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ZONING ADMINISTRATOR
Barbara Roberti - Ext. 128

ZONING BOARD of APPEALS
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Tom DellaCorte
John Lorenzini
Shailesh Shah

TOWN OF WAPPINGER



PLANNING BOARD
ZONING BOARD OF APPEALS
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

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NOTICE SEQRA DECLARATION OF INTENT TO BE LEAD AGENCY

To: Dutchess County Department of Behavioral and Community Health
New York State Department of Environmental Conservation
New York State Homes and Community Renewal
Town of Wappinger Planning Board
Town of Wappinger Town Board
New York State Office of Parks, Recreation, and Historic Preservation

From: Town of Wappinger Zoning Board of Appeals

Date: January 31, 2023

Subject: **Alpine Commons - SEQRA**

The Zoning Board of Appeals of the Town of Wappinger has received applications from Brian Donato on behalf of Dakota Partners (the "Applicant") for three area variances to create a mixed-use site through the development of 144 units of multi-family housing at an existing shopping center.

The Zoning Board of Appeals has determined that the Proposed Action is an Unlisted action with respect to the New York State Environmental Quality Review Act (SEQRA).

The Zoning Board of Appeals hereby declares its intent to serve as the Lead Agency with regard to this Proposed Action under the requirements of the New York State Environmental Quality Review Act (SEQRA).

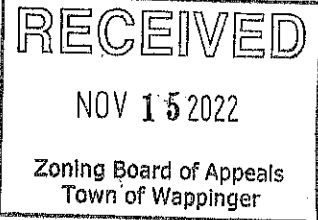
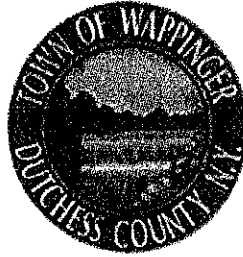
In accordance with the provisions of SEQRA, unless you submit a written objection to the Zoning Board of Appeals within thirty (30) calendar days from the mailing of this notification, the Zoning Board will automatically assume the role of Lead Agency.

Enclosed with this notice are Part 1 of the Environmental Assessment Form and the applications which have been submitted by the Applicant.

Enclosures

cc: Dutchess County Department of Planning and Development
New York State Department of Transportation
Wappingers Central School District

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
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Application for an Area Variance

Appeal No.: 22-7772

Date: 11/11/2022

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Brian Donato on behalf of Dakota Partners residing at 235 Bear Hill Road, Suite 400
Waltham, MA 02451, (phone) 781-899-4002, hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated N/A, and do hereby apply for an area variance(s).

Premises located at: 1404 Route 9

Tax Grid No.: 135689-6157-02-707773-0000

Zoning District: Shopping Center

1. Record Owner of Property:

DP 123, LLC

Address: 333 North Bedford Rd, Suite 145, Mount Kisco, NY 10549

Phone Number: 914-773-6249

Owner Consent dated: 11/11/22

Signature: See Owner Consent

Print Name: _____

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following
requirements of the Zoning Code.

240-81.7

(Indicate Article, Section, Subsection and Paragraph)

Required: A maximum of 93 dwelling units

Applicant(s) can provide: 144 dwelling units

Thus requesting: an increase in the density for Mixed Uses

To allow: 51 additional dwelling units to be constructed

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 22-7772

Variance No. 2

Variance No. 3

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240 Attachment 4 Maximum Building Height

240-97 Schedule of Off-Street Parking

(Indicate Article, Section, Subsection and Paragraph)

Required:	2.5 stories or 35 feet	282 spaces are required
Applicant(s) can provide:	3 stories and 50 feet	238 spaces are provided
Thus requesting:	increase to maximum building height	decrease in off-street parking
To allow:	an increase of 1 story and 15 feet	approximately 44 less spaces than required

3. Reason for Appeal *(Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):*

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

The requested variances will have not negative impact on the character of the neighborhood. The proposed development is physically isolated from the surrounding properties. Furthermore the overall property is over 80 acres and the proposed development will only impact approximately 9 acrea. See cover letter for further detail.

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

Developing workforce multifamily housing entails significant fixed costs that must be incurred regardless of the project size. In order to achieve a financial viable project there is a minimum number of units that must be built, and that number is greater than what is allowed under the zoning. Please see the cover letter for further detail.

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

The requested changes are not significant changes from the underlying zoning when considering the size of the overall parcel i question. Please see the cover letter for further detail.

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

The physical environmental conditions will not be impacted by the proposed development. The proposed project only cover a small area of a much larger parcel much of which is open space. Please see cover letter for further detail.

Town of Wappinger Zoning Board of Appeals

Application for an Area Variance

Appeal No.: 21-7772

E. How did your need for an area variance(s) come about? Is your difficulty self-created?

Please explain your answer in detail.

The variances are needed do to the extremely conservative zoning requirements that do not allow for feasible, cost effective development of multifamily housing. See cover letter for further detail

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

There are only three properties in the Town of Wappinger zoned SC and Alpine Commons is the largest

4. List of attachments (*Check applicable information*)

- (X) Survey dated: 11/22/2019, Last revised 11/7/2019 and
Prepared by: Republic National
- () Plot Plan dated: _____
- () Photos Schematic Drawings Dated 7/1/22 Grading Plan - No Date
 Building C Elevation Dated 10/19/22
 Typical Elevations Dated 10/14/22
- (X) Drawings dated: Civil Materials and Layout Plan - No Date
- () Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: _____ Dated: _____
- (X) Other (*Please list*): Cover letter, parking analysis, elevation memo

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

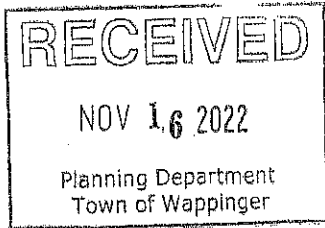
SIGNATURE: 
(Appellant)

DATED: 11/13/22

SIGNATURE: _____
(If more than one Appellant)

DATED: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 22-7772

Date: 11/11/2022

Grid No.: 6157-02-707773

Zoning District: Shopping Center

Location of Project:

1404 Route 9 Parcel ID 135689-6157-02-707773-0000

Name of Applicant:

Dakota Partners, Inc by Brian J. Donato 585-233-9120

Print name and phone number

Description of

Project: The Applicants seek to develop within an approximately 9 acre limit of disturbance area, five (5) residential buildings totaling 144 multifamily, workforce apartment units and related amenities in the southern, undeveloped portion of Alpine Commons

I, JAMES DIAMOND, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

11/11/2022
Date

[Signature]
Owner's Signature

9147736220
Owner's Telephone Number

JAMES DIAMOND MANAGER
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
2. ☐ **YES** / ☐ **NO**, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.
3. THERE ☐ **IS (ARE)** / ☐ **IS (ARE)** NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ **IS** (☐ **ARE**) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ **WILL** / ☐ **WILL NOT** HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ **IS** / ☐ **IS NOT** SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
☐ **GRANTED** ☐ **DENIED**

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ **FINDINGS & FACTS ATTACHED.**

DATED: _____

**ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK**

BY: _____
(Chairman)

PRINT: _____

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6266
Fax: 845-297-0579

Owner Consent Form

Project No: 22-7772

Date: 11/11/2022

Grid No.: 6157-02-707773

Zoning District: Shopping Center

Location of Project:

1404 Route 9 Parcel ID 135689-6157-02-707773-0000

Name of Applicant:

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Print name and phone number

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11/11/2022
Date

[Signature]
Owner's Signature

9147736220
Owner's Telephone Number

JAMES DIAMOND MANAGER
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the dead.

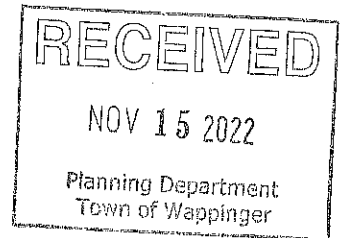


445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

November 14, 2022

Neil J. Alexander, Esq.
nalexander@cuddyfeder.com

Chairperson Peter Galotti and
Members of the Zoning Board of Appeals
Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590



RE: Dakota Partners, Inc. & DP 123 LLC
Application: Area Variances for Multifamily Workforce Housing
Premises: 1404 Route 9, Town of Wappinger
Parcel ID: 135689-6157-02-707773-0000
Lot Area: 86.818 acres
Property Owner: DP 123 LLC
Zoning District: Shopping Center "SC" District

Dear Chairperson Galotti and Members of the Zoning Board of Appeals:

This letter is respectfully submitted on behalf of Dakota Partners, Inc. ("Dakota") & Diamond Properties through its business affiliate DP 123 LLC (collectively, the "Applicants") in furtherance of its application for area variances to construct a multifamily workforce housing development (the "Project") within the Alpine Commons Shopping Center ("Alpine Commons") located at 1404 Route 9 in the Town of Wappinger, consisting of approximately 86.818 acres, classified in the SC (Shopping Center) zoning district, and bearing a tax parcel identification of 135689-6157-02-707773-0000.

In particular, the Applicants seek Area Variances from (i) the Density standard set forth in the Supplementary Special Permit Use Regulations for Mixed Uses in Section 240-81.7 of the Town of Wappinger Zoning Code ("Zoning Code"), (ii) the Maximum building height (stories/feet) codified in the Schedule of Dimensional Regulations for Nonresidential Districts for the SC zoning district; and (iii) the Schedule of Off-Street Parking Requirements for Multifamily dwellings established in Section 240-97 in order to develop multifamily workforce housing along with related amenities and parking facilities within Alpine Commons.



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Dakota Partners & Diamond Properties

Dakota Partners is a real estate developer and builder that has decades of experience designing, developing, and building residential and commercial projects across New England and the mid-Atlantic. At the core of every project is Dakota's mission to improve the lives of the people who live in its communities. By integrating high-level design, green building technologies, and traditional craftsmanship, Dakota creates vibrant and desirable projects. Partnerships with neighborhood groups and public officials further ensure the success of these projects for all stakeholders in the community.

Diamond Properties is a renowned commercial real estate business that focuses on the acquisition of commercial properties with the potential for substantial improvement through hands-on property management, market repositioning, and capital upgrades. Diamond Properties is committed to playing a positive civic and environmental role in the communities in which it operates.

The Proposed Workforce Housing Project

Through this Area Variance Application, the Applicants seek to develop five (5) residential buildings and related amenities within the southern, undeveloped portion of Alpine Commons. The Applicants intend to convert Alpine Commons from a retail shopping center to Mixed Uses per Town Zoning Code Section 240-81.7. The smallest of the 5 buildings will have 24 multifamily units and the largest will have 36 multifamily units. The proposed workforce housing will complement the existing, approximately 107,000 square foot space tenanted by BJ's Wholesale Club, and the approximately 102,000 square foot former AC Moore/Stop N Shop space currently re-tenanted by Hudson Valley Office Furniture (37,000 square feet) and Fun Max Adventure Park (65,000 square feet of Commercial Recreation Facility per Section 240-72).

The Project will be accessed *via* a spur off an existing internal road within Alpine Commons. The residential buildings are currently envisioned as three-story walk-ups. The mix of apartment units contemplated is 48 one-bedroom units, 60 two-bedroom units, and 36 three-bedroom units, for a total of 144 units. Each building will be highly energy efficient in order to meet the Tier 3 NYSERDA Multifamily home requirements. There will be a total of 238 at-grade, parking spaces (i.e., 226 standard spaces plus 12 ADA spaces, or alternatively the equivalent of 1.65 parking spaces per dwelling unit).



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The Project also includes development of an approximately 2,500 square foot clubhouse, which will feature a large community room with kitchenette, a fitness facility, offices for a community manager and leasing agent, maintenance space, and outdoor patio space. It is anticipated that rents will range from \$632 to \$1889 per month.

The Area Variances Requested

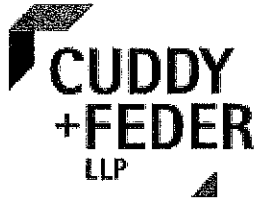
Alpine Commons is 1 of only 3 properties in the entire Town of Wappinger classified in the SC zoning district. Based on a review of the Town Zoning Map, it appears that fewer than 125 acres in the Town are classified in the SC zoning district with Alpine Commons consisting of approximately 86.818 acres of them.

Per the Zoning Code's Schedule of Use Regulations for Nonresidential Districts, the SC district allows Mixed Uses that comprise detached structures containing a mix of residential dwelling units and retail stores pursuant to the issuance of a Special Permit. Such uses also are subject to the standards set forth in Sections 240-44 (general) and 240-81.7 (Mixed Use). The Project must further comply with the bulk and area standards for the SC zoning district enunciated in the Schedule of Dimensional Regulations for Nonresidential Districts, and the Schedule of Off-Street Parking Requirements for Multifamily dwellings established in Section 240-97.

The Project complies with the general Special Permit criteria in Section 240-44; yet, it does not conform to either the Density requirement for Mixed Uses in Section 240-81.7A(3), or the Maximum building height (stories/feet) in the SC zoning district per the Schedule of Dimensional Regulations for Nonresidential Districts, or the Schedule of Off-Street Parking Requirements for Multifamily dwellings established in Section 240-97.

Density for Mixed Uses

With respect to the Density requirement for Mixed Uses, it is important to note that Alpine Commons consists of 86.818 acres in total. Unlike every other use in the Nonresidential Districts, Mixed Uses are required to calculate density and compliance based on Net Lot Area as opposed to Gross Floor Area. Net Lot Area is defined as "gross area of a property **minus** 100% of the area of wetlands, lands within the one-hundred-year floodplain, and areas of steep slopes in excess of 25% when measured over a distance of 50 feet". Meanwhile Gross Floor Area is defined as the "sum of the gross horizontal area of every floor of a building or buildings, measured from the exterior faces of the outside walls of such buildings, but not to include



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porches, terraces, basements, cellars or unfinished floor areas having a clear head room of less than seven feet." As such, Mixed Uses are immediately penalized under the Zoning Code because density is not calculated using the total horizontal area included within the lot lines of a lot. Net Lot Area reduces the density regardless of whether development is proposed within wetlands, floodplains or steep slopes. Rather, density is deducted merely because the property includes these attributes. Even if federal or state agencies with primary jurisdiction would issue permits for development in these areas, the Zoning Code disallows these lands from the calculation of Density for Mixed Uses in comparison to all other uses in the Schedule of Nonresidential Uses. As such, deployment of the Net Lot Area formula in and of itself for Mixed Uses is a hardship. Here, the net lot area is 47.3 acres, which represents a density deduction of 39.518 acres or 45.5%.

Section 240-81.7 calculates density separately for commercial uses and residential uses, and then provides that the residential and commercial components of the mixed use shall not, individually or in combination, exceed the maximum density standards. By allocating 16 of the 47.3 Net Lot Area acres, Alpine Commons meets the commercial density standard for its 209,000 square feet of commercial area per the SC zone's FAR of 0.3 (i.e., $43,560 \text{ s/f} \times 0.3 \text{ FAR} \times 16 \text{ acres} = 209,000 \text{ s/f}$). This leaves a remaining Net Lot Area of 31.3 acres for the residential area, which complies with Section 240-81.7B's standard that the mixed use shall be at least 25% residential and at least 25% commercial (i.e., approximately 1/3 commercial, 2/3 residential). Pursuant to the residential density standard of three dwelling units per acre of Net Lot Area devoted to the residential component of the mixed use, Alpine Commons is limited to 93 multifamily units (i.e., $31.3 \text{ acres} \times 3 \text{ dwelling units/acre} = 93.9 \text{ dwelling units}$ rounded downward to 93 multifamily units), where the Project proposes 144 multifamily units.

It is important to note that the Gross Commercial FAR for the Property is 1,134,537.624 square feet (i.e., $43,560 \text{ s/f} \times 0.3 \text{ FAR} \times 86.818 \text{ acres} = 1,134,537.62 \text{ s/f}$). Further, if the Applicants were allowed to use Gross Floor Area instead of the anomalous Net Lot Area, the proposed 144 multifamily units would conform if only 48 acres were allocated leaving 48.818 acres and a FAR of 637,953.624 square feet for commercial uses. Similarly, 144 multifamily units would comply if the Applicants could deploy 5 dwelling units per acre under the Net Floor Area formula (i.e., $31.3 \text{ acres} \times 5 \text{ dwelling units/acre} = 156.5 \text{ dwelling units} > 144 \text{ multifamily units proposed}$), which is consistent with the calculation for the RMF-5 multifamily zoning district in the Town.

Ultimately, the goals of this project are fully consistent with the Town Comprehensive Plan, dated September 27, 2010, including but not limited to the Recommendation to "[e]ncourage



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higher commercial density and mixed commercial land use in existing commercial areas that support transit, reduce traffic, improve local identity, provide opportunities for public spaces, and promote pedestrian activity.”

Lastly, the Town’s Rental Housing need has long been recognized and documented in the April 2009 Three-County Regional Housing Needs Assessment: Ulster, Orange and Dutchess Counties From 2006 to 2020, and more recently, the March 2022 Dutchess County Housing Needs Assessment.

Building Height

The Schedule of Dimensional Regulations – Nonresidential limits the Maximum building height (stories/feet) throughout the Town to 2.5 stories / 35 feet, including the SC zoning district in which the Property is classified. It is also worth underscoring that the Schedule of Dimensional Regulations – Residential Districts similarly limits the maximum building height to 35 feet townwide, albeit in the RMF-3 and RMF-5 zones 3 stories are allowed at that same 35-foot maximum height. This 35-foot height limit thwarts the ability to build standalone multifamily, mixed uses, and residential over retail *per se*. As such, the Applicants require an area variance from the 2.5 stories / 35-foot height limit. Each of the proposed five (5) residential buildings are three stories, and every building exceeds the 35-foot height limit. Indeed, the height limit varies from building to building with a range from 42’0” feet to 49’10” based on the way height is measured in the definition of Building Height in the Zoning Code.

It merits reproducing verbatim here the definition in the Zoning Code of Building Height, which is the “greatest vertical distance measured from the adjoining finished grade at the front of a building to the highest point of the roof if the roof is flat or to the mean level between the eaves and the highest point of the roof if the roof is of any other type,” because of its restrictive nature on anything other than a perfectly flat development site. It is also worth noting that this means of calculation for building height in combination with the overall 2.5 stories / 35 foot height limit and the forced use of the Net Lot Area formula works an exponential hardship on Mixed Use Development.

Parking

The Schedule of Off-Street Parking codifies in Section 240-97 the requirements for Multifamily dwellings. At the outset, it is important to note that, notwithstanding the amendments circa



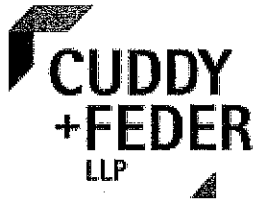
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2007 by L.L. No. 10-2007, 2015 by L.L. No. 1-2015, and 2017 by L.L. No. 1-2017, the Town's retail and multifamily parking standards remain over-parked per comparable municipalities in the region and the parking standards for the Institute of Traffic Engineer (ITE), which results in unnecessary environmental impacts, such as additional land disturbance, decreased vegetation, and construction of unused/underused infrastructure. By example, it is common to see Retail parking ratios at 4 parking spaces per 1000 (i.e., 1/250 s/f) and multifamily parking ratios at 1.5 parking spaces per dwelling unit. Meanwhile, in Section 240-97, the Town requires Retail at 1 parking space for each 150 square feet of gross floor area on the ground floor and 1 for each 250 square feet of gross floor area on other floors, with a reduced rate for Shopping Centers greater than 100,000 square feet of gross floor area at 4.5 parking spaces for each 1,000 square feet of gross floor area (i.e., 1 /222 s/f). Moreover, the Town's standard for multifamily dwelling units is 1.5 parking spaces for each dwelling unit, plus 0.5 for each bedroom.

Consequently, the 144 multifamily units proposed with a mix of apartment units consisting of 48 one-bedroom units, 60 two-bedroom units, and 36 three-bedroom units would require by the calculation of the Applicants a total of 282 parking spaces (i.e., $1.5 \times 144 = 216$, plus 0.5 X for each of the 132 second and third bedrooms is 66 added to 216 equaling 282). The Applicants are proposing 238 at-grade, parking spaces (i.e., 1.65 parking spaces per multifamily unit on average through 226 standard spaces plus 12 ADA spaces). As such, an area variance as to multifamily parking between the 282 required and 238 provided parking spaces is required (i.e., 44 parking spaces).

In support of this request, the Applicants have provided a parking analysis from Colliers Engineering and Design ("Colliers"). This Parking Evaluation by Colliers is based on the ITE Parking Generation Handbook, which indicates an average parking rate of 0.99 spaces per unit for workforce housing and an 85th percentile rate of 1.33 spaces per unit for workforces housing. The proposed design here exceeds these standards by providing 1.65 spaces per unit. Further, Dakota operates numerous multifamily communities of a similar and comparable nature throughout New England. As such, the Applicants are versed as to the practical needs of their tenants from both operations and maintenance. The Applicants therefore do not want to build parking that is unnecessary as it poses a first cost to the Project, and an additional borrowing and debt service obligation as well as a continuing upkeep responsibility for unused spaces. Based on these experiences, the Applicants have found that 1.5 parking spaces per dwelling unit is sufficient. Here, the Applicants have proposed 1.65 parking spaces per dwelling units. Alternatively, the 238 parking spaces can be seen as 1.5 parking spaces per dwelling unit (i.e., 216 parking spaces) plus an extra 10% just for visitors (i.e., 15 parking spaces) and another



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7 parking spaces for the Community Clubhouse. This allotment of parking is more than sufficient for a pure market rate rental multifamily development and is arguably well beyond what is necessary for workforce housing according to the Institute of Transportation Engineers' data. Consequently, the Applicants respectfully submit that the proposed parking is more than sufficient for the proposed use and the requested variance will not impact the community.

Materials Submitted in Support of This Application

Please find enclosed with this letter 8 sets of the following materials in furtherance of this Application for Area Variances pursuant to Zoning Code Section 240-107B(2)(b)[2] and New York State Town Law Section 267-b(3):

- Exhibit A: Area Variance Application Form.
- Exhibit B: SEQRA Full Environmental Assessment Form, prepared by Benesch.
- Exhibit C: Architectural Drawings, prepared by Kitchen & Associates.
- Exhibit D: Site/Civil Drawings, prepared by Benesch.
- Exhibit E: Parking Evaluation, prepared by Colliers Engineering and Design.

Please also find a check in the amount of \$750 made payable to the Town of Wappinger representing the Area Variance application fee.

Conclusion

The Applicants respectfully submit that approval of the instant application is warranted, and they look forward to appearing before the Zoning Board of Appeals, hopefully as early as the December 13, 2022 agenda, where the Zoning Board of Appeals can circulate Notice of Its Intent to Serve as SEQRA Lead Agency in the Coordinated Review of this Unlisted Action. Should the Zoning Board of Appeals, its consultants, or Town Staff have any questions or comments in the interim, please feel free to contact me.



November 14, 2022

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Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

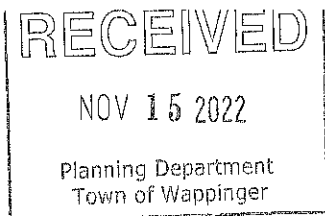
A handwritten signature in black ink, appearing to read "Neil J. Alexander". The signature is fluid and cursive.

Neil J. Alexander

Enclosures

cc: Barbara Roberti, CEO
James Horan, Esq., Town Attorney
Malcolm Simpson, Town Planner
Timothy Moot, PG, and Jon Bodendorf, PE, Town Engineer
Anne Saylor, Deputy Commissioner for Housing, Dutchess Planning & Development
Ronald Roth, Senior Vice President of Acquisitions and Finance, Diamond Properties
Ted Grogan, Vice President of Leasing, Diamond Properties
Brian Donato, Vice President of Real Estate Development, Dakota Partners
Brenden Lloyd, Project Manager, Dakota Partners
Steve Schoch, AIA, LEED AP, Principal, Kitchen & Associates
Will Walter, PE, Civil/Site Group Manager, Benesch

Full Environmental Assessment Form
Part 1 - Project and Setting



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Alpine Commons		
Project Location (describe, and attach a general location map): 1404 Route 9, Wappinger, NY 12590		
Brief Description of Proposed Action (include purpose or need): The project utilizes approximately 7.5 acres of an 86-acre property that is situated in the Shopping Center (SC) zone and currently houses several commercial tenants. The approximately 7.5 portion will be utilized for residential; specifically, it will consist of six (6) residential buildings (housing 144 units), a clubhouse and associated site amenities. The site is served by public water and sewer.		
Name of Applicant/Sponsor: Dakota Partners, Inc.		Telephone: (585) 794-2402
		E-Mail: bdonato@dakotapartners.net
Address: 235 Bear Hill Road		
City/PO: Waltham	State: MA	Zip Code: 02451
Project Contact (if not same as sponsor; give name and title/role): Brian Donato, Vice President Acquisitions & Development		Telephone: (585) 794-2402
		E-Mail: bdonato@dakotapartners.net
Address: 235 Bear Hill Road		
City/PO: Waltham	State: MA	Zip Code: 02451
Property Owner (if not same as sponsor): Diamond Properties		Telephone: (914) 773-6249
		E-Mail: tgrogan@dpmgt.com
Address: 333 North Bedford Road		
City/PO: Mount Kisco	State: NY	Zip Code: 10549

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan Approval and Special Permit for Mixed Use	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Area Variance	November 2022
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building Permit	
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board Referral & County Health Department	April 2023
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	NYS Homes and Community Renewal - Funding Approval, NYDEC SPDES Permit	December 2023
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): Hudson Valley Greenway	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s):	

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Shopping Center District (SC)
- b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No
- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Wappingers Central School District
- b. What police or other public protection forces serve the project site?
Dutchess County Sheriff
- c. Which fire protection and emergency medical services serve the project site?
Hughsonville Fire Department, Town of Wappinger Ambulance
- d. What parks serve the project site?
Reese Park, Spook Hill Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential
- b. a. Total acreage of the site of the proposed action? _____ 86 acres
b. Total acreage to be physically disturbed? _____ 7.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 86 acres
- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
 - Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	144
At completion of all phases	_____	_____	_____	144

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

Yes ☐ No ☐

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 30,800 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: United Wappinger Water District
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: Diamond Properties
- Date application submitted or anticipated: Discussions ongoing.
- Proposed source(s) of supply for new district: United Wappinger Water District Sources

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 30,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Residential sanitary wastes

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Tri-Municipal Treatment Facility
- Name of district: Tri-Municipal Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>4.0</u> acres (impervious surface) _____ Square feet or <u>86</u> acres (parcel size) ii. Describe types of new point sources. <u>No new point sources. All existing flows will be maintained.</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>Currently, all stormwater flows east to west from the site to the parking lot of the adjacent shopping center. Peak flows to the shopping center parking lot will be reduced and flow will be directed to the existing stormwater management system.</u> 	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>238</u> Net increase/decrease <u>238</u></p> <p>iv. Does the proposed action include any shared use parking? Yes No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am - 4 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am - 4 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am - 4 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Construction equipment (excavators, cranes, dump trucks, bulldozers, etc. will be utilized during construction working hours (M - F 7 am - 4 pm)</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: A portion of the wooded area will be removed to construct the residences and associated amenities.</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Building-mounted and pole-mounted light fixtures will be utilized to provide safe light levels at building entrances and in parking/drive areas during night hours. All fixtures will be full cut-off and LED so no spillage across property lines occur.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: A portion of the wooded area will be removed to construct the residences and associated amenities.</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	22	26	4
• Forested	15	10	-5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6	4	-2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	38	38	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Grass	5	6	1

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If yes, provide DEC ID number(s): 314088
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

The Greer Toyota Site is located at 1349 US Route 9 and, that as of now Remedial actions are both complete and measures are in place to control the potential for coming into contact with residual contamination remaining at the site.

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	10 feet
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %	
c. Predominant soil type(s) present on project site:	
NwD (Nassau-Cardigan complex) _____	20 %
DwC (Dutchess-Cardigan complex) _____	80 %
	_____ %
d. What is the average depth to the water table on the project site? Average: _____	10 feet
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____	100 % of site
<input type="checkbox"/> Moderately Well Drained: _____	_____ % of site
<input type="checkbox"/> Poorly Drained _____	_____ % of site
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____	_____ % of site
<input type="checkbox"/> 10-15%: _____	_____ % of site
<input type="checkbox"/> 15% or greater: _____	_____ % of site
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: Principal Aquifer _____	

m. Identify the predominant wildlife species that occupy or use the project site:	
<u>White-tail deer</u> <u>Various Bird Species</u>	<u>Eastern Cootontail</u>
<u>Gray Squirrel</u>	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
• Currently: _____	acres
• Following completion of project as proposed: _____	acres
• Gain or loss (indicate + or -): _____	acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Species and listing (endangered or threatened): _____	
<u>Indiana Bat</u>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes: acreage(s) on project site: _____	
ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

- iii. Brief description of attributes on which listing is based:

- ii. Basis for identification:

- iii. Distance between project and resource: _____ miles.

- i. Identify the name of the river and its designation:

- ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?*

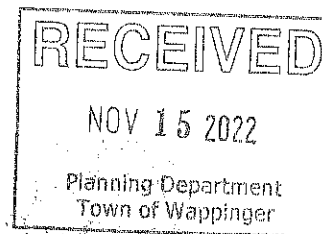
400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com



Engineering
& Design

November 10, 2022

Mr. Brian Donato, VP Acquisitions & Development
Dakota Partners
235 Bear Hill Road, Suite 400
Waltham, MA 02451



Alpine Commons (1404 U.S. Route 9)
Town of Wappinger, Dutchess county, NY
Colliers Engineering & Design Project No. 21007010A

Dear Mr. Donato,

Colliers Engineering & Design has provided a parking evaluation to identify future parking needs for the proposed 144 multi-family workforce housing type development. The following sections provides a description of the proposed Project and tasks undertaken in completing the parking evaluation including a comparison of the Town and current industry parking rates.

1. PROJECT DESCRIPTION AND LOCATION

Dakota Partners is proposing to develop a 144 multi-family (36 1-bedroom, 60 2-bedroom, 48 3-bedroom) workforce housing type development on approximately 9.86 acres on property located at 1404 U.S. Route 9 in the Town of Wappinger, Dutchess County, New York. Access to the development is proposed via the existing Alpine Commons Shopping Center signalized driveway to U.S. Route 9. Dutchess County Public Transit (DCPT) provides bus service in the vicinity of the site via the Route A Bus (Poughkeepsie Transit Hub to Fishkill / Walmart & Dutchess Mall) which includes the Dutchess County Transit Hub and Poughkeepsie Train Station and the New Hamburg RailLink - NHRL (Poughkeepsie Galleria Mall, Wappingers Falls to New Hamburg Train Station). A copy of the Route A and NHRL Bus Routes are included in Attachment 1.

2. PARKING EVALUATION

Based on the Town's parking requirement, the proposed 144 multi-family units (36 1-bedroom, 60 2-bedroom, 48 3-bedroom) would require 366 parking spaces (1.5 for each dwelling unit, plus 0.5 for each bedroom). The proposed development is proposed to have a total of 238 parking spaces. The parking requirements based on zoning are relatively high and out of date with current industry standards.

Based on studies prepared by the Institute of Transportation Engineers (ITE) contained in their latest Parking Generation Manual, 5th Edition, the recommended Average Peak Period Parking Demand and 85th Percentile Parking Demand for workforce housing and typical multi-family housing are shown in the Tables below:



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Table No. 1
ITE Parking Rates - Affordable Housing *
(Based on Dwelling Units)

PARKING DEMAND (144 DWELLING UNITS)	MULTI-FAMILY (DWELLING UNIT)	SPACES NEEDED
Average Rate	0.99	143
85 th Percentile Rate	1.33	192

Based on ITE Parking Generation Handbook, 5th Edition - ITE Land Use 223

* Workforce Housing is typically defined as Affordable Housing

Table No. 2
ITE Parking Rates - Affordable Housing *
(Based on Bedrooms)

PARKING DEMAND (300 BEDROOMS)	MULTI-FAMILY (BEDROOMS)	SPACES NEEDED
Average Rate	0.54	162
85 th Percentile Rate	0.82	246

Based on ITE Parking Generation Handbook, 5th Edition - ITE Land Use 223

* Workforce Housing is typically defined as Affordable Housing

Table No. 3
ITE Parking Rates - Multi-Family Housing
(Based on Dwelling Units)

PARKING DEMAND(144 DWELLING UNITS)	MULTI-FAMILY (DWELLING UNIT)	SPACES NEEDED
Average Rate	1.21	174
85 th Percentile Rate	1.52	219

Based on ITE Parking Generation Handbook, 5th Edition - ITE Land Use 220

Table No. 4
ITE Parking Rates - Multi-Family Housing
(Based on Bedrooms)

PARKING DEMAND (300 BEDROOMS)	MULTI-FAMILY (BEDROOMS)	SPACES NEEDED
Average Rate	0.66	198
85 th Percentile Rate	0.86	258

Based on ITE Parking Generation Handbook, 5th Edition - ITE Land Use 220

A copy of the above ITE Parking Rates are included in Attachment 2.



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3. PARKING SUMMARY

As shown on the above Tables, based on current industry standards:

- The Average Peak Parking Demand for workforce type units based on the number of dwelling units would require 143 spaces (which is below the 238 parking spaces proposed).
- The Average Peak Parking Demand for workforce type units based on the number of bedrooms would require 162 spaces (which is below the 238 parking spaces proposed).
- The Average Peak Parking Demand for typical multi-family units based on the number of dwelling units would require 174 spaces (which is below the 238 parking spaces proposed).
- The Average Peak Parking Demand for typical multi-family units based on the number of bedrooms would require 198 spaces (which is below the 238 parking spaces proposed).
- The 85th Percentile Parking Demand for workforce type units based on the number of dwelling units would require 192 spaces (which is below the 238 parking spaces proposed).
- The 85th Percentile Parking Demand for typical multi-family units based on the number of dwelling units would require 219 spaces (which is below the 238 parking spaces proposed).
- The 85th Percentile Parking Demand for workforce type units based on the number of bedrooms would require 246 spaces.
- The 85th Percentile Parking Demand for typical multi-family units based on the number of bedrooms would require 258 spaces.

The above information should support the requested reduction in parking. In addition, it should be noted that no reduction in parking has been taken to account for the availability of public transportation (See Section 1) which could further reduce the need for parking based on the type of units proposed.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

A handwritten signature in dark ink, appearing to read "Ronald P. Rieman".

Ronald P. Rieman, Project Manager

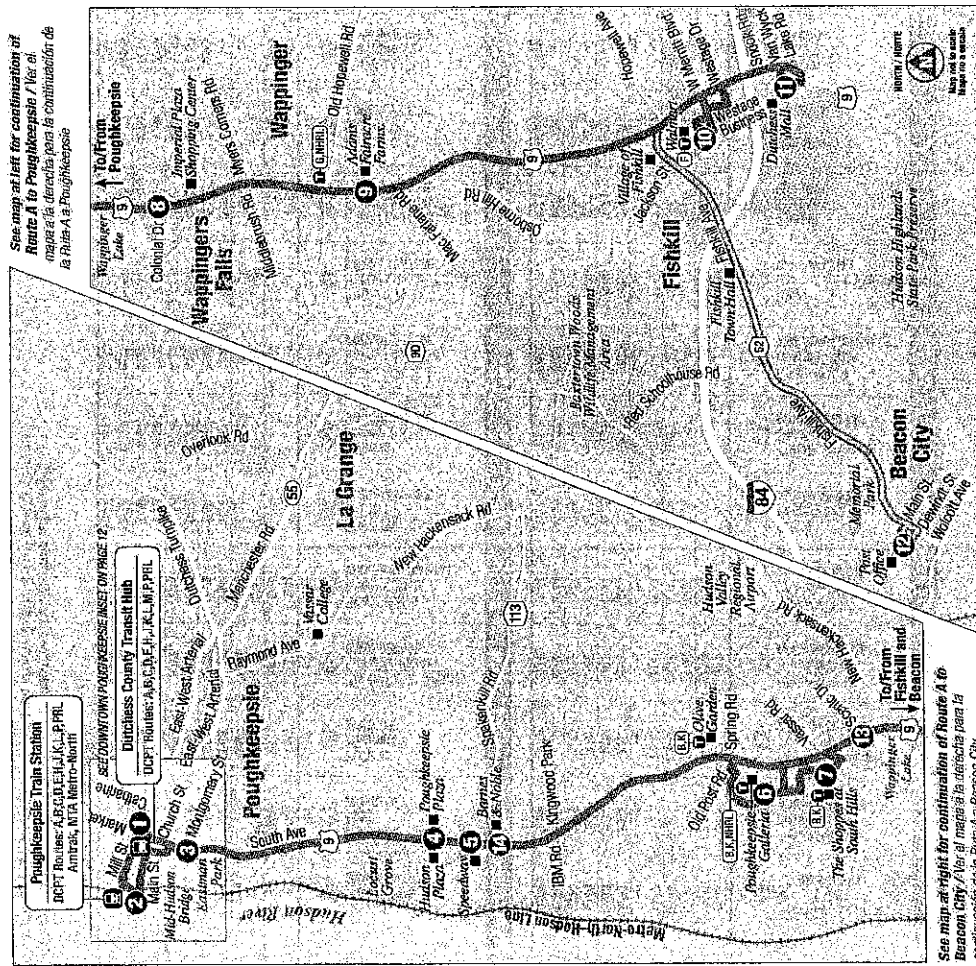


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Attachment 1

Dutchess County Public Transit (DCPT)

Route A: Poughkeepsie Transit Hub to Fishkill / Walmart & Dutchess Mall



845.473.8424 • DutchessNY.gov/PublicTransit

MONDAY-FRIDAY / LUNES-VIERNES

Stop #	Dutchess County Transit Hub	Poughkeepsie Train Station	Poughkeepsie	South Ave./Market St. & Montgomery St.	Route 9 & Hudson Plaza	Route 9 & Spedway	Poughkeepsie	Galleria Food Court	The Shoppes at South Hills	Route 9 & Wappingers Falls	Route 9 & Wappingers Falls (across from Adams)	Fishkill Walmart	Dutchess Mall	Fishkill	Beacon Post Office
1	8:00	8:05	—	8:09	8:13	8:14	—	—	8:16	8:23	8:25	8:33	8:34	8:38	8:39
2	8:15	8:20	—	8:24	8:28	8:29	—	—	8:31	8:38	8:40	8:44	8:45	8:49	8:50
3	8:30	8:35	—	8:39	8:43	8:44	—	—	8:46	8:53	8:55	8:59	9:00	9:04	9:05
4	8:45	8:50	—	8:54	8:58	8:59	—	—	9:00	9:07	9:09	9:13	9:14	9:18	9:19
5	9:00	9:05	—	9:09	9:13	9:14	—	—	9:16	9:23	9:25	9:29	9:30	9:34	9:35
6	9:15	9:20	—	9:24	9:28	9:29	—	—	9:31	9:38	9:40	9:44	9:45	9:49	9:50
7	9:30	9:35	—	9:39	9:43	9:44	—	—	9:46	9:53	9:55	9:59	10:00	10:04	10:05
8	9:45	9:50	—	9:54	9:58	9:59	—	—	10:00	10:07	10:09	10:13	10:14	10:18	10:19
9	10:00	10:05	—	10:09	10:13	10:14	—	—	10:16	10:23	10:25	10:29	10:30	10:34	10:35
10	10:15	10:20	—	10:24	10:28	10:29	—	—	10:31	10:38	10:40	10:44	10:45	10:49	10:50
11	10:30	10:35	—	10:39	10:43	10:44	—	—	10:46	10:53	10:55	10:59	11:00	11:04	11:05
12	10:45	10:50	—	10:54	10:58	10:59	—	—	11:00	11:07	11:09	11:13	11:14	11:18	11:19
13	11:00	11:05	—	11:09	11:13	11:14	—	—	11:16	11:23	11:25	11:29	11:30	11:34	11:35
14	11:15	11:20	—	11:24	11:28	11:29	—	—	11:31	11:38	11:40	11:44	11:45	11:49	11:50
15	11:30	11:35	—	11:39	11:43	11:44	—	—	11:46	11:53	11:55	11:59	12:00	12:04	12:05
16	11:45	11:50	—	11:54	11:58	11:59	—	—	12:00	12:07	12:09	12:13	12:14	12:18	12:19
17	12:00	12:05	—	12:09	12:13	12:14	—	—	12:16	12:23	12:25	12:29	12:30	12:34	12:35
18	12:15	12:20	—	12:24	12:28	12:29	—	—	12:31	12:38	12:40	12:44	12:45	12:49	12:50
19	12:30	12:35	—	12:39	12:43	12:44	—	—	12:46	12:53	12:55	12:59	13:00	13:04	13:05
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24	13:45	13:50	—	13:54	13:58	13:59	—	—	14:00	14:07	14:09	14:13	14:14	14:18	14:19
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27	14:30	14:35	—	14:39	14:43	14:44	—	—	14:46	14:53	14:55	14:59	15:00	15:04	15:05
28	14:45	14:50	—	14:54	14:58	14:59	—	—	15:00	15:07	15:09	15:13	15:14	15:18	15:19
29	15:00	15:05	—	15:09	15:13	15:14	—	—	15:16	15:23	15:25	15:29	15:30	15:34	15:35
30	15:15	15:20	—	15:24	15:28	15:29	—	—	15:31	15:38	15:40	15:44	15:45	15:49	15:50
31	15:30	15:35	—	15:39	15:43	15:44	—	—	15:46	15:53	15:55	15:59	16:00	16:04	16:05
32	15:45	15:50	—	15:54	15:58	15:59	—	—	16:00	16:07	16:09	16:13	16:14	16:18	16:19
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34	16:15	16:20	—	16:24	16:28	16:29	—	—	16:31	16:38	16:40	16:44	16:45	16:49	16:50
35	16:30	16:35	—	16:39	16:43	16:44	—	—	16:46	16:53	16:55	16:59	17:00	17:04	17:05
36	16:45	16:50	—	16:54	16:58	16:59	—	—	17:00	17:07	17:09	17:13	17:14	17:18	17:19
37	17:00	17:05	—	17:09	17:13	17:14	—	—	17:16	17:23	17:25	17:29	17:30	17:34	17:35
38	17:15	17:20	—	17:24	17:28	17:29	—	—	17:31	17:38	17:40	17:44	17:45	17:49	17:50
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45	19:00	19:05	—	19:09	19:13	19:14	—	—	19:16	19:23	19:25	19:29	19:30	19:34	19:35
46	19:15	19:20	—	19:24	19:28	19:29	—	—	19:31	19:38	19:40	19:44	19:45	19:49	19:50
47	19:30	19:35	—	19:39	19:43	19:44	—	—	19:46	19:53	19:55	19:59	20:00	20:04	20:05
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61	23:00	23:05	—	23:09	23:13	23:14	—	—	23:16	23:23	23:25	23:29	23:30	23:34	23:35
62	23:15	23:20	—	23:24	23:28	23:29	—	—	23:31	23:38	23:40	23:44	23:45	23:49	23:50
63	23:30	23:35	—	23:39	23:43	23:44	—	—	23:46	23:53	23:55	23:59	24:00	24:04	24:05
64	23:45	23:50	—	23:54	23:58	23:59	—	—	24:00	24:07	24:09	24:13	24:14	24:18	24:19
65	24:00	24:05	—	24:09	24:13	24:14	—	—	24:16	24:23	24:25	24:29	24:30	24:34	24:35
66	24:15	24:20	—	24:24	24:28	24:29	—	—	24:31	24:38	24:40	24:44	24:45	24:49	24:50
67	24:30	24:35	—	24:39	24:43	24:44	—	—	24:46	24:53	24:55	24:59	25:00	25:04	25:05
68	24:45	24:50	—	24:54	24:58	24:59	—	—	25:00	25:07	25:09	25:13	25:14	25:18	25:19
69	25:00	25:05	—	25:09	25:13	25:14	—	—	25:16	25:23	25:25	25:29	25:30	25:34	25:35
70	25:15	25:20	—	25:24	25:28	25:29	—	—	25:31	25:38	25:40	25:44	25:45	25:49	25:50
71	25:30	25:35	—	25:39	25:43	25:44	—	—	25:46	25:53	25:55	25:59	26:00	26:04	26:05
72	25:45	25:50	—	25:54	25:58	25:59	—	—	26:00	26:07	26:09	26:13	26:14	26:18	26:19
73	26:00	26:05	—	26:09	26:13	26:14	—	—	26:16	26:23	26:25	26:29	26:30	26:34	26:35
74	26:15	26:20	—	26:24	26:28	26:29	—	—	26:31	26:38	26:40	26:44	26:45	26:49	26:50
75	26:30	26:35	—	26:39	26:43	26:44	—	—	26:46	26:53	26:55	26:59	27:00	27:04	27:05
76	26:45	26:50	—	26:54	26:58	26:59	—	—	27:00	27:07	27:09	27:13	27:14	27:18	27:19
77	27:00	27:05	—	27:09	27:13	27:14	—	—	27:16	27:23	27:25	27:29	27:30	27:34	27:35
78	27:15	27:20	—	27:24	27:28	27:29	—	—	27:31	27:38	27:40	27:44	27:45	27:49	27:50
79	27:30	27:35	—	27:39	27:43	27:44	—	—	27:46	27:53	27:55	27:59	28:00	28:04	28:05
80	27:45	27:50	—	27:54	27:58	27:59	—	—	28:00	28:07	28:09	28:13	28:14	28:18	28:19
81	28:00	28:05	—	28:09	28:13	28:14	—	—	28:16	28:23	28:25	28:29</			

SATURDAY / SABADO

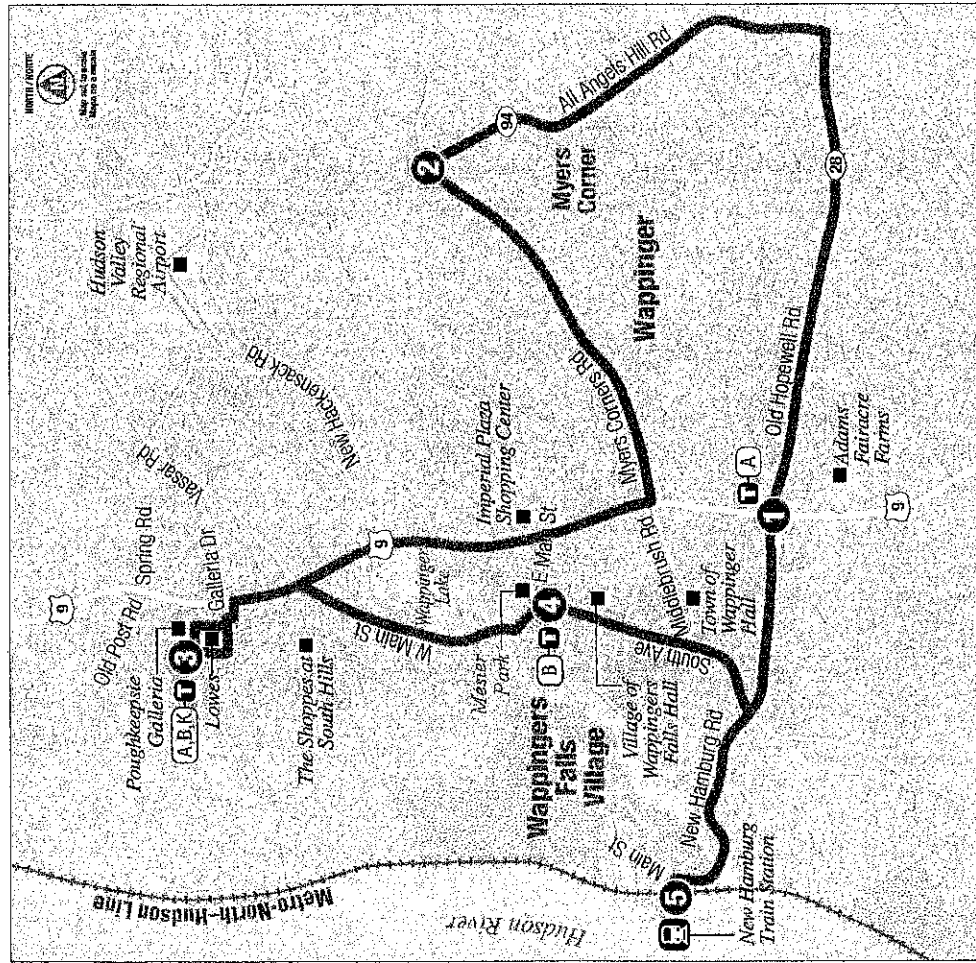
NORTH BOUND Beacon & Fishkill to Poughkeepsie / HATCHER NORTH Beacon Fishkill & Poughkeepsie

Only key points along the route are listed. Read the timetable from left to right. / Solo se enumeran las paradas claves a lo largo de la ruta. Lee el horario de izquierda a derecha.

SUNDAY / DOMINGO[illegible]

page 16

Route NHRL: New Hamburg RailLink



MONDAY-FRIDAY / LUNES-VIERNES

SOUTHBOUND: Poughkeepsie Galleria Mall, Wappingers Falls to New Hamburg Train Station /
HACIA EL SUR: Poughkeepsie Galleria Mall, Wappingers Falls a New Hamburg Train Station

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Engineering
& Design

Attachment 2

ITE Parking Rates

DATA STATISTICS**Land Use:**Affordable Housing - Income Limits (223) [Click for more details](#)**Independent Variable:**

Dwelling Units

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Peak Period of Parking Demand:

10:00 p.m. - 5:00 a.m.

Number of Studies:

29

Avg. Num. of Dwelling Units:

159

Average Rate:

0.99

Range of Rates:

0.32 - 1.66

33rd / 85th Percentile:

0.85 / 1.33

95% Confidence Interval:

0.89 - 1.09

Standard Deviation:

0.27

Coefficient of Variation:

27%

Fitted Curve Equation: $P = 1.13(X) - 21.94$ **R²:**

0.91

Calculated Parking Demand:

Average Rate: 143 (Total)

Fitted Curve: 141 (Total)

DATA STATISTICS**Land Use:**Affordable Housing - Income Limits (223) [Click for more details](#)**Independent Variable:**

Bedrooms

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Peak Period of Parking Demand:

10:00 p.m. - 5:00 a.m.

Number of Studies:

9

Avg. Num. of Bedrooms:

97

Average Rate:

0.54

Range of Rates:

0.29 - 0.85

33rd / 85th Percentile:

0.48 / 0.82

95% Confidence Interval:

Standard Deviation:

0.14

Coefficient of Variation:

26%

Fitted Curve Equation: $P = 0.47(X) + 6.17$ **R²:**

0.91

Calculated Parking Demand:

Average Rate: 162 (Total)

Fitted Curve: 147 (Total)

DATA STATISTICS**Land Use:**Multifamily Housing (Low-Rise) (220) [Click for more details](#)**Independent Variable:**

Dwelling Units

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand:

11:00 p.m. - 6:00 a.m.

Number of Studies:

119

Avg. Num. of Dwelling Units:

156

Average Rate:

1.21

Range of Rates:

0.58 - 2.50

33rd / 85th Percentile:

1.03 / 1.52

95% Confidence Interval:

1.16 - 1.26

Standard Deviation:

0.27

Coefficient of Variation:

22%

Fitted Curve Equation: $\ln(P) = 0.99 \ln(X) + 0.15$ **R²:**

0.96

Calculated Parking Demand:

Average Rate: 174 (Total)

Fitted Curve: 159 (Total)

DATA STATISTICS**Land Use:**Multifamily Housing (Low-Rise) (220) [Click for more details](#)**Independent Variable:**

Bedrooms

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand:

11:00 p.m. - 6:00 a.m.

Number of Studies:

45

Avg. Num. of Bedrooms:

215

Average Rate:

0.66

Range of Rates:

0.37 - 1.38

33rd / 85th Percentile:

0.61 / 0.86

95% Confidence Interval:

0.62 - 0.70

Standard Deviation:

0.15

Coefficient of Variation:

23%

Fitted Curve Equation: $\ln(P) = 0.95 \ln(X) - 0.19$ **R²:**

0.93

Calculated Parking Demand:

Average Rate: 198 (Total)

Fitted Curve: 187 (Total)

MEMORANDUM

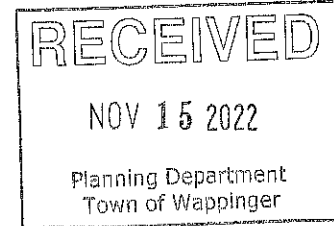
TO: Brian Donato, Evan Fink, Brenden Lloyd

FROM: Jonathan Hicks

PROJECT: 21177 Alpine Commons

SUBJECT: Building Heights for Zoning

ISSUE DATE: 11/11/22



Comments:

For the purposes of zoning height definitions, the building heights of the five Alpine Commons buildings are below. The dimension represents the height from the lowest proposed grade elevation at each building front to the mean elevation of the highest sloped roof of each building. Grades are based on the latest grading plan C3.0 provided by Benesch on 5/31/22.

Building A: 44'-10"

Building B: 44'-0"

Building C: 49'-10"

Building D: 42'-0"

Building E: 46'-8"

End of Memorandum