: 1"=500'

Figure 3.I-15 shows the existing view looking north along All Angels Hill Road from Tor Road, which is approximately 0.2 miles south of the property. *Figure 3.I-16* shows the existing view looking south along All Angels Hill Road from Edgehill Drive, which is approximately 0.1 miles south of the property. The photographs show the suburban character of All Angels Hill Road to the north and south of the property. All Angels Hill Road within the vicinity of the property is a two lane county road lined with shrubs, trees, and wooden utility poles. Private residential properties with lawns exist along this road and there is no ornamental landscape present. In addition, there are no structures of significant architectural design.

Figure 3.I-17 through *Figure 3.I-20* show the immediate existing view looking north along All Angels Hill Road, east toward Hilltop Drive, south along All Angels Hill Road, and west into the property. The photographs show the suburban character of All Angels Hill Road within the immediate vicinity of the existing shared access driveway to the property. All Angels Hill Road within the vicinity of the property is a two lane county road lined with shrubs, trees, and wooden utility poles. With the leaves on, it is apparent that the existing property entrance is visible from only Hilltop Drive. The corners of the entrance have larger trees along All Angels Hill Road and block views from most vantage points into the property. The only signage noted along All Angels Hill Road within the vicinity of the Proposed Action was the business sign for Flavormatic. In addition, there are no structures of significant architectural design or ornamental landscape.

Figure 3.I-21 through *Figure 3.I-23* shows the rural character of the property looking south directly into the property from a residence on Applesauce Lane. *Figure 3.I-24* through *Figure 3.I-25* shows the rural character of the property looking north into the property from residences on Tor Road. This area of the property contains steep topography and forested areas.

Figure 3.I-15 Existing View Looking North from Tor Road along All Angels Hill Road



Figure 3.I-16 Existing View Looking South from Edgehill Drive along All Angels Hill Road



Figure 3.I-17 Existing View Looking North along All Angels Hill Road



Figure 3.I-18 Existing View Looking East toward Hilltop Drive



Figure 3.I-19 Existing View Looking South along All Angels Hill Road



Figure 3.I-20 Existing View Looking West into the Property



Figure 3.I-21 Existing View Looking into Property from House at end of Applesauce Lane



Figure 3.I-22 Looking West into Property from House at end of Applesauce Lane



Figure 3.I-23 Looking East into Property from House at end of Applesauce Lane



Figure 3.I-24 Looking North into Property from Tor Road



Figure 3.I-25 Looking North into Property from Tor Road



3.I.2.2 Potential Impacts

Views of the Property

The Proposed Action will generally not alter the existing views of the adjacent property owners. The buffer of natural open space between the proposed units and property line varies from approximately 100 feet to over 900 feet along the western side of the property. The views that will be seen from the adjacent properties are described below.

- The view looking north from the residential properties along Tor Road will be primarily the same. The existing trees along the property line will be preserved to the greatest extent.
- The view looking east will be unchanged. The existing wetland and forested areas have been preserved.
- The view looking south from the commercial property and residential properties will be primarily the same. The existing trees along the property line will be preserved to the greatest extent.
- The view looking west across All Angels Hill Road and along All Angels Hill Road will be changed. The existing views are shown in *Figure 3.I-26* and *Figure 3.I-27*. The proposed views that will be experienced are shown in *Figure 3.I-28* and *Figure 3.I-29*.

Two locations along All Angels Hill Road were analyzed to determine the potential visual impact of the Proposed Action. The first location is at the existing driveway entrance (*Figure 3.I-26*) and the second location is in the area where the rear of the proposed units T63 through T69 will face All Angels Hill Road (*Figure 3.I-27*). Photo simulations (*Figure 3.I-28* and *Figure 3.I-29*) and cross sections (*Figure 3.I-30* and *Figure 3.I-31*), which depict the proposed conditions were used to assess any potential impacts. The proposed views are described below.

Proposed View A:

The existing paved commercial driveway will be removed and a new road meeting the Town of Wappinger specifications will be installed. The townhome units are set a lower elevation than the proposed new road and All Angels Hill Road (*Figure 3.I-28* and *Figure 3.I-30*). Extensive landscaping and a berm are proposed along the new road in order to maximize screening of the townhomes (*Figure 3.I-32*).

Proposed View B:

The existing wooded area along All Angels Hill Road will be removed to the property line. The tops of the proposed townhome units will be seen by the adjoining properties along All Angels Hill Road, since the units will be set at a lower elevation than the proposed new road and All Angels Hill Road (*Figure 3.I-29* and *Figure 3.I-31*). Extensive landscaping and a berm are proposed along the new road in order to maximize screening of the townhomes (*Figure 3.I-32*).

Figure 3.I-26 Existing View A



Figure 3.I-27 Existing View B





PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

PROPOSED VIEW A

FIGURE 3.1-28

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SCALE: N.T.S.



PREPARED BY:



HILLTOP VILLAGE AT WAPPINGER

PROPOSED VIEW B

FIGURE 3.1-29

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SCALE: N.T.S.

