



Homes and Community Renewal

KATHY HOCHUL
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

February 23, 2023

VIA ELECTRONIC MAIL

Peter Galotti, Chairman
Zoning Board of Appeals
Town of Wappinger
20 Middlebush Road
Wappinger Falls, NY 12590
Email- bogunti@townofwappingerny.gov

Re: Request for Lead Agency Status
Name of Action: Alpine Commons, Wappinger Falls

Dear Chairman Galotti:

With this letter, New York State Homes & Community Renewal (HCR), through the Housing Trust Fund Corporation (HTFC) and the Housing Finance Agency (HFA), consents to the Town of Wappinger Zoning Board of Appeals assumption of Lead Agency status in conducting a coordinated State Environmental Quality Review for the proposed project.

In the event that HCR makes a future funding award, it would require submission of the following items by the project sponsor. Some of these items may require review by the Lead Agency.

- The project sponsor would be required to submit a copy of a final impact determination letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP).
- The project sponsor would be required to submit copies of a SPDES General Stormwater Permit if the project would disturb one or more acres and/or a Stormwater Prevention Pollution Plan if required by the municipality.
- The project sponsor would be required to submit a copy of a Phase I Environmental Assessment report which must meet, at a minimum, the American Society for Testing and Materials standard for site assessment and include a Vapor Encroachment Screen. Any Recognized Environmental Conditions or environmental concerns would need to be resolved per HCR RFP requirements.
- The project sponsor would be required to submit a copy of all floodplain, wetland and endangered species review documents and/or permits.
- The project sponsor would be required to submit evidence to support compliance with the NYS Smart Growth Public Infrastructure Policy Act.
- The project sponsor would be required to submit a site suitability analysis (SSA) per HCR requirements, including an analysis of the proximate rail lines and highway noise and traffic air emissions.

If you have any questions, please contact me at (518) 474-0755 or lori.shirley@hcr.ny.gov.

Sincerely,

Lori A. Shirley
HTFC SEQR Officer

cc: Darren Scott, HCR Regional Development Director