

Chapter 4 Alternatives

The New York State Environmental Quality Review Act (SEQRA) calls for the evaluation of reasonable alternatives to a Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. In accordance with the Final Scoping Document, the following alternatives to the Proposed Action were considered:

1. No Action Alternative.
2. Construction under the Existing R-40 and COP Zoning
 - a. Conventional Subdivision.
 - b. Average Density Subdivision.
 - c. Conservation Subdivision.
3. Alternative Zoning Techniques to Accomplish Age-Restricted Development.
4. Alternative Site Plans that Reduce Impacts.
 - a. Additional Non-Emergency Vehicle Access.
 - b. Reorientation of Units T54 through T62.
 - c. Private Road Connection.
5. Alternative Policies Regarding Children.
6. Alternative Policies Regarding “Affordable” Portion of Project.
7. Tax Impact Analysis of Fee Simple Ownership.

The alternatives are described below.

4.A No Action Alternative

The No Action alternative is the scenario that would occur if no development were to take place on this site. *Figure 4.A-1* shows the existing site conditions, which would remain under the No Action Alternative. Under this alternative, the benefits would be:

- No zoning change.
- No increase in vehicular traffic.
- No impacts to wetlands or wetland buffer areas.
- No soil or vegetation disturbance.
- No usage of community service or utilities.

Under this alternative, the disadvantages would be:

- No surplus income to the Town, school district, or community services.
- No parcels would be offered in dedication to the Town for recreational use.



PREPARED BY:

POVALL
ENGINEERING, PLLC

HILLTOP VILLAGE AT WAPPINGER

NO ACTION ALTERNATIVE

FIGURE 4.A-1

DATE: 02/2012

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SCALE: N.T.S.

Without development of the site as an active adult community, the site would remain a wooded vacant lot. However, there is no guarantee that the site would not otherwise be developed at some point in the future to current or proposed zoning laws. This alternative is not consistent with the objectives of the property owner.

4.B Construction under the Existing R-40 & COP Zoning

4.B.1 Conventional Subdivision Alternative

Bulk Regulations

The Conventional Subdivision alternative is a scenario that would occur if the property was developed under the current R-40 and COP zoning designation. The bulk regulations for these zones are provided in *Table 4.B-1*.

Table 4.B-1: R-40 & COP Zone Bulk Regulations

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

Figure 4.B-1 shows the Conventional Subdivision alternative, which consists of a residential and commercial uses. The residential component is located in the front portion of the property near All Angels Hill Road and the commercial component is located in the middle of the property.

The proposed bulk requirements for this alternative are shown in *Table 4.B-2* and *Table 4.B-3* below.

SCHEDULE OF PARKING REGULATIONS				
BUILDING No.	No. OF STORIES	GROSS FLOOR AREA	USE	*SPACES REQUIRED
1	2	60,000 SQ. FT.	OFFICE	200
2	2	60,000 SQ. FT.	OFFICE	200
3	2	112,000 SQ. FT.	OFFICE	374
4	2	112,000 SQ. FT.	OFFICE	374
5	2	112,000 SQ. FT.	OFFICE	374
6	2	84,000 SQ. FT.	OFFICE/WAREHOUSE	280
7	1	16,000 SQ. FT.	OFFICE	54
8	1	16,000 SQ. FT.	OFFICE	54
PARKING GAR.	2	189,000 SQ. FT.	PARKING	N/A
TOTAL SPACES REQUIRED: 1,910 SPACES				
TOTAL SPACES PROVIDED: 1,974 SPACES				

*REQUIRED PARKING FOR OFFICE FOR BUSINESS IS 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.
 **REQUIRED PARKING FOR WAREHOUSE IS 1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA.

SINGLE FAMILY LOT BREAKDOWN	
LOT No.	LOT AREA
1	40,087 SQ. FT.
2	40,247 SQ. FT.
3	40,031 SQ. FT.
4	40,204 SQ. FT.
5	51,166 SQ. FT.
6	56,624 SQ. FT.
7	46,188 SQ. FT.
8	47,509 SQ. FT.
9	46,390 SQ. FT.
10	46,194 SQ. FT.
11	47,936 SQ. FT.
12	51,792 SQ. FT.
13	44,417 SQ. FT.



COMMERCIAL BUILDING BREAKDOWN						
BUILDING No.	No. OF STORIES	DIMENSIONS	1ST FLOOR AREA	2ND FLOOR AREA	GROSS FLOOR AREA	USE
1	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
2	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
3	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
4	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
5	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
6	2	300'x140'	42,000 SQ. FT.	42,000 SQ. FT.	84,000 SQ. FT.	OFFICE/WAREHOUSE
7	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
8	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
PARKING GAR.	2	450'x210'	94,500 SQ. FT.	94,500 SQ. FT.	189,000 SQ. FT.	PARKING

PREPARED BY:

HILLTOP VILLAGE AT WAPPINGER
 CONVENTIONAL SUBDIVISION

FIGURE 4.B-1
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 SCALE: N.T.S.

Table 4.B-2: Proposed R-40 Bulk Regulations

Dimensional Requirements	Required	Proposed
Minimum Lot Area	40,000 sq. ft	40,031 sq. ft
Minimum Lot Width	125 ft	125 ft min.
Minimum Lot Depth	125 ft	125 ft min.
Minimum Street Frontage	50 ft	106 ft
Minimum Front Yard from:		
County/State Highway	75 ft	75 ft min.
Center line of other street	75 ft	75 ft min.
Front lot line of other street	50 ft	50 ft min.
Minimum Side Yard	25 ft	25 ft min.
Minimum Rear Yard	50 ft	50 ft min.
Maximum Building Height	2.5 stories/35 ft	2 stories/35 ft
Maximum Building Coverage	12%	6%
Maximum Floor Area Ratio	0.12	0.12 max.

Table 4.B-3: Proposed COP Bulk Regulations

Dimensional Requirements	Required	Proposed
Minimum Lot Area	5 acres	70.89 acres
Minimum Lot Width	500 ft	1,170 ft
Minimum Lot Depth	500 ft	1,851 ft
Minimum Street Frontage	300 ft	774 ft
Minimum Front Yard from:		
County/State Highway	75 ft	1,473 ft
Center line of other street	125 ft	N/A
Front lot line of other street	100 ft	N/A
Minimum Side Yard	50 ft	165 ft
Minimum Rear Yard	50 ft	845 ft
Maximum Building Height	2.5 stories/35 ft	2 stories/35 ft
Maximum Building Coverage	15%	13%
Maximum Floor Area Ratio	0.2	0.19
Maximum Impervious Surface	40%	37%
Minimum Landscaped Open Space	60%	63%*

* Provided landscaped open space percentage based upon the 70.89 acres within the COP district.

As shown in the above tables, the Conventional Subdivision alternative layout complies with all of the bulk regulations for the R-40 and COP zoning districts.

Residential Layout

The residential component consists of 13 single family lots. Access to the residential lots will be off of the All Angels Hill Road, using the existing shared driveway. Minor modifications to the existing driveway will be required to ensure compliance with the Dutchess County Department of Public Works' regulations. In addition, a connector road to Rich Drive is shown which will also provide

access to the single family lots. Five of the residential lots are located along the northern side of the existing shared driveway. The remaining lots are located on either side of the proposed connector road to Rich Drive. The lot areas for each of the lots are provided in *Table 4.B-4* below. The provided lot areas range from 40,031 square feet to 56,624 square feet.

Table 4.B-4: Conventional Subdivision Single Family Lot Breakdown

Lot	Area (sq. ft)
1	40,087
2	40,247
3	40,031
4	40,204
5	51,166
6	56,624
7	46,188
8	47,509
9	46,390
10	46,194
11	47,936
12	51,792
13	44,417

Commercial Layout

The commercial component consists of eight buildings and a two-story parking garage. Access to the commercial portion will be off of the existing shared driveway and the proposed connector road to Shamrock Hills Drive. Seven of the proposed buildings will be office space and one of the proposed buildings will be a mix of office and warehouse space. *Table 4.B-5* provides a breakdown of the commercial building’s use, number of stories, area per floor, gross floor area, and required number of parking spaces per the Zoning Code.

Table 4.B-5: Commercial Building Breakdown

Building No.	Use	No. Stories	Area per Floor (sf)	Gross Floor Area (sf)	Required Spaces*
1	Office	2	30,000	60,000	200
2	Office	2	30,000	60,000	200
3	Office	2	56,000	112,000	374
4	Office	2	56,000	112,000	374
5	Office	2	56,000	112,000	374
6	Office/Warehouse	2	42,000	84,000	280
7	Office	1	16,000	16,000	54
8	Office	1	16,000	16,000	54
Parking Garage	Parking	2	94,500	189,000	N/A
Total				761,000	1,910

As per the Zoning Code, the required parking for an office use is one space per 300 square feet of gross floor area and for a warehouse use is one space per 1,000 square feet of gross floor area. As a result the total number of required parking spaces is 1,910. The total number of parking spaces provided on the Conventional Subdivision alternative is 1,974. There are 1,460 parking spaces provided around the eight buildings, 484 parking spaces provided in the two-story parking garage (242 parking spaces per floor) and 30 truck parking spaces.⁹⁶

The number of parking spaces will be reduced, since the location of the proposed handicap spaces are not shown. The required number of accessible parking spaces for parking lots with a total of 1,001 and over spaces is 20 plus one for each 100 spaces over 1,000.⁹⁷ Therefore, the total required number of accessible parking spaces would be 29. The total number of accessible aisles adjacent to accessible spaces would be 28; therefore, the total number of actual parking spaces would be reduced to 1,946.

Comparison to Proposed Action

A comparison of the Conventional Subdivision alternative to the Proposed Action is provided in *Table 4.B-6* below.

Table 4.B-6: Comparison of Conventional Subdivision Alternative and Proposed Action

Items	Conventional Subdivision	Proposed Action
Zoning District	R-40 & COP	RMF-3
Commercial Acreage	70.89 acres	N/A
Residential Acreage	78.46 acres	149.35 acres
Area conveyed to Parcel C	0 acres	4.05 acres
Future Development Parcel	0 acres	1.48 acres
Site Disturbance	73.54± acres ¹	71.58 acres
Steep Slope Disturbance	2.34± acres	2.34 acres
Wetland Disturbance	0.045 acres (ACOE/Town)	0.045 acres (ACOE/Town)
Wetland Buffer Disturbance	1.33± acres ¹	1.32 acres (Town)
Tree Removal	72.40± acres ¹	70.44 acres
Number of Units	8 commercial bldgs, 13 single family homes & parking garage	225 units (132 single family & 93 townhomes) & club house
Coverage		
Commercial	395,500 sq. ft (9.08 acres)	N/A
Residential	25,480 sq. ft (0.58 acres)	642,039 sq. ft (14.74 acres)
Parking, sidewalks, etc	23.00 acres	10.79 acres
Total Impervious	32.66 acres	25.53 acres
Parking Spaces		
Commercial	1,974 spaces	N/A
Residential	26 spaces	498 spaces ²
Open Space		
Commercial	44.32 acres ³	N/A
Residential	52.14 acres ³	73.72 acres
School Age Children Generated	Yes	No

¹ Assuming 15% contingency, since the grading and utilities for this alternative have not been designed.

² Includes the club house parking.

³ Area within their corresponding zoning districts.

⁹⁶ The truck parking spaces are 75 feet by 10 feet and can accommodate a wb-67 tractor/semitrailer combination, which has a total length of 73.5 feet.

⁹⁷ *Excerpt from 28 CFR Part 36: ADA Standards for Accessible Design*, pg. 6.

Under this alternative, the benefits would be:

- The property does not have to be rezoned.
- Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public Works' standards.
- Multiple connections to the existing roadway network would be provided.

Under this alternative, the disadvantages would be:

- The residential component would not provide dedicated active adult housing.
- The commercial component is not compatible with the existing surrounding land uses, which are primarily residential.
- The proposed number of residential homes is significantly less.
- School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district.
- There would be an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94).
- Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision (Old Hopewell Estates).
- There is a two-story parking garage in order to meet the require parking.
- No parcels would be offered in dedication to the Town for recreational use.
- There is approximately 7.13 acres of additional impervious area, which will result in an increase in the amount of stormwater runoff and potential pollutant quantities.
- There is approximately 1.96 acres of additional disturbance and tree removal.

The Conventional Subdivision alternative will significantly impact the surrounding community. This alternative is not compatible with the existing surrounding lands, which are primarily residential. There will be a significant increase in overall traffic and truck traffic, traffic delays, and noise on All Angels Hill Road. Commercial traffic will drive through the Shamrock Hills residential subdivision. In addition, there will be 1.96 acres of additional disturbance and tree removal. No parcels are offered in dedication to the Town for recreational use. This alternative is not consistent with the objectives of the Applicant.

4.B.2 Average Density Subdivision Alternative

Bulk Regulations

The Average Density Subdivision alternative is a scenario that would occur if the property was developed under the current R-40 and COP zoning designation and Section 240.19.A of the Town of Wappinger Zoning Code. According to Section 240.19.A, the Planning Board is allowed to modify the zoning regulations with respect to lot area and dimensions, provided that the average size of all of the lots are equal to or greater than the permitted minimum lot area in such district; that there shall not be a greater average density of population or cover of land with buildings than is permitted in such district; and that no lot shall have less than the minimum area and dimensions required for the lots in the next less restrictive residential zoning district to the one in which the property is located. The adjacent zoning district is R-20. Therefore, the lot area and dimensions for the R-20 zoning were used for the residential portion of the Average Density Subdivision alternative.

The commercial bulk requirements will remain unchanged from those shown in *Table 4.B-1*. The residential bulk requirements are shown in *Table 4.B-7*.

Table 4.B-7: Average Density Subdivision Residential Bulk Requirements

Dimensional Requirements	Required
Minimum Lot Area	40,000 sq. ft
Minimum Lot Width	100 ft
Minimum Lot Depth	125 ft
Minimum Street Frontage	50 ft
Minimum Front Yard from:	
County/State Highway	75 ft
Center line of other street	75 ft
Front lot line of other street	50 ft
Minimum Side Yard	25 ft
Minimum Rear Yard	50 ft
Maximum Building Height	2.5 stories/35 ft
Maximum Building Coverage	12%
Maximum Floor Area Ratio	0.12

Figure 4.B-2 shows the Average Density Subdivision alternative, which consists of a residential and commercial uses. The locations of the residential units and commercial components are the same as those shown in Conventional Subdivision alternative. The proposed commercial bulk requirements will remain unchanged from those shown in *Table 4.B-3*. The proposed residential bulk requirements are provided in *Table 4.B-8*.

SCHEDULE OF PARKING REGULATIONS				
BUILDING No.	No. OF STORIES	GROSS FLOOR AREA	USE	*SPACES REQUIRED
1	2	60,000 SQ. FT.	OFFICE	200
2	2	60,000 SQ. FT.	OFFICE	200
3	2	112,000 SQ. FT.	OFFICE	374
4	2	112,000 SQ. FT.	OFFICE	374
5	2	112,000 SQ. FT.	OFFICE	374
6	2	84,000 SQ. FT.	OFFICE/WAREHOUSE	280
7	1	16,000 SQ. FT.	OFFICE	54
8	1	16,000 SQ. FT.	OFFICE	54
PARKING GAR.	2	189,000 SQ. FT.	PARKING	N/A
TOTAL SPACES REQUIRED: 1,910 SPACES				
TOTAL SPACES PROVIDED: 1,974 SPACES				

SINGLE FAMILY LOT BREAKDOWN	
LOT No.	LOT AREA
1	40,087 SQ. FT.
2	34,476 SQ. FT.
3	39,521 SQ. FT.
4	39,912 SQ. FT.
5	48,538 SQ. FT.
6	56,624 SQ. FT.
7	46,188 SQ. FT.
8	47,509 SQ. FT.
9	46,390 SQ. FT.
10	28,933 SQ. FT.
11	32,110 SQ. FT.
12	34,697 SQ. FT.
13	31,217 SQ. FT.
AVG. DENSITY	40,478 SQ. FT.

*REQUIRED PARKING FOR OFFICE FOR BUSINESS IS 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.
 **REQUIRED PARKING FOR WAREHOUSE IS 1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA.

** R-20 MINIMUM DIMENSION PERMITTED (NEXT LESS RESTRICTIVE RESIDENTIAL ZONE)



COMMERCIAL BUILDING BREAKDOWN						
BUILDING No.	No. OF STORIES	DIMENSIONS	1ST FLOOR AREA	2ND FLOOR AREA	GROSS FLOOR AREA	USE
1	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
2	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
3	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
4	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
5	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
6	2	300'x140'	42,000 SQ. FT.	42,000 SQ. FT.	84,000 SQ. FT.	OFFICE/WAREHOUSE
7	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
8	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
PARKING GAR.	2	450'x210'	94,500 SQ. FT.	94,500 SQ. FT.	189,000 SQ. FT.	PARKING

Table 4.B-8: Average Density Subdivision Proposed Residential Bulk Requirements

Dimensional Requirements	Required	Proposed
Minimum Lot Area	40,000 sq. ft	40,478 sq. ft avg.
Minimum Lot Width	100 ft	125 ft min.
Minimum Lot Depth	125 ft	125 ft min.
Minimum Street Frontage	50 ft	106 ft
Minimum Front Yard from:		
County/State Highway	75 ft	75 ft min.
Center line of other street	75 ft	75 ft min.
Front lot line of other street	50 ft	50 ft min.
Minimum Side Yard	25 ft	25 ft min.
Minimum Rear Yard	50 ft	50 ft min.
Maximum Building Height	2.5 stories/35 ft	2 stories/35 ft
Maximum Building Coverage	12%	6%
Maximum Floor Area Ratio	0.12	0.12 max.

Residential Layout

The residential layout still consists of 13 single family lots. The location of the residential lots remains unchanged from those shown in the Conventional Subdivision alternative. However, the lots are smaller, which allows for more open space area. The lot areas for each of the lots are provided in *Table 4.B-9* below. The provided lot areas range from 40,031 square feet to 56,624 square feet. The average density lot area is 40,478 square feet, which complies with the R-40 zoning designation.

Table 4.B-9: Average Density Single Family Lot Breakdown

Lot	Area (sq. ft)
1	40,087
2	34,476
3	39,521
4	39,912
5	48,538
6	56,624
7	46,188
8	47,509
9	46,390
10	28,933
11	32,110
12	34,697
13	31,217

Commercial Layout

The commercial layout, parking configuration, and total number of parking spaces are the same as those shown in the Conventional Subdivision alternative.

Comparison to Proposed Action

A comparison of the Average Density Subdivision alternative to the Proposed Action is provided in *Table 4.B-10* below.

Table 4.B-10: Comparison of Average Density Subdivision Alternative and Proposed Action

Items	Average Density Subdivision	Proposed Action
Zoning District	R-40 & COP	RMF-3
Commercial Acreage	70.89 acres	N/A
Residential Acreage	78.46 acres	149.35 acres
Area conveyed to Parcel C	0 acres	4.05 acres
Future Development Parcel	0 acres	1.48 acres
Site Disturbance	72.66± acres ¹	71.58 acres
Steep Slope Disturbance	2.34± acres	2.34 acres
Wetland Disturbance	0.045 acres (ACOE/Town)	0.045 acres (ACOE/Town)
Wetland Buffer Disturbance	1.33± acres ¹	1.32 acres (Town)
Tree Removal	71.52± acres ¹	70.44 acres
Number of Units	8 commercial bldgs, 13 single family homes & parking garage	225 units (132 single family & 93 townhomes) & club house
Coverage		
Commercial	395,500 sq. ft (9.08 acres)	N/A
Residential	25,480 sq. ft (0.58 acres)	642,039 sq. ft (14.74 acres)
Parking, sidewalks, etc	23.00 acres	10.79 acres
Total Impervious	32.66 acres	25.53 acres
Parking Spaces		
Commercial	1,974 spaces	N/A
Residential	26 spaces	498 spaces ²
Open Space		
Commercial	44.32 acres ³	N/A
Residential	53.80 acres ³	73.72 acres
School Age Children Generated	Yes	No

¹ Assuming 15% contingency, since the grading and utilities for this alternative have not been designed.

² Includes the club house parking

³ Area within their corresponding zoning districts.

Under this alternative, the benefits would be:

- The property does not have to be rezoned.
- Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public Works’ standards.
- Multiple connections to the existing roadway network would be provided.

Under this alternative, the disadvantages would be:

- The residential component would not provide dedicated active adult housing.
- The commercial component is not compatible with the existing surrounding land uses, which are primarily residential.
- The proposed number of residential homes is significantly less.
- School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district.
- There would be an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94).
- Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision (Old Hopewell Estates).
- There is a two-story parking garage in order to meet the require parking.
- No parcels would be offered in dedication to the Town for recreational use.
- There is approximately 7.13 acres of additional impervious area, which will result in an increase in the amount of stormwater runoff and potential pollutant quantities.
- There is approximately 1.08 acres of additional disturbance and tree removal.

The Average Density Subdivision alternative will significantly impact the surrounding community. This alternative is not compatible with the existing surrounding lands, which are primarily residential. There will be a significant increase in overall traffic and truck traffic, traffic delays, and noise on All Angels Hill Road. Commercial traffic will drive through the Shamrock Hills residential subdivision. In addition, there will be 1.08 acres of additional disturbance and tree removal. No parcels are offered in dedication to the Town for recreational use. This alternative is not consistent with the objectives of the Applicant.

4.B.3 Conservation Subdivision Alternative

Bulk Regulations

The Conservation Subdivision alternative is a scenario that would occur if the property was developed under the current R-40 and COP zoning designation and Section 240-19.B of the Town of Wappinger Zoning Code. According to Section 240-19.B, the Planning Board is allowed to modify the zoning regulations with respect to lot area and dimensions. The 1-Family Residence (R-10) District lot area and dimensions were used for the single family portion of the subdivision to provide more open space around the proposed single family homes.

The commercial bulk requirements will remain unchanged from those shown in *Table 4.B-1*. The residential bulk requirements are shown in *Table 4.B-11*.

Table 4.B-11: Conservation Subdivision Residential Bulk Requirements

Dimensional Requirements	Required
Minimum Lot Area	10,000 sq. ft
Minimum Lot Width	60 ft
Minimum Lot Depth	80 ft
Minimum Street Frontage	50 ft
Minimum Front Yard from:	
County/State Highway	75 ft
Center line of other street	75 ft
Front lot line of other street	50 ft
Minimum Side Yard	25 ft
Minimum Rear Yard	50 ft
Maximum Building Height	2.5 stories/35 ft
Maximum Building Coverage	12%
Maximum Floor Area Ratio	0.12

Figure 4.B-3 shows the Conservation Subdivision alternative, which consists of a residential and commercial uses. The locations of the residential units and commercial components are the same as those shown in Conventional Subdivision alternative. The proposed commercial bulk requirements will remain unchanged from those shown in Table 4.B-3. The proposed residential bulk requirements are provided in Table 4.B-12.

Table 4.B-12: Conservation Subdivision Proposed Residential Bulk Requirements

Dimensional Requirements	Required	Proposed
Minimum Lot Area	10,000 sq. ft	16,302 sq. ft min.
Minimum Lot Width	60 ft	125 ft min.
Minimum Lot Depth	80 ft	125 ft min.
Minimum Street Frontage	50 ft	106 ft
Minimum Front Yard from:		
County/State Highway	75 ft	75 ft min.
Center line of other street	75 ft	75 ft min.
Front lot line of other street	50 ft	50 ft min.
Minimum Side Yard	25 ft	25 ft min.
Minimum Rear Yard	50 ft	50 ft min.
Maximum Building Height	2.5 stories/35 ft	2 stories/35 ft
Maximum Building Coverage	12%	6%
Maximum Floor Area Ratio	0.12	0.12 max.

SCHEDULE OF PARKING REGULATIONS				
BUILDING No.	No. OF STORIES	GROSS FLOOR AREA	USE	*SPACES REQUIRED
1	2	60,000 SQ. FT.	OFFICE	200
2	2	60,000 SQ. FT.	OFFICE	200
3	2	112,000 SQ. FT.	OFFICE	374
4	2	112,000 SQ. FT.	OFFICE	374
5	2	112,000 SQ. FT.	OFFICE	374
6	2	84,000 SQ. FT.	OFFICE/WAREHOUSE	280
7	1	16,000 SQ. FT.	OFFICE	54
8	1	16,000 SQ. FT.	OFFICE	54
PARKING GAR.	2	189,000 SQ. FT.	PARKING	N/A
TOTAL SPACES REQUIRED:				1,910 SPACES
TOTAL SPACES PROVIDED:				1,974 SPACES
*REQUIRED PARKING FOR OFFICE FOR BUSINESS IS 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.				
**REQUIRED PARKING FOR WAREHOUSE IS 1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA.				

SINGLE FAMILY LOT BREAKDOWN	
LOT No.	LOT AREA
1	25,895 SQ. FT.
2	17,550 SQ. FT.
3	17,550 SQ. FT.
4	17,544 SQ. FT.
5	17,545 SQ. FT.
6	20,549 SQ. FT.
7	17,500 SQ. FT.
8	17,500 SQ. FT.
9	18,311 SQ. FT.
10	16,302 SQ. FT.
11	19,180 SQ. FT.
12	20,720 SQ. FT.
13	19,282 SQ. FT.



COMMERCIAL BUILDING BREAKDOWN						
BUILDING No.	No. OF STORIES	DIMENSIONS	1ST FLOOR AREA	2ND FLOOR AREA	GROSS FLOOR AREA	USE
1	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
2	2	214'-3"x140'	30,000 SQ. FT.	30,000 SQ. FT.	60,000 SQ. FT.	OFFICE
3	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
4	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
5	2	300'x186'-8"	56,000 SQ. FT.	56,000 SQ. FT.	112,000 SQ. FT.	OFFICE
6	2	300'x140'	42,000 SQ. FT.	42,000 SQ. FT.	84,000 SQ. FT.	OFFICE/WAREHOUSE
7	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
8	1	160'x100'	16,000 SQ. FT.	N/A	16,000 SQ. FT.	OFFICE
PARKING GAR.	2	450'x210'	94,500 SQ. FT.	94,500 SQ. FT.	189,000 SQ. FT.	PARKING

Residential Layout

The residential component still consists of 13 single family lots. The location of the residential lots remains unchanged from those shown in the Conventional Subdivision alternative. The lots are smaller, which allows for more open space area. The lot areas for each of the lots are provided in *Table 4.B-13* below. The provided lot areas range from 16,302 square feet to 25,895 square feet.

Table 4.B-13: Conservation Subdivision Single Family Lot Breakdown

Lot	Area (sq. ft)
1	25,895
2	17,550
3	17,550
4	17,544
5	17,545
6	20,549
7	17,500
8	17,500
9	18,311
10	16,302
11	19,180
12	20,720
13	19,282

Commercial Layout

The commercial layout, parking configuration, and total number of parking spaces are the same as those shown in the Conventional Subdivision alternative.

Comparison to Proposed Action

A comparison of the Conservation Subdivision alternative to the Proposed Action is provided in *Table 4.B-14* below.

Table 4.B-14: Comparison of Conservation Subdivision Alternative and Proposed Action

Items	Conservation Subdivision	Proposed Action
Zoning District	R-40 & COP	RMF-3
Commercial Acreage	70.89 acres	N/A
Residential Acreage	78.46 acres	149.35 acres
Area conveyed to Parcel C	0 acres	4.05 acres
Future Development Parcel	0 acres	1.48 acres
Site Disturbance	71.70± acres ¹	71.58 acres
Steep Slope Disturbance	2.34± acres	2.34 acres
Wetland Disturbance	0.045 acres (ACOE/Town)	0.045 acres (ACOE/Town)
Wetland Buffer Disturbance	1.33± acres ¹	1.32 acres (Town)
Tree Removal	70.56± acres ¹	70.44 acres
Number of Units	8 commercial bldgs, 13 single family homes & parking garage	225 units (132 single family & 93 townhomes) & club house
Coverage		
Commercial	395,500 sq. ft (9.08 acres)	N/A
Residential	25,480 sq. ft (0.58 acres)	642,039 sq. ft (14.74 acres)
Parking, sidewalks, etc	23.00 acres	10.79 acres
Total Impervious	32.66 acres	25.53 acres
Parking Spaces		
Commercial	1,974 spaces	N/A
Residential	26 spaces	498 spaces ²
Open Space		
Commercial	44.32 acres ³	N/A
Residential	69.10 acres ³	73.72 acres
School Age Children Generated	Yes	No

¹ Assuming 15% contingency, since the grading and utilities for this alternative have not been designed.

² Includes the club house parking

³ Area within their corresponding zoning districts.

Under this alternative, the benefits would be:

- The property does not have to be rezoned.
- Minor modifications to the existing access driveway will be required to meet the Dutchess County Department of Public Works' standards.
- Multiple connections to the existing roadway network would be provided.

Under this alternative, the disadvantages would be:

- The residential component would not provide dedicated active adult housing.
- The commercial component is not compatible with the existing surrounding land uses, which are primarily residential.
- The proposed number of residential homes is significantly less.
- School age children could be generated; therefore, there would be a potential increase in the number of school age children attending the school district.

- There would be an increase in truck traffic, traffic delays, and noise on All Angels Hill Road (CR 94).
- Commercial traffic would have access to Old Hopewell Road (CR 28) through the Shamrock Hills subdivision (Old Hopewell Estates).
- There is a two-story parking garage in order to meet the require parking.
- No parcels would be offered in dedication to the Town for recreational use.
- There is approximately 7.13 acres of additional impervious area, which will result in an increase in the amount of stormwater runoff and potential pollutant quantities.
- There is approximately 0.12 acres of additional disturbance and tree removal.

The Conservation Subdivision alternative will significantly impact the surrounding community. This alternative is not compatible with the existing surrounding lands, which are primarily residential. There will be a significant increase in overall traffic and truck traffic, traffic delays, and noise on All Angels Hill Road. Commercial traffic will drive through the Shamrock Hills residential subdivision. In addition, there will be 0.12 acres of additional disturbance and tree removal. No parcels are offered in dedication to the Town for recreational use. This alternative is not consistent with the objectives of the Applicant.

4.C Alternate Zoning Techniques to Accomplish Age-Restricted Project

As previously discussed, the proposed action seeks to change the zoning designation of the property to Multi-family Residence (RMF-3) for the purposes of constructing age-restricted housing. The applicant further proposes to enforce the age restriction through the Condominium Offering Plan and its By-Laws.

An alternative means to successfully facilitate the approval of the proposed action, and future age-restricted projects within the Town of Wappinger, would be through the establishment and implementation of a Senior Housing District. Listed below are properties of the proposed action that could be used to outline the framework of zoning legislation used to establish the Senior Housing District.

Occupancy Restrictions

- A single person 55 years of age or older;
- Two or three persons, all of whom are 55 years of age or older;
- A married couple, the husband or wife of which is 55 years of age or older;
- Children residing with a parent who is 55 years of age or older, provided that said child is over the age of 18;

- Temporary Occupancy. The surviving child of a person 55 years of age or older may continue to reside in the development for a period of six months following the death of the parent, provided that said child was duly registered as a resident of the development at the time of the parent's death.
- The surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; or
- One adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.
- Deed Restrictions shall assure that a development will operate as an Age Restricted community.

Design Characteristics

- The maximum permitted density requirements shall be 5 dwelling units per acre of net lot area.
- A minimum of 30% of the parcel shall be permanently preserved as open space.
- There shall be a minimum Buffer Area of 50 feet.
- Maximum Impervious Coverage shall be 35%.
- The parcel shall be served by public sewer and water facilities.
- Accessory uses may include Community Center, and outdoor passive and active recreational facilities, facilities for maintenance, administration, security, off-street parking, storage, etc.
- All proposed utility lines shall be placed underground.
- Lighting for the residential areas, community center, roads, and parking areas, shall be provided as needed.
- All signage to be installed in any location within an age-restricted development shall comply with all requirements for residential signs, as stipulated in Town Code.
- Parking may be provided in garages, driveway or surrounding parking areas. 2.5 parking spaces shall be provided for each single family detached dwelling. 1.5 parking spaces shall be provided for each attached dwelling.
- Provision shall be made for the storage of trash, refuse, garbage and recyclables.
- Private streets shall be permitted.

- Secured or "gated" road entrances to the development may be permitted.
- Streetscapes, Buffer Areas and common areas shall be adequately landscaped.
- Sidewalks shall be provided on at least one side of all interior streets within the community.

4.D Alternative Site Plans that Reduce Impacts

4.D.1 Regular Vehicular Access Connection to Shamrock Hills Subdivision

There is a 50 foot Right of Way (ROW) off of Shamrock Hills Drive in the Shamrock Hills subdivision. This ROW has been dedicated to the Town for a possible future road connection. The Applicant is proposing an 18 foot wide emergency access road (Road "E") connection to Shamrock Hills Drive through this ROW.

An alternative layout showing the proposed emergency access road converted to a 24 foot wide road is shown in *Figure 4.D-1*. A comparison of the Conservation Subdivision alternative to the Proposed Action is provided in *Table 4.B-14* below.

Table 4.D-1: Comparison of Conservation Subdivision Alternative and Proposed Action

Items	Regular Vehicular Access Connection	Proposed Action
Site Disturbance	71.71± acres ¹	71.58 acres
Steep Slope Disturbance	2.34± acres	2.34 acres
Wetland Disturbance	0.052 acres (ACOE/Town)	0.045 acres (ACOE/Town)
Wetland Buffer Disturbance	1.40± acres ¹	1.32 acres (Town)
Tree Removal	70.57± acres ¹	70.44 acres
Impervious Coverage	25.74 acres	25.53 acres
Open Space	73.59 acres	73.72 acres

¹ Assuming 15% contingency, since the grading and utilities for this alternative have not been designed.

Under this alternative, the benefits are described below:

- Multiple connections to the existing roadway network would be provided.

Under this alternative, the disadvantages are described below:

- There would be an increase in traffic through the Shamrock Hills subdivision (Old Hopewell Estates).
- There is approximately 0.007 acres of additional ACOE-Town wetland disturbance.
- There is approximately 0.08 acres of additional Town wetland buffer disturbance.
- There is approximately 0.13 acres of additional disturbance and tree removal.



- There is approximately 0.13 acre decrease in the amount of open space provided.
- There is approximately 0.21 acres of additional impervious area.

The proposed emergency access road can be converted to a non-Town road. As a result, the proposed ACOE-Town wetland disturbance, Town wetland buffer disturbance, disturbance area, and impervious area will be increased. The amount of open space provided will be decreased. The Applicant prefers to keep Road “E” for emergency access only.

4.D.2 Reorientation of Units T54 through T62

Townhome units T54 through T62 in the Proposed Action are orientated such that the back of the units are facing the proposed Road “A”. Reorientation of these units was considered (see *Figure 4.D-2*); however, access to the units would be provided off of the Road “A”. If access is provided off of Road “A”, then these units would no longer be within the gated portion of the community. The rear of the units would be facing Road “B” and will not conform to the overall aesthetics of the Proposed Action.

This alternative is not consistent with the overall aesthetic of the Proposed Action or the Applicant’s objectives. Therefore, the Applicant is proposing extensive landscaping on top of a berm along Road “A” and directly behind these units in order to visually screen them and to keep the overall aesthetic of the Proposed Action (*Figure 4.D-3*). An illustrative view of what would be seen along Road “A” is provided in *Figure 3.I-26*.

4.D.3 Private Road Connection

In this alternative, the proposed Road “A” would not be offered in dedication to the Town and would remain a private road. The 50 foot ROW would become an easement. This easement would allow continued access to the R&R Realty Associates property (Flavormatic), future access to the Future Development parcel, and Town access and maintenance of the proposed sanitary sewer system and potable water system. The HOA would also have to establish road and utility maintenance agreements with R&R Realty Associates and the Town, since the HOA would be responsible for the maintenance of the private road and the drainage utilities located within the road.

This alternative would not provide Flavormatic with direct road frontage; in effect causing this parcel to be land-locked. In addition, the Applicant prefers to offer Road “A” to the Town, since it will provide future access to the Future Development parcel, which is offered in dedication to the Town for recreational opportunities. The Applicant will work with the Town to develop any necessary utility access, maintenance, and discharge easements.





4.E Alternative Policies Regarding “Affordable” Portion of Project

As discussed in *Section 2.C-13*, the definition of “affordable housing” generally means a rental or owned property that costs less than 30% of the gross income of a household that makes 80% of the area median household income. This is the standard for moderate-income affordability. A maximum home price, with 20% down, of \$213,604 was calculated using 80% of the Town of Wappinger median household income, including 2% of available assets, with no personal debt and a good credit rating for the moderate-income affordable homes.

Low income affordability applies to households making 60% of the area median. HUD uses the “Area Median Income” to determine affordability. The local area is Dutchess County.

2009 Median Household Income*	\$71,504
Moderate Income Household makes	Between \$42,900 and \$57,200
Low Income Household makes	Less than \$42,900
Affordable Moderate Income Housing	Costs Less Than \$17,160 per year or \$1,430 per month
Affordable Low Income Housing	Costs Less Than \$12,870 per year or \$1,073 per month

***Source:** U.S. Census Bureau 2005-2009 American Community Survey 5-Year Estimates for Dutchess County, New York; Data is in 2009 inflation-adjusted dollars.

This calculation estimates an annual income of \$42,900, or 60% of the Town of Wappinger median household income, including 2% of available assets, with no personal debt and a good credit rating for the low-income affordable homes.

Affordable Low Income Housing			
Max. Cost Per Month (30%)	=	\$	1,073
Minus:			
Monthly property tax (average)	-	\$	334
Monthly property insurance	-	\$	65
Monthly homeowner’s association fee	-	\$	225
Equals max. monthly mortgage payment	=	\$	449
Loan terms (years)	=		30 years
Interest rate (fixed)	=		3.9%
Maximum loan amount allowed	=	\$	95,088
Maximum Home Price (20% down)	=	\$	118,860

Comparison to Proposed Action

Determining what is “affordable” takes many factors into account including but not limited to financing terms, mortgage products, variation in utility costs, and different levels of net worth. Offering the affordable units at 60% of the median household income would provide a broader spectrum of potential buyers. However, these units would also generate less taxes than if the units were offered at 80% of the median household income.

4.F Tax Impact Analysis of Fee Simple Ownership

Based upon discussions with the Town Assessor, there is no appreciable tax impact of fee simple ownership vs. condominium ownership. The Town of Wappinger taxes condominium properties at full market value as shown on an excerpt of the 2011 Final Assessment Roll provided in *Appendix B.1*.

Chapter 5 Adverse Environmental Impacts That Cannot Be Avoided

Although the majority of environmental impacts resulting from the Proposed Action would be mitigated, the proposed project may result in some minor impacts that cannot be avoided. These include both short term impacts associated with construction activities, and long term impacts on property conditions and demands for services and utilities. These impacts that have been identified are listed below:

5.A Short Term Impacts

Increased noise levels on and near the property resulting from construction activities. By limiting construction activities to those hours permitted by the Town, the temporary increases in noise levels due to construction equipment usage would be minimized. In addition, levels would be lessened in intensity depending on topography and distance.

All construction traffic will use the existing driveway entrance and will likely use both directions of All Angels Hill Road. Efforts will be made to reduce the number of construction vehicle trips to and from the site by keeping vehicles onsite as much as possible. Heavy equipment will be delivered to the site once at the beginning of its associated phase, left on-site for the duration of that work, then potentially removed from the site when its phase is completed. Building material will be brought to the site in large truck-loads thereby limiting the number of trips along All Angels Hill Road. These activities do represent an increase in truck trips over that currently traveling on All Angels Hill Road; however, when construction is completed, heavy truck activity will return to pre-construction levels.

There is the possibility of increased susceptibility to erosion as vegetation is removed during construction. Strict erosion and sediment control measures will be installed prior to construction of each phase. The erosion and sediment control measures will be installed and maintained in conformance with the New York State Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) General Permit #GP-0-10-001 and Stormwater Pollution Prevention Plan for the Proposed Action.

5.B Long Term Impacts

The results of the detailed capacity analyses for the key intersections indicate that the proposed Project will have a negligible impact on operating conditions at the key study intersections as seen by the minimal changes in delay and Levels of Service from the 2015 No-Build to the 2015 Build condition. Therefore, no mitigation is necessary at these intersections.

Some increased demand will occur for community services, such as police and fire services, and utilities. These services can accommodate the proposed project.

Change in the appearance of the property. The property is wooded and undeveloped; however, the proposed development is designed to fit into this visual environment. In addition, views from surrounding locations would be mitigated by the existing topography, existing and proposed vegetation and in some instances, distance.

The project proposes 0.045 acres of disturbance within the actual wetland area, a total of approximately 1.33 acres of disturbance is proposed within 100 foot Town regulated wetland buffer areas. These activities are the minimum necessary to reasonably develop the property and comply with the various codes, ordinances and requirements of the Town of Wappinger.

The Proposed Action would add 25.5 acres of impervious surface on the property. This will increase the impervious coverage by 17.5% on the property. A detailed stormwater management system will be implemented to mitigate this potential impact.

Chapter 6 Irreversible & Irrecoverable Commitment of Resources

The proposed project, like any development, will cause the short-term and long-term commitment of environmental resources. Land development, whether it is residential, commercial, or industrial, results in open lands being converted and built upon. Some areas of existing undeveloped land will be committed to development of residences, roads, and landscaped areas. Some existing soils will be altered and replaced with paving. Some wildlife habitat, as it presently exists, will be irretrievably lost or altered. The existing natural resources which could be made unavailable for future use include forest areas, streams, and wetland areas.

Resources consumed during reconstruction of the site, including fossil fuels and construction materials, will be committed for the life of the project. Non-renewable fossil fuels will be irretrievably lost through the use of gasoline and diesel powered construction equipment during demolition and construction. The Proposed Action will generate an increased demand for electricity and natural gas.

Development of the site will generate increased demand for the use of municipal water, sanitary sewage disposal, solid waste disposal and municipal services, such as police and fire protection. Commitments will also be made for the use of renewable and/or recyclable resources such as construction and building materials including timber, steel, concrete, and glass. The need for construction jobs and related service-oriented industries will be an irretrievable commitment of labor resources.

Chapter 7 Growth Inducing and Cumulative Impacts

Current land use patterns strongly influence the probability of induced growth. Induced growth is considered the residential or commercial growth, including secondary impacts such as traffic or demand on community services, which would occur above the background growth as a result of the Proposed Action. New development often is likely to occur in or near developed areas, to take advantage of existing residential and economic activity and available infrastructure.

7.A Potential Growth Assessment

The Hilltop Village at Wappinger Active Adult Community will have positive potential growth inducing impacts on the local economy. There is potential for short-term and long-term benefits to the local economy as a result of the proposed project. Short-term benefits pertain to the project construction phase, which is anticipated to last approximately 4 years and generate approximately 100 - 150 construction related jobs, including, but not limited to engineers, surveyors, carpenters, electricians, plumbers, equipment operators, laborers, etc. Construction activities will also create multiplier effects within the local and regional economy. There will be demand for raw materials for construction, as well as for other goods and services in order to develop the community. The demand for goods may range from special building materials, to plantings and interior furnishings. Similarly, laborers active at the construction site are likely to purchase goods and services from local businesses, including but not limited to food, gas, etc. Finally, depending on the proportion of construction workers who live locally, their wages will cycle through the economy.

Long-term economic benefits pertain to the employment generated by the Proposed Action. Once construction is complete and the project is fully built, it will require dozens of part-time equivalent employees for maintenance and support of the population expected on the property. Jobs generated will consist of health care professionals, including skilled nurses; therapists; aides; administrative staff; and service-based jobs, such lawn and landscaping maintenance. It is reasonable to assume that most of these positions will be satisfied within the labor pool available in Dutchess County.

In addition to job creation, the Proposed Action 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.
- Provide more than \$28,000 in surplus income to the New Hackensack Fire District, more than \$5,000 in surplus income to the ambulance district, and more than \$6,000 in surplus income to the library district each year.
- Have a minimal impact on public services. The HOA 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 units for an active adult population wishing to downsize to smaller homes and remain in the Wappinger area.
- Active adults primarily 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.
- Allow the Town of Wappinger to expand the existing recreation field at Robinson Lane Park with the addition of the 51.7 acres adjacent parcel.
- Allow the Town of Wappinger to use the Future Development area on the site for additional community services.

It is anticipated that future occupants of the Proposed Action will patronize a variety of existing local retail and commercial establishments. Local businesses are expected to provide many of the goods and services future occupants will require, and the additional population from the project will help sustain these local businesses. There is the possibility that the demand for retail and commercial services could increase as a result of the Proposed Action, which could contribute to increased commercial growth in Wappinger and the surrounding areas.

7.B Cumulative Impacts

Cumulative impacts from the Proposed Action with other planned, proposed, or approved projects are limited, since there are no similar sized projects in this section of the Town of Wappinger. The potential impacts associated with the Proposed Action are summarized below.

7.B.1 Groundwater, Surface Water, and Wetlands

The Proposed Action is not located over a sole source, primary, or principal aquifer. The proposed Road "A" crosses the existing twin 30-inch corrugated metal pipe (CMP) culverts between ACOE jurisdictional wetlands F/G and H/J. Replacement of the twin culverts cannot be avoided, since the culverts were determined to be in fair condition. The twin 30-inch CMP culverts will be replaced with twin 30-inch high-density polyethylene (HPDE) culverts. Replacement of the twin culverts will not result in any stream disturbance or dredging.

There are two areas of direct wetland impact totaling 0.045 acres. The locations and amount of disturbance are described below.

- The first location is where the proposed Road "A" crosses the existing twin 30-inch corrugated metal pipe (CMP) culverts between USACE-Town wetlands F/G and H/J. A portion of Road "A" will disturb USACE-Town wetlands F/G and H/J. Approximately 254 square feet (0.006± ac) of wetland F/G and 15 square feet (0.001± ac) of wetland H/J will be disturbed during the replacement of the existing twin 30-inch CMP culverts, installation of utilities, and associated grading.

- The final location is north of the southern property line where the emergency access road (Road “E”) will connect to the adjacent Shamrock Hills subdivision. A portion of the emergency access road will disturb USACE-Town wetland E. Approximately 1,660 square feet ($0.038\pm$ acres) of the 100 foot Town wetland buffer will be disturbed for the installation of the emergency access road, culvert, utilities, and associated grading.

There are four locations of Town wetland buffer disturbance totaling 1.33 acres. The locations and amount of disturbance are described below.

- The first location is where the proposed Road “A” crosses the existing twin 30-inch corrugated metal pipe (CMP) culverts between USACE-Town wetlands F/G and H/J. The total amount of disturbance associated with the removal of the existing driveway and installation of Road “A”, the sidewalk, replacement of the existing twin 30-inch CMP culverts, utility installation, and associated grading is 34,634 square feet ($0.80\pm$ acres). Replacement of the existing culverts is necessary to maintain the hydrology in this location.
- The second location is on the eastern side of USACE-Town wetland F/G adjacent to the southern property line. Approximately 476 square feet ($0.01\pm$ acres) of the 100 foot Town wetland buffer will be temporarily disturbed for the installation of the proposed outlet pipe from bioretention area 1B. This disturbance is proposed in order to provide an outlet for the bioretention area and for any storms in excess of the water quality event.
- The third location is on the western side of USACE-Town wetlands F/G and N and Sylvia Drive. Approximately 6,762 square feet ($0.16\pm$ acres) of the 100 foot Town wetland buffer will be disturbed for the installation of a walking trail behind the proposed single family homes S129 through S132, associated minor grading, and the installation of a retaining wall the proposed townhome units T39 through T41.
- The final location is north of the southern property line where the emergency access road (Road “E”) will connect to the adjacent Shamrock Hills subdivision. Approximately 15,574 square feet ($0.36\pm$ acres) of the 100 foot Town wetland buffer will be disturbed for the installation of the emergency access road, 30-inch HDPE culvert, utility installation, and associated grading. Installation of the culvert is necessary to maintain the hydrology in this location.

Temporary erosion and sediment control measures will be implemented during construction to minimize soil erosion and control sediment transport off-site. Permanent erosion and sediment control measures will be implemented after construction to control the quality and quantity of stormwater runoff from the developed site. The proposed stormwater management facilities will treat the stormwater runoff generated from the proposed development prior to discharging in a controlled manner to the two onsite streams located within the onsite wetlands. Therefore, no adverse impacts to groundwater or any onsite and/or offsite downstream watercourses, water bodies, or wetlands are anticipated as a result of the Proposed Action.

7.B.2 Community Services

7.B.2.1 *Police Protection*

Based upon a discussion with the New York State Police Department, the Zone 2 Station of Troop K located at 18 Middlebush Road, Town of Wappinger, New York will service the Proposed Action. The staffing at this particular station ranges from 22 to 26 officers and includes three Sergeants and 5 Investigators. The service ratio for the Town of Wappinger is approximately 1,007 persons for each New York State Trooper stationed at the New York State Police Town of Wappinger facility. The service ratio of the New York State Police Department will be increased by approximately 20 people per trooper as a result of the Proposed Action.

Based upon a discussion with the New York State Police Department and the Dutchess County Sheriff's Department, it is not anticipated that either of the stations will have any difficulties providing police protection for the proposed 225 units to be created by the Proposed Action. The service ratio of the Dutchess County Sheriff's Department will be increased by approximately 18 people per deputy.

Based upon a discussion with the New York State Police Department and the Dutchess County Sheriff's Department, it is not anticipated that either of the stations will have any difficulties providing police protection for the Proposed Action. The increase in the service ratios are minimal and will pose no significant impact on the dedication of manpower. In addition, the increase in tax revenue generated by the Proposed Action assist in providing for any potential increase in expected police protection coverage. Therefore, no significant impacts to the ability of the New York State Police Department or the Dutchess County Sheriff's Department to protect the proposed residents are anticipated.

7.B.2.2 *Fire Protection*

The Proposed Action is in the New Hackensack Fire District. According to Chief Rick Anderson of this facility, the Fire Station is located at the corner of Meyers Corners Road and All Angels Hill Road. The Proposed Action will be adding 225 residential units to the Town of Wappinger, resulting in an increased in demand for fire protection services, as with all development. As a result of the increased demand, there is potential for an increase in the costs to provide these services.

Based upon a discussion with Chief Anderson, the New Hackensack Fire District would have no difficulty providing fire protection to the proposed development. In addition, the surplus tax revenue generated by the Proposed Action can cover or assist in covering any potential cost increases. Therefore, no significant impacts to the New Hackensack Fire Department's ability to protect the Proposed Action from fires are anticipated.

7.B.2.3 *Emergency Medical Services*

The Town of Wappinger exclusively utilizes the services of TRANSCARE Ambulance Service for emergency medical situations affecting Town residents. TRANSCARE consistently provides response times faster than the area average, which translates into increasing the likelihood of protection in an emergency with both Basic and Advanced Life Support personnel. The Town of Wappinger Town Board has provided for a Town-wide Ambulance District that

covers the cost of the ambulance over that of available insurance. TRANSCARE is directly linked to Dutchess County's Enhanced 911 service and is conveniently located at 16 Middlebush Road attached to the State Police Barracks and adjacent to the Wappinger Town Hall.

The Proposed Action will be adding 225 residential units to the Town of Wappinger, resulting in an increased demand for emergency medical services, as with all development. As a result of the increased demand, there is potential for an increase in the costs to provide these services. It is the Applicant's opinion that the Proposed Action will add minimal impact to the emergency medical services. In addition, the surplus tax revenue generated by the Proposed Action can cover or assist in covering any potential cost increases. Therefore, no significant impacts to the emergency medical services as a result of the Proposed Action are anticipated.

According to Jason Barlow, Saint Francis Hospital has no reason to believe that the Proposed Action would impose any volume hardship on the hospital. Based upon this information, it is the Applicant's opinion that the Proposed Action will not impose any volume hardships on the other hospitals. Therefore, no mitigation measures are proposed.

7.B.2.4 Schools

The Proposed Action is located in the Wappinger Central School District. School age children in the area attend Brinkerhoff Elementary School (K-5), Van Wyck Junior High School (6-8), and John Jay High School (9-12). Bus Transportation is currently provided by the Wappinger Central School District. The Proposed Action is an age-restricted development; therefore, no school aged children will reside in the development and no further mitigation measures are proposed.

7.B.2.5 Parks, Recreation, and Library Facilities

Recreational facilities proposed on the property include a club house, swimming pool, tennis court, and open space area for community events. These facilities are located within the gated community; therefore, they will only be open to the residents of the Hilltop Village at Wappinger community. It is anticipated that majority of the residents will utilize the recreational facilities provided on the property. The HOA will be responsible for maintenance of all open space and recreational facilities. Therefore, no additional mitigation measures are proposed.

A small parcel within the Proposed Action is offered for dedication to the Town. In providing this space, the Applicant anticipates that this area could be used as a Town Senior Center that would be open to the general public. In addition, a separate parcel totaling 51.7 acres located on Robinson Lane will be dedicated to the Town for active and passive recreation. This parcel is adjacent to Robinson Lane Park and could be used to expand the existing facility. The proposed open space/recreation is consistent with the stated goals and policies of the *Town of Wappinger Comprehensive Plan*.

The Proposed Action will generate more than \$57,000 in surplus income to the Town each year, which can be used to provide for any potential increase in recreational facility use. In addition, the surplus tax revenue generated by the Proposed Action can cover or assist in covering any potential cost increases. Therefore, no additional mitigation measures are proposed.

7.B.3 Community Character, Zoning and Land Use

7.B.3.1 *Community Character*

The Proposed Action will introduce single-family homes and townhomes onto the project site. Residential development in this part of the Town generally consists of single-family homes. The Proposed Action clusters the majority of the residences and club house toward the interior of the property utilizing the existing topography and landscape. Additional landscaping was added along the property lines reducing the project's visual impact from the adjacent properties and surrounding road network. Therefore, the residences and club house will not be highly visible to where they would seem out of character with other existing homes in the immediate surrounding area.

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.

The Proposed Action was developed based upon input from the Town of Wappinger and its consultants. 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.

7.B.3.2 *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.

7.B.3.3 *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. 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.

7.B.3.4 *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*. In addition, several of the goals and principles of the planning documents were incorporated into the layout. Therefore, the Proposed Action is consistent and compatible with these documents. Therefore, no mitigation measures are required.

7.B.4 Cultural Resources

7.B.4.1 *Historic Places*

A Phase 1A Archaeological Investigation and Phase 1B Archaeological Reconnaissance was performed by Joseph E. Diamond, Ph.D. No prehistoric (Pre-Contact) finds were made during the Phase 1B. 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 development.

7.B.4.2 *Visual*

Potential visual impacts associated with the Proposed Action include changes in the density of land use and character of the project area. The development as proposed will require grading, construction of residences, and construction of the emergency access point from Shamrock Hills Drive. Potential visual impacts associated with development of the property are also related to a change in the open space character of the property from an undeveloped to developed with 225 residential units.

The Applicant intends on developing the site with a variety of architectural designs to avoid a monotonous housing development, the examples illustrate that the Applicant proposes to construct an attractive ranch style house, two story house and townhouse unit with an attached, two car garage (one car garage option available). The proposed building designs are at a minimum consistent with existing homes in the surrounding area.

Residences will be constructed using a combination of architectural features to create design diversity. 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 typical one dimensional residences typical throughout Dutchess County. 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. Again, the combination of natural corridors and street trees will further join developed areas with open space areas.

Undeveloped areas will continue to exist along most of the property boundaries. In instances where the proposed grading extends up to the property lines, extensive landscaping is proposed in order to screen the Proposed Action from the adjacent properties. These wooded areas will block views of proposed new development by continuing to provide a screen to the property interior. Therefore, no further mitigation measures are required.

7.B.5 Stormwater Management

The stormwater management, pollution prevention, and erosion and sediment control measures identified and detailed in the Stormwater Pollution Prevention Plan (SWPPP) and on the accompanying project plans have been designed in accordance with the requirements of the Town of Wappinger and the New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) Phase II technical standards.

The SWPPP and accompanying project plans identify both temporary and permanent erosion and sediment control measures, which have been designed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control*. Temporary erosion and sediment control measures will be implemented during construction to minimize soil erosion and control sediment transport off-site. Permanent erosion and sediment control measures will be implemented after construction to control the quality and quantity of stormwater runoff from the developed site. The proposed stormwater management facilities will treat the stormwater runoff generated from the proposed development prior to discharging in a controlled manner to the two onsite streams located within the onsite wetlands. Good housekeeping practices have been designed to maintain a clean and orderly work environment, which shall be maintained throughout the construction process by those parties involved with the direct care and development of the site.

During construction, to ensure the stability and effectiveness of all protective measures and practices during construction, all erosion and sediment control measures employed shall be inspected by the Qualified Professional at least every seven (7) calendar days. The contractor's and/or subcontractor's trained individual(s) shall perform daily inspections of all erosion and sediment control measures at the beginning and end of the day. The trained individual(s) shall immediately correct any deficiencies noted during their inspection or during the Qualified Professional's inspections.

Post-construction inspection and maintenance procedures for the various site components and the stormwater management facilities have been developed to ensure they continue to function as designed. The post-construction inspections and maintenance will be performed by the Homeowner's Association. A formal maintenance agreement for the stormwater management facilities will be executed and binding on all subsequent land owners.

The proposed project will not adversely impact any onsite, adjacent, or downstream receiving water bodies, watercourses, or wetlands and/or any adjacent or downstream properties, if the erosion and sediment control measures and stormwater management facilities are properly constructed, and maintained in accordance with the requirements outlined in the SWPPP and on the accompanying plans.

7.B.6 Traffic

Based on field observations and the detailed analysis undertaken during the preparation of the Traffic Impact Study, the following findings are summarized below:

- The site will be provided very good regional and local access due to its proximity to State Routes 376 and 82, and to County Routes 94, 28, 93, and 104.

- Based on conservative projections, it is anticipated that the Proposed Action will generate approximately 17 entering vehicles and 32 exiting vehicles during the weekday AM Peak Hour and 37 entering vehicles and 24 exiting vehicles during the PM Peak Hour.
- Access to/from the Proposed Action will be provided via a Town Road (the conversion of an existing driveway) with a full-movement unsignalized intersection at All Angels Hill Road. The existing driveway is currently providing access to Flavormatic Industries. An emergency access will be provided via Shamrock Road, accessible from Old Hopewell Road.
- A conservative annual growth factor of 2% was applied to the existing traffic volumes, to account for traffic associated with background growth as well as traffic associated with any other unknown potential nearby developments.
- Level of Service analyses were performed for the key study locations for the Existing, 2015 No-Build (without the Project) and 2015 Build conditions (with the Project). Detailed Level of Service summaries for each intersection are provided in the Traffic Impact Study provided in *Appendix C.4*.

Based on the analysis contained in the Traffic Impact Study, the traffic generated by the Proposed Action will have a negligible impact on operating conditions at the key study intersections as seen by the minimal changes in delay and Levels of Service from the 2015 No-Build to the 2015 Build condition. Therefore, no mitigation is necessary at these intersections.

7.B.7 Utilities

7.B.7.1 *Sanitary Sewage*

Based upon the existing pump station analysis, the existing pumps are capable of handling the additional flow with minor modifications to the pump station floats, running time, and/or the number of pump starts per hour as a result of the proposed Active Adult Community. Based upon the existing sanitary sewer line capacity analysis, the existing gravity lines are capable of handling the increased flow as a result of the proposed Active Adult Community. Therefore, no further mitigation measures are required.

7.B.7.2 *Water Supply*

The existing water system has sufficient capacity to service the 225 unit age restricted residential development. Based upon the analysis the normal working pressure ranges from 35 to 67 psi, which complies with the minimum recommended working pressure. Individual pressure reduction valves are not anticipated. Based upon a discussion with Chief Rick Anderson, the New Hackensack Fire District would have no difficulty providing fire protection to the proposed development.

As part of the site plan approval process, an analysis of the existing water system will be performed to determine if any infrastructure upgrades will be necessary. Once the analysis has been completed, additional mitigation measures, if any, will be provided.

7.B.7.3 Gas, Telephone, and Electrical Supply

Sufficient capacity is available from Central Hudson Gas and Electric for the provision of electric and natural gas. Telephone lines exist along All Angels Hill Road and will be brought to the proposed development as an underground utility. In addition, all dwelling units will be built in conformance with the energy conservation regulations of the New York State Energy Conservation Construction Codes.⁹⁸ Energy conservation measures that will be used 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. There are no potential significant adverse impacts to these services from the proposed development; therefore, no mitigation is required or proposed.

7.B.7.4 Solid Waste Management

It is anticipated that the Homeowner's Association (HOA) will contract directly with private haulers for waste and recyclable pickup. Recycling is mandatory in Dutchess County and would be required within the Proposed Action. This will serve to reduce the amount of solid waste requiring disposal. These materials include paper, cardboard, glass, plastics, and metal. Leaf and grass clipping composting can also reduce the amount of solid waste generated. There are no potential significant adverse impacts to these services from the proposed development; therefore, no mitigation is required or proposed.

⁹⁸ 9 NYCRR 7810-7816.

Chapter 8 Effects on the Use and Conservation of Energy Resources

8.A Energy Sources to Be Used If the Project Is Implemented

The existing and proposed primary energy sources for the project are electricity, fuel, and natural gas. Electricity and natural gas will be provided by Central Hudson Gas and Electric Corporation for lighting, cooling, cooking and operating internal equipment/appliances.

Alternatives for heating individual dwelling units are liquefied petroleum, gas, or as appropriate, passive or active solar designs. At the present, none of these alternatives are planned. Some dwellings may supplement heating requirements with wood, corn, coal, or pellet burning stoves depending on individual homeowner preferences.

8.B Increased Energy Consumption

According to Dennis Van Wagenen of Central Hudson, the current average residential household electricity demand is approximately 6,107 kwh per residence per year. On average, it is therefore estimated that the Proposed Action will require approximately 1.4 million kwh of electricity per year. Central Hudson Gas and Electric, is able to provide sufficient electric and gas service to the proposed project. In addition, lighting fixtures will utilize energy saving lamps and ballasts.

8.C Energy Conservation Measures

All dwelling units will be built in conformance with the energy conservation regulations of the New York State Energy Conservation Construction Codes.⁹⁹ In addition, low-flow water conservation plumbing devices will be installed on all showerheads and faucets consistent with the New York State Environmental Conservation Law.¹⁰⁰ The impact of these water conservation devices is a reduction in the demand water, particularly for hot water, therefore reducing energy demand to heat water.

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 Condensators;
- 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.

⁹⁹ 9 NYCRR 7810-7816.

¹⁰⁰ *New York State Environmental Conservation Law*, Article 15, Section 15-0314.