

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.

WESTCHESTER | NEW YORK CITY | HUDSON VALLEY | CONNECTICUT



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 threebedroom 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).



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 retails 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



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 s/f X 0.3 FAR x 16 acres = 209,000 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 acres X 3 dwelling units/acre = 93.9 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 s/f X 0.3 FAR x 86.818 acres = 1,134,537.62 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 acres X 5 dwelling units/acre = 156.5 dwelling units > 144 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



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



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 at 4.5 parking spaces for each 1,000 square feet of gross floor area at 4.5 parking spaces for each 1,000 square feet of gross floor area at 4.5 parking spaces for each 1,000 square feet of gross floor area at 4.5 parking spaces for each 1,000 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 X 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



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 <u>Town Law</u> 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.



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

Very truly yours,

blank

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

ZONING BOARD OF APPEALS AREA VARIANCE CHECKLIST

THE FOLLOWING ITEMS MUST BE PRESENTED ON THE SUBMISSION DATE:

Application:	Must state if the applicant is the owner, if not, consent will be required
_ ✓ Signatures:	Must be original signatures
✓ Letter of Consent:	If required
✓ EAF:	Short Form is required (Environmental Assessment Form)
_ √_ Survey:	Survey of property is required
_ ✓ Application Fee:	Application fee may be paid in cash, check or by credit card. Checks over \$500.00 must be a certified check, bank, or money order made payable to the "Town of Wappinger" (Separate checks are required for application fees and escrow)
<u> </u>	Escrow may be paid in cash, or if paying by check, it must be certified check, bank, or money order made payable to the "Town of Wappinger" (Separate checks are required for the application fees and escrow)
<u>8</u> Plans:	Number of Plans to be delivered with application to ZBA Secretary

TOWN OF WAPPINGER



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

Application for an Area Variance

Appeal No.:	Date:11/11/2022
TO THE ZONING BOARD OF APPE	ALS, TOWN OF WAPPINGER, NEW YORK:
I (We), Brian Donato on behalf of Dakota Partners	_residing at235 Bear Hill Road, Suite 400
Waltham, MA 02451	_, (phone)781-899-4002, hereby,
appeal to the Zoning Board of Appeals from the	e decision/action of the Zoning Administrator,
dated N/A, and do he	reby 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, M	lount Kisco, NY 10549
Phone Number: 914-773-6249	
Owner Consent dated: 11/	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.:

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

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 5	0 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 fee	et 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 acres. 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 in 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 covers 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.:**

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: _R	epublic National		<u> </u> .	
()	Plot Plan dated:	••••••••••••••••••••••••••••••••••••••	· · · · · · · · · · · · · · · · · · ·	······································	
()	Photos	Schematic Drawings Dated 7/1/ Building C Elevation Dated 10/1	9/22 Grad	ling Plan - No Date	
(X)	Drawings dated:	Typical Elevations Dated 10/14, Civil Materials and Layout Plan	22 - No Date	<u></u> .	
()	Letter of Comm	inication which res	ulted in applica	tion to the ZBA.	
	(e.g., recommer	dation from the Pla	nning Board/Z	oning Denial)	
	Letter from:		Da	ted:	
1	Offeren / Die eine K	A. Coverletter nerkin	a analysis also stien		

(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.

-	(If many the are a new Area all and)	· · · · · · · · · · · · · · · · · · ·	
SIGNATURE:		DATED:	
	(Appellant)		
SIGNATURE:		DATED:	

(If more than one Appellant)

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:

(C	hairman)	, , , , , , , , , , , , , , , , , , ,
PRINT:		

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:

Grid No.:

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

IAMES :

JIRMON, owner of the above land/site/building

Date: 11/11/2022

Zoning District: Shopping Center

hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

H/11/2022

Date

9147736220

Owner's Telephone Number

Owner's Signature

Man MAGE

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.

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:		
5		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
	TT 1 1	
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
		·

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship.	("Funding"	'includes grants,	loans, tax rel	lief, and any o	ther forms	of financial
assistance.)						

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, □ Yes □ N or Village Board of Trustees	0	
b. City, Town or Village □ Yes □ N Planning Board or Commission	0	
c. City, Town or □ Yes □ N Village Zoning Board of Appeals	0	
d. Other local agencies \Box Yes \Box N	0	
e. County agencies \Box Yes \Box N	0	
f. Regional agencies \Box Yes \Box N	0	
g. State agencies \Box Yes \Box N	0	
h. Federal agencies \Box Yes \Box N	0	
 Coastal Resources. <i>i</i>. Is the project site within a Coastal Are 	aterway? □ Yes □ No	
<i>ii.</i> Is the project site located in a commu <i>iii.</i> Is the project site within a Coastal Ero	on Program? \Box Yes \Box No \Box Yes \Box 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? 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 	□ Yes □ No
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?	□ Yes □ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	□ Yes □ 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?) If Yes, identify the plan(s): 	□ Yes □ No
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?If Yes, identify the plan(s):	□ Yes □ No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
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?If Yes,<i>i</i>. What is the proposed new zoning for the site?	□ Yes □ No
C.4. Existing community services.	
a. In what school district is the project site located?	
b. What police or other public protection forces serve the project site?	
c. Which fire protection and emergency medical services serve the project site?	
d. What parks serve the project site?	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, indecomponents)?	Istrial, commercial, recreational; if mixed, include all
b. a. Total acreage of the site of the proposed action?	acres
b. Total acreage to be physically disturbed?	acres
c. Total acreage (project site and any contiguous properties) owned	
or controlled by the applicant or project sponsor?	acres
c. Is the proposed action an expansion of an existing project or use?	\Box Yes \Box No
<i>i</i> . If Yes, what is the approximate percentage of the proposed expansio	n 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?	\Box Yes \Box No
If Yes,	
<i>i</i> . Purpose or type of subdivision? (e.g., residential, industrial, commerce	ial; if mixed, specify types)
<i>ii.</i> Is a cluster/conservation layout proposed?	\Box Yes \Box No
<i>iii</i> . Number of lots proposed?	
<i>iv.</i> Minimum and maximum proposed lot sizes? Minimum	_ Maximum
e. Will the proposed action be constructed in multiple phases?	\Box Yes \Box No
<i>i</i> . If No, anticipated period of construction:	months
<i>ii</i> . If Yes:	
 Total number of phases anticipated 	
 Anticipated commencement date of phase 1 (including demoliti 	on) month year
 Anticipated completion date of final phase 	monthyear
• Generally describe connections or relationships among phases, i	ncluding any contingencies where progress of one phase may
determine timing or duration of future phases:	

f. Does the project	et include new resid	lential uses?			\Box Yes \Box No
If Yes, show num	bers of units propo	osed.			
	<u>One Family</u>	<u>Two Family</u>	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion					
of all phases					
g Doos the prop	and action include	now non residentie	l construction (inclu	ding expansions)?	
g. Does the prope If Yes	seu action menude	new non-residentia	a construction (mere	iding expansions):	
<i>i</i> . Total number	of structures				
ii. Dimensions (in feet) of largest p	roposed structure:	height;	width; and length	
iii. Approximate	extent of building	space to be heated	or cooled:	square feet	
h. Does the prope	osed action include	construction or oth	er activities that wil	l result in the impoundment of any	□ Yes □ No
liquids, such a	s creation of a wate	r supply, reservoir,	, pond, lake, waste la	agoon or other storage?	
If Yes,				0	
<i>i</i> . Purpose of the	e impoundment:				
<i>ii</i> . If a water imp	oundment, the prin	cipal source of the	water:	□ Ground water □ Surface water stream	ns \Box Other specify:
<i>iii</i> . If other than w	vater, identify the ty	ype of impounded/	contained liquids and	d their source.	
<i>iv.</i> Approximate	size of the propose	d impoundment.	Volume:	million gallons: surface area:	acres
v. Dimensions o	of the proposed dam	or impounding str	ucture:	height; length	
vi. Construction	method/materials	for the proposed da	m or impounding str	ructure (e.g., earth fill, rock, wood, cond	crete):
D 2 Ductost On					
D.2. Project Op	erations				
a. Does the propo	osed action include	any excavation, mi	ning, or dredging, d	uring construction, operations, or both?	\Box Yes \Box No
(Not including	general site prepara	ation, grading or in	stallation of utilities	or foundations where all excavated	
materials will r	emain onsite)				
<i>i</i> What is the pu	mose of the even	ation or dradging?			
<i>i</i> . What is the pe	terial (including ro	ck earth sediment	s etc) is proposed to	a be removed from the site?	
• Volume	(specify tons or cu	bic vards).	s, etc.) is proposed t	b be removed from the site?	
Over wh	at duration of time	ישנים). <u></u> י			
<i>iii</i> . Describe natu	re and characteristi	cs of materials to b	e excavated or dreds	ged, and plans to use, manage or dispose	e of them.
in Will there he	onsite downtoning	on processing of or	constad motorials?		
IV. WIII there be	be	or processing of ex	cavaled materials?		\Box res \Box no
ii yes, deseii					
v. What is the to	tal area to be dreds	red or excavated?		acres	
<i>vi.</i> What is the m	aximum area to be	worked at any one	time?	acres	
vii. What would b	be the maximum de	oth of excavation of	or dredging?	feet	
viii. Will the exca	avation require blas	ting?	00		\Box Yes \Box No
ix. Summarize sit	e reclamation goals	s and plan:			
		_			
b. Would the pro-	posed action cause	or result in alteration	on of, increase or de	crease in size of, or encroachment	\Box Yes \Box No
into any existi	ng wetland, waterb	ody, shoreline, bea	ch or adjacent area?		
If Yes:			offersted (and an indian manufactor and the second states of t	
<i>i</i> . Identify the w	venand or waterboo	iy which would be	arrected (by name, v	valer index number, wetland map numb	er or geographic

Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placed alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in s	ment of structures, or equare feet or acres:
<i>i</i> . Will the proposed action cause or result in disturbance to bottom sediments?	Yes □ No
<i>v.</i> Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	\Box Yes \Box No
• 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):	
. Describe any proposed reclamation/mitigation following disturbance:	
Will the proposed action use, or create a new demand for water?	□ Yes □ No
Yes:	
. Total anticipated water usage/demand per day: gallons/day	
. Whit the proposed action obtain water from an existing public water supply?	
 Name of district or service area; 	
 Does the existing public water supply have capacity to serve the proposal? 	□ Yes □ No
 Is the project site in the existing district? 	\Box Yes \Box No
 Is expansion of the district needed? 	\Box Yes \Box No
 Do existing lines serve the project site? 	\Box Yes \Box No
<i>i.</i> Will line extension within an existing district be necessary to supply the project?	\Box Yes \Box No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
<i>v</i> . Is a new water supply district or service area proposed to be formed to serve the project site? Yes:	\Box Yes \Box No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
<i>v</i> . If a public water supply will not be used, describe plans to provide water supply for the project:	
. If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
Will the proposed action generate liquid wastes?	\Box Yes \Box No
Yes:	
Total anticipated liquid waste generation per day: gallons/day	all components and
approximate volumes or proportions of each):	an components and
Will the proposed action use any existing public wastewater treatment facilities?	□ Yes □ No
 Name of wastewater treatment plant to be used: 	
Name of wastewater reatment plant to be used Name of district:	
 Does the existing wastewater treatment plant have capacity to serve the project? 	□ Yes □ No
• Is the project site in the existing district?	\Box Yes \Box No

• Do existing sewer lines serve the project site?	\Box Yes \Box No
• Will a line extension within an existing district be necessary to serve the project?	\Box Yes \Box No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
Will a new most successful (annual) tracture of district he formed to some the main of site?	
<i>iv.</i> will a new wastewater (sewage) treatment district be formed to serve the project site?	\Box res \Box no
• 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 speci	fying proposed
receiving water (name and classification if surface discharge or describe subsurface disposal plans):	J 81 1
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	\Box Yes \Box No
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:	
<i>i</i> . How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or acres (impervious surface)	
Square feet or acres (parcel size)	
<i>ii.</i> Describe types of new point sources.	
iii Where will the stormwater runoff be directed (i.e. on site stormwater management facility/structures, adjacent pr	operties
<i>an.</i> where will the stormwater runoff be directed (i.e. on-site stormwater management racinty/structures, adjacent pr groundwater on-site surface water or off-site surface waters)?	speries,
groundwater, on site surface water of on site surface waters).	
If to surface waters, identify receiving water bodies or wetlands:	
• Will stormwater runoff flow to adjacent properties?	\Box Yes \Box No
<i>iv.</i> Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	\Box Yes \Box No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	\Box Yes \Box No
combustion, waste incineration, or other processes or operations?	
If Yes, identify:	
<i>i</i> . Mobile sources during project operations (e.g., neavy equipment, neet or derivery venicles)	
<i>ii.</i> 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,	\Box Yes \Box No
or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	
<i>i</i> . Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	\Box Yes \Box No
ambient air quality standards for all or some parts of the year)	
<i>ii.</i> In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO ₂)	
•Tons/year (short tons) of Nitrous Oxide (N_2O)	
 Tons/year (short tons) of Nitrous Oxide (N₂O) Tons/year (short tons) of Perfluorocarbons (PFCs) 	
 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 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 Hydroflourocarbons (HFCs) 	

 h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? If Yes: <i>i</i>. Estimate methane generation in tons/year (metric):	□ Yes □ No enerate heat or
 Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): 	□ Yes □ No
 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? If Yes: <i>i</i>. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend □ Randomly between hours of to <i>ii</i>. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump truck) 	□ Yes □ No
 <i>iii.</i> Parking spaces: Existing Proposed Net increase/decrease <i>iv.</i> Does the proposed action include any shared use parking? <i>v.</i> If the proposed action includes any modification of existing roads, creation of new roads or change in existing 	Yes No access, describe:
 <i>vi.</i> Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <i>vii</i> Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <i>viii</i>. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? 	□ Yes □ No □ Yes □ No □ Yes □ No
 k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: <i>i</i>. Estimate annual electricity demand during operation of the proposed action: <i>ii</i>. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/l other): 	□ Yes □ No
<i>iii</i> . Will the proposed action require a new, or an upgrade, to an existing substation?	□ Yes □ No
1. Hours of operation. Answer all items which apply. ii. During Operations: iii. During Operations: iii. During Operations: IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction,	\Box Yes \Box No
If yes:	
<i>i</i> . Provide details including sources, time of day and duration:	
<i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	\Box Yes \Box No
n. Will the proposed action have outdoor lighting?	□ Yes □ No
If yes: <i>i</i> Describe source(s) location(s) height of fixture(s) direction/aim and proximity to pearest occupied structures:	
. Describe source(s), rocation(s), neight of fixture(s), ancedomann, and proximity to nearest occupied structures.	
<i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen?	□ Yes □ No
Describe:	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	\Box Yes \Box No
occupied structures:	
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?	\Box Yes \Box No
If Yes:	
<i>i.</i> Product(s) to be stored	
<i>iii.</i> Generally, describe the proposed storage facilities:	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides,	□ Yes □ No
If Yes:	
<i>i</i> . Describe proposed treatment(s):	
<i>ii.</i> Will the proposed action use Integrated Pest Management Practices?	□ Yes □ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal	\Box Yes \Box No
of solid waste (excluding hazardous materials)? If Yes:	
<i>i</i> . Describe any solid waste(s) to be generated during construction or operation of the facility:	
Construction: tons per (unit of time)	
• Operation : tons per (unit of time)	
 Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waster Construction: 	:
• Operation:	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
Construction:	
• Operation:	

s. Does the proposed action include construction or modification of a solid waste management facility?
If Yes:
<i>i</i> . Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
<i>ii.</i> Anticipated rate of disposal/processing:
• Tons/month, if transfer or other non-combustion/thermal treatment, or
• Tons/hour if combustion or thermal treatment
<i>iii</i> If landfill anticipated site life:
t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous \square Yes \square No
waste?
If Yes:
<i>i</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:
<i>iii</i> . Specify amount to be handled or generated tons/month
<i>iv.</i> 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? \Box Yes \Box 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>i</i>. Check all uses that occur on, adjoining and near the □ Urban □ Industrial □ Commercial □ Resid □ Forest □ Agriculture □ Aquatic □ Other <i>ii</i>. If mix of uses, generally describe: 	project site. lential (suburban) □ Rura r (specify):	l (non-farm)	
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			
• Forested			
• Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
Other Describe:			

d. Are there my facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed □ Yes □ No day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	c. Is the project site presently used by members of the community for public recreation? <i>i</i> . If Yes: explain:	\Box Yes \Box No
e. Does the project site contain an existing dam? If Yes: <i>i</i> . Dimensions of the dam and impoundment: • Dam height:feet • Dam length:feet • Surface area:acres • Volume impounded:gallons OR acre-feet <i>ii</i> . Dom's existing hazard classification:gallons OR acre-feet <i>iii</i> . Drivide 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. □ Yes □ No or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: □ Yes □ No • If yes, cite sources/documentation:	 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? If Yes, i. Identify Facilities: 	□ Yes □ No
e. Does the project site contain an existing dam? □ Yes □ No If Yes: 1 Dimensions of the dam and impoundment: • Dam height:fect • Dam height:fect • Surface area:gallons OR acre-fect ii. Dam's existing hazard classification:gallons OR acre-fect iii. Provide date and summarize results of last inspection: iii. Describe the facility been formally closed? • If yes, cite sources/documentation: iii. Describe any development constraints due to the proior solid waste activities:		
• Dam height:	e. Does the project site contain an existing dam?If Yes:<i>i</i>. Dimensions of the dam and impoundment:	□ Yes □ No
Volume impounded:gallons OR acre-feet ii. Dam's existing hazard classification:	 Dam height: feet Dam length: feet Surface area: acres 	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or Yes D No or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: . Has the facility been formally closed? Describe the location of the project site relative to the boundaries of the solid waste management facility: <i>ii</i> . Describe the location of the project site relative to the boundaries of the solid waste management facility: If Yes D No <i>ii</i> . Describe any development constraints due to the prior solid waste activities: If Yes D No <i>g</i> . Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin Droperty which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes D No <i>g</i> . Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin Droperty which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes D No <i>f</i> . Yes: <i>i</i> . Describe waste(s) handled and waste management activities, including approximate time when activities occurred: If Yes: <i>i</i> . Describe waste(s) handled and waste management activities, including approximate time when activities occurred: If Yes D No <i>i</i> . Potential contamination history. Has there been a reported spill at the proposed project site, or have any D Yes D No Yes D No <i>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents d	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, □ Yes □ No or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i</i> . Has the facility been formally closed? □ Yes □ No • If yes, cite sources/documentation:		
I. Has the facility been formally closed? If yes, cite sources/documentation:	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 If Yes:	□ Yes □ No ity?
If yes, cite sources/documentation:	<i>i</i> . Has the facility been formally closed?	\Box Yes \Box No
iii. Describe any development constraints due to the prior solid waste activities:	• If yes, cite sources/documentation:	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin □ Yes □ No property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i</i> . Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 	<i>iii</i> . Describe any development constraints due to the prior solid waste activities:	
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 □ Yes □ No Remediation database? Check all that apply: □ Yes − Spills Incidents database □ Yes □ No Yes - Spills Incidents database Provide DEC ID number(s): □ □ Yes - Environmental Site Remediation database Provide DEC ID number(s): □ □ Neither database Provide DEC ID number(s): □ □ Neither database If the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No If yes, provide DEC ID number(s): □ □ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No If yes to (i), (ii) or (iii) above, describe current status of site(s): □	 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? If Yes: <i>i</i>. Describe waste(s) handled and waste management activities, including approximate time when activities occurrent. 	□ Yes □ No d:
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>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site □ Yes □ No Remediation database? Check all that apply: □ Yes – Spills Incidents database □ Yes □ No Wes – Spills Incidents database Provide DEC ID number(s):		
 <i>i</i>. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site ii. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Yes – Spills Incidents database Provide DEC ID number(s): Yes – Environmental Site Remediation database Provide DEC ID number(s): Neither database <i>ii</i>. If site has been subject of RCRA corrective activities, describe control measures: <i>iii</i>. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): <i>iv</i>. If yes to (i), (ii) or (iii) above, describe current status of site(s): 	 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? If Yes: 	□ Yes □ No
□ Yes - Spills Incidents database Provide DEC ID number(s):	<i>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	\Box Yes \Box No
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 iii. Is the project Within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	 □ Yes – Spills Incidents database □ Yes – Environmental Site Remediation database □ Neither database Provide DEC ID number(s):	
<i>iii.</i> 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):	<i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures:	
<i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s):	<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):	□ Yes □ No
	<i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s):	

v. Is the project site subject to an institutional control limiting property uses?	\Box Yes \Box No
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?	□ Yes □ No
• Explain:	
E.2. Natural Resources On or Near Project Site	
a. what is the average depth to bedrock on the project site?	
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?%	□ Yes □ No
c. Predominant soil type(s) present on project site:	6
9	6
7	0
d. What is the average depth to the water table on the project site? Average: feet	
e. Drainage status of project site soils: Well Drained: % of site	
□ Moderately Well Drained:% of site	
$\frac{1}{2} 10000 \text{ pranted} \qquad \frac{1}{2} 0.000 \text{ site}$	
1. Approximate proportion of proposed action site with slopes: \Box 0-10%:% of site \Box 10-15%: % of site	
$\Box 15\% \text{ or greater:} \qquad \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	
g. Are there any unique geologic features on the project site?	□ Yes □ No
If Yes, describe:	
h. Surface water features.	
<i>i</i> . Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	\Box Yes \Box No
<i>ii.</i> Do any wetlands or other waterbodies adjoin the project site?	□ Yes □ No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
<i>iii.</i> Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal,	\Box Yes \Box No
state or local agency?	
Streams: Name Classification	
Lakes or Ponds: Name Classification	
Wetlands: Name Approximate Size	
<i>v</i> . Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired	□ Yes □ No
waterbodies?	100 100
If yes, name of impaired water body/bodies and basis for listing as impaired:	
1. Is the project site in a designated Floodway?	\Box Yes \Box No
j. Is the project site in the 100-year Floodplain?	\Box Yes \Box No
k. Is the project site in the 500-year Floodplain?	\Box Yes \Box No
1. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	□ Yes □ No
If Yes: <i>i</i> Name of aquifer:	
. nume of aquitor.	

m Identify the predominant wildlife species that occupy or use the project s	ite	
in identify the predominant whome species that occupy of use the project s		
n. Does the project site contain a designated significant natural community?		\Box Yes \Box No
If Yes:		
<i>i</i> . Describe the habitat/community (composition, function, and basis for described by the habitat/community (composition) function, and basis for described by the habitat/community (composition) function, and basis for described by the habitat/community (composition) function, function, and basis for described by the habitat/community (composition) function.	signation):	
<i>u</i> . Source(s) of description or evaluation:		
iii. Extent of community/nabitat:		
• Currently:	acres	
Following completion of project as proposed:		
• Gain or loss (indicate + or -):	acres	
o. Does project site contain any species of plant or animal that is listed by the endangered or threatened, or does it contain any areas identified as habitat	e federal government or NYS as for an endangered or threatened spec	□ Yes □ No ies?
If Yes:		
<i>i</i> . Species and listing (endangered or threatened):		
p. Does the project site contain any species of plant or animal that is listed b	y NYS as rare, or as a species of	\Box Yes \Box No
special concern?		
If Yes:		
<i>i</i> . Species and listing:		
q. Is the project site or adjoining area currently used for hunting, trapping, fis	shing or shell fishing?	\Box Yes \Box No
If yes, give a brief description of how the proposed action may affect that use	2:	
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	\Box Yes \Box No
Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		
If Yes, provide county plus district name/number:		
h. Are agricultural lands consisting of highly productive soils present?		
<i>i</i> If Ves: acreage(s) on project site?		
<i>i</i> : Source(s) of soil rating(s):		
c. Does the project site contain all or part of, or is it substantially contiguous	s to, a registered National	\Box Yes \Box No
Natural Landmark?		
If Yes:		
<i>i</i> . Nature of the natural landmark: Biological Community	□ Geological Feature	
<i>ii.</i> Provide brief description of landmark, including values behind designation	on and approximate size/extent:	
<u> </u>		
d. Is the project site located in or does it adjoin a state listed Critical Environ	mental Area?	\Box Yes \Box No
If Yes:		
<i>i</i> . CEA name:		
ii. Basis for designation:		
iii. Designating agency and date:		

 e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissio Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. <i>i</i> Nature of historic/archaeological resource:	□ Yes □ No ner of the NYS ces?
<i>i</i> : Name:	
<i>iii</i> . Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	□ Yes □ No
 g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: <i>i</i>. Describe possible resource(s): <i>ii</i>. Basis for identification: 	□ Yes □ No
 h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: 	□ Yes □ No
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or s etc.):	scenic byway,
<i>iii.</i> Distance between project and resource: miles.	
 i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: <i>i</i>. Identify the name of the river and its designation: 	□ Yes □ No
<i>ii</i> . Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	□ Yes □ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

 Applicant/Sponsor Name
 Date

Signature Brim & Danta Title Vice President of Acquisitions and Development

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



Client Authorization Form

Date:	November 7, 2022	
Client:	Brian Danato, Dakota Partners	
Project name:	Alpine Commons	
Task name:	Parking Evaluation	
Colliers Engineering & Design project no.: 21007010A		

We request your review and authorization of services as outlined below in order to proceed: **Services requested by:** Brian Danato, Dakota Partners **Description of service contract scope:**

Colliers Engineering & Design CT, P.C. (DBA Maser Consulting Engineering & Land Surveying) proposes to provide the following service(s):

• Provide an initial parking evaluation comparing the required parking based on Town code to current industry standards based on the Institute of Transportation Engineers (ITE) Parking Generation Manual to support the reduction in parking (number of parking spaces proposed).

The Business Terms and Conditions of the original contract shall still apply.

Services outlined above shall be invoiced:

☑ Per diem/hourly

□ Lump sum

I (we) hereby authorize the services to proceed as outlined above:

Fee = \$

Payment terms are NET30 of receipt of invoice.

Estimated Budget = \$ 2,200.00

Client Authorization Form prepared by:

Signer's Name (Print)

Ronald Rieman, Project Manager

Project Manager's Name (Print)

Signature

Date

Project Manager's Signature

11/7/2022

Please sign the form where indicated & email or mail to Colliers Engineering & Design for our records.



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

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-981037, WITH AN EFFECTIVE DATE OF 08/30/2019.

LEGAL DESCRIPTION

THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF ALPINE COMPANY OF POUGHKEEPSIE AS DESCRIBED IN BOOK 1924 OF DEEDS AT PAGE 542, BOOK 1924 OF DEEDS AT PAGE 543, BOOK 1953 OF DEEDS AT PAGE 530 AND OTHER LANDS OF ALPINE COMPANY OF POUGHKEEPSIE (FORMERLY LANDS OF ZYWOTCHENKO AS DESCRIBED IN BOOK 1286 OF DEEDS AT PAGE 8) ON THE SOUTHEAST AND THE LANDS NOW OR FORMERLY OF SANTANDRA AS DESCRIBED IN BOOK 1234 OF DEEDS AT PAGE 408 ON THE NORTHWEST WITH THE EASTERLY BOUNDARY OF US ROUTE 9, S.H. NO. 5154; AND

RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 49' 07' 07" EAST ALONG THE ABOVE MENTIONED DIVISION LINE, 190.21 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF NIESSEN AS DESCRIBED IN BOOK 1014 OF DEEDS AT PAGE 351 ON THE NORTHEAST;

THENCE SOUTH 30° 58' 10" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 625.28 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF NIESSEN ON THE NORTH;

THENCE NORTH 71° 12' 49" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 691.02 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF MAFFIA AS DESCRIBED IN BOOK 1664 OF DEEDS AT PAGE 38, LANDS NOW OR FORMERLY OF FOUNTAIN AS DESCRIBED IN BOOK 1516 OF DEEDS AT PAGE 247. LANDS NOW OR FORMERLY OF WATTS DESCRIBED IN BOOK 1728 OF DEEDS AT PAGE 111, LANDS NOW OR FORMERLY OF AMONDSON AS DESCRIBED IN BOOK 1634 OF DEEDS AT PAGE 806, LANDS NOW OR FORMERLY OF FUSARO AS DESCRIBED IN BOOK 1526 OF DEEDS AT PAGE 740 AND BOOK 1628 OF DEEDS AT PAGE 84 AND THE LANDS NOW OR FORMERLY OF ZYWOTCHENKO AS DESCRIBED IN BOOK 1286 OF DEEDS AT PAGE 8 ALL ON THE NORTHEAST;

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING THREE (3) COURSES:

SOUTH 25° 59' 04" EAST, 570.48 FEET TO A POINT; SOUTH 26° 57' 22" EAST, 272.00 FEET TO A POINT; AND

SOUTH 26° 29' 39" EAST, 265.68 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE SAID LANDS OF ZYWOTCHENKO ON THE NORTH:

THENCE NORTH 73° 48' 08" EAST ALONG THE LAST MENTIONED DIVISION LINE. 305.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOSEE ROAD;

THENCE SOUTH 08' 25' 39" EAST ALONG SAID WESTERLY BOUNDARY OF LOSEE ROAD, 101.06 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF ROBBINS AS DESCRIBED IN BOOK 1596 OF DEEDS AT PAGE 140 ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST LONG THE LAST MENTIONED DIVISION LINE, 47.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND THE SAID LANDS OF ROBBINS ON THE SOUTHWEST;

THENCE NORTH 39' 06' 49" WEST ALONG THE LAST MENTIONED DIVISION LINE, 25.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE SAID LANDS OF ROBBINS ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST ALONG THE LAST MENTIONED DIVISION LINE, 125.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE SAID LANDS OF ROBBINS ON THE NORTHEAST;

THENCE SOUTH 39° 06' 49" EAST ALONG THE LAST MENTIONED DIVISION LINE, 25.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE SAID LANDS OF ROBBINS ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST ALONG THE LAST MENTIONED DIVISION LINE, 103.60 FEET TO ITS POINT OF INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE SAID LANDS OF ROBBINS, LANDS NOW OR FORMERLY OF JACKSON AS DESCRIBED IN BOOK 1590 OF DEEDS AT PAGE 503. LANDS NOW OR FORMERLY OF COLLINS AS DESCRIBED IN BOOK 1307 OF DEEDS AT PAGE 502 AND LANDS NOW OR FORMERLY OF KEEGAN AS DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 241, ALL ON THE NORTHEAST;

THENCE ALONG THE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING TWO (2) COURSES:

SOUTH 26° 35' 54" EAST, 320.79 FEET TO A POINT; AND SOUTH 21° 38' 21" EAST, 62.31 FEET TO ITS INTERSECTION WITH THE COMMON

DIVISION LINE BETWEEN THE SAID LANDS NOW OR FORMERLY OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF KEEGAN AS DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 241, LANDS NOW OR FORMERLY OF IVANOFF AS DESCRIBED IN BOOK 1001 OF DEEDS AT PAGE 184 (FORMERLY LANDS OF IRELAND AS DESCRIBED IN BOOK 372 OF DEEDS AT PAGE 525) ON THE SOUTH:

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

- SOUTH 74° 59' 10" WEST, 317.82 FEET TO A POINT; NORTH 78° 18' 51" WEST, 228.77 FEET TO A POINT;
- SOUTH 88° 30' 10" WEST, 121.43 FEET TO A POINT; AND

NORTH 80° 17' 51" WEST, 24.56 TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE WEST AND THE SAID LANDS OF IVANOFF ON THE EAST;

- THENCE ALONG SAID DIVISION LINE THE FOLLOWING FIVE (5) COURSES:
- SOUTH 07° 51' 13" WEST, 164.66 FEET TO A POINT;
- SOUTH 00° 43' 19" EAST, 54.39 FEET TO A POINT;
- SOUTH 05°28'35" WEST, 264.19 FEET TO A POINT; 4. SOUTH 03° 12' 42" WEST, 285.75 FEET TO A POINT; AND

SOUTH 06° 55' 25" EAST, 133.76 FEET TO A POINT ON THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF MILDRED SUCICH AS DESCRIBED IN BOOK 1021 OF DEEDS AT PAGE 321 ON THE SOUTHEAST;

THENCE SOUTH 52' 25' 05" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 100.44 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF NANCY C. WORLEY (N/K/A MEDDAUGH) AS DESCRIBED IN BOOK 1419 OF DEEDS AT PAGE 772, THE LANDS NOW OR FORMERLY OF REUVERS AND THE LANDS NOW OR FORMERLY OF CVIJANOVICH, ALL ON THE SOUTH:

THENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

- SOUTH 70°29'16" WEST, 222.16 FEET TO A POINT;
- SOUTH 72° 30' 35" WEST, 5.20 FEET TO A POINT; SOUTH 71° 31' 52" WEST, 234.22 FEET TO A POINT; AND

4. SOUTH 69' 16' 51" WEST 209.67 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND THE LANDS NOW OR FORMERLY OF OLIVIERI AS DESCRIBED IN BOOK 1467 OF DEEDS AT PAGE 402 AND BOOK 1644 OF DEEDS AT PAGE 737 AND THE LANDS NOW OR FORMERLY OF JONES ON THE SOUTHWEST;

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING THREE (3) COURSES:

NORTH 26°49'09" WEST, 303.17 FEET TO A POINT; NORTH 26°29'09" WEST, 244.52 FEET TO A POINT; AND

NORTH 26° 29' 09" WEST, 15.98 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF JONES ON THE SOUTHEAST;

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THENCE ALONG THE ABOVE LAST MENTIONED DIVISION LINE THE FOLLOWING TWO (2) COURSES:

> SOUTH 40° 10' 51" WEST, 49.22 FEET TO A POINT; AND SOUTH 53' 50' 35" WEST, 54.84 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF LOIS REALTY CO. AS DESCRIBED IN BOOK 1654 OF DEEDS AT PAGE 268 ON THE SOUTH;

> THENCE NORTH 86" 02' 37" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 396.78 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF U.S. ROUTE 9 (S.H. 5154);

> THENCE NORTH 06" 04' 22" EAST ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHWAY BOUNDARY, 304.20 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE ABOVE DESCRIBED LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF LEONARD AS DESCRIBED IN BOOK 1630 OF DEEDS AT PAGE 206 ON THE NORTH;

> THENCE SOUTH 80' 05' 43" EAST ALONG THE LAST ABOVE MENTIONED DIVISION LINE, 343.61 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND SAID LANDS OF LEONARD AND THE LANDS NOW OR FORMERLY OF LEROY AS DESCRIBED IN BOOK 1704 OF DEEDS AT PAGE 297 BOTH ON THE SOUTHWEST;

THENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

NORTH 26° 44' 44" WEST, 179.19 FEET TO A POINT; NORTH 26° 12' 50" WEST, 56.11 FEET TO A POINT;

3. NORTH 27° 02' 15" WEST, 382.31 FEET TO A POINT; AND

4. NORTH 26° 22' 35" WEST, 6.87 FEET TO A POINT ON THE HEREINABOVE DESCRIBED EASTERLY BOUNDARY OF U.S. ROUTE 9 (S.H. 5154); THENCE ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHWAY BOUNDARY THE

FOLLOWING FOUR (4) COURSES:

NORTH 01°29'15" EAST, 17.85 FEET TO A POINT; NORTH 07' 58' 52" EAST, 622.35 FEET TO A POINT;

NORTH 04° 44' 17" EAST, 350.09 FEET TO A POINT; AND NORTH 06° 57' 15" EAST, 695.09 FEET TO THE POINT OR PLACE OF BEGINNING.

THE POLICY TO BE ISSUED UNDER THIS REPORT WILL INSURE THE TITLE TO SUCH BUILDINGS AND IMPROVEMENTS ERECTED ON THE PREMISES, WHICH BY LAW CONSTITUTE REAL PROPERTY.

FOR CONVEYANCING ONLY: TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART, OF IN AND TO THE LAND LYING IN THE STREET IN FRONT OF AND ADJOINING SAID PREMISES.

NOTES CORRESPONDING TO SCHEDULE B

- DECLARATION OF COVENANTS, RESTRICTIONS AND RIGHT-OF-WAY MADE BY ALKL CORP. DATED 11/24/1992, RECORDED 2/8/1993 IN LIBER 1924 OF DEEDS, AT PAGE 550. (AFFECTS, AGREEMENT)
- DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 306. (AFFECTS AS SHOWN)

WITH REGARD THERETO: CORRECTION TO DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED AS OF 9/13/1999, RECORDED 5/5/2000 IN DOCUMENT NO. 02 2000 3973. (SEE POST)

- COVENANTS CONTAINED IN IRREVOCABLE OFFER OF ROAD CESSION MADE BY ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPINGER DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 307. (AFFECTS AS SHOWN)
- DECLARATION OF PARKING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 4/28/1993, RECORDED 4/29/1993 IN LIBER 1927 OF DEEDS, AT PAGE 316. (AFFECTS, AGREEMENT)
- DECLARATION OF GRADING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE AND VALDEMARS IVANOFF AND ILSE IVANOFF DATED 4/28/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 340. (AFFECTS AS SHOWN)
- DECLARATION OF PARKING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 4/30/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 342. (AFFECTS, AGREEMENT) WITH REGARD THERETO:

AMENDMENT OF DECLARATION MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED 7/26/1996, RECORDED 3/16/1999 IN LIBER 2025 OF DEEDS, AT PAGE 232. (AFFECTS, AGREEMENT)

- DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY ALPINE (11) -COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 12/15/1998, RECORDED 4/15/1999 IN LIBER 2027 OF DEEDS, AT PAGE 111. (AFFECTS, AGREEMENT)
- EASEMENT TO THE WAPPINGERS ELECTRIC CORPORATION DATED 7/12/1923, RECORDED 7/16/1923 IN LIBER 435 OF DEEDS, AT PAGE 380. (AFFECTS, BLANKET IN NATURE)
- EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION DATED 2/16/1933, RECORDED 4/4/1933 IN LIBER 530 OF DEEDS, AT PAGE 378. (AFFECTS, BLANKET IN NATURE)
- EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION DATED 5/29/1936, RECORDED 6/12/1936 IN LIBER 552 OF DEEDS, AT PAGE 146. (AFFECTS AS SHOWN)
- EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION RECORDED 6/12/1936 IN LIBER 552 OF DEEDS, AT PAGE 147. (AFFECTS AS SHOWN)
- EASEMENT TO THE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE CO. DATED 2/10/1958, RECORDED 3/13/1958 IN LIBER 965 OF DEEDS, AT PAGE 392. (AFFECTS, BLANKET IN NATURE)

- EASEMENT TO THE CENTRAL HUDSON GAS AND ELECT NEW YORK TELEPHONE COMPANY DATED 6/29/1962, IN LIBER 1083 OF DEEDS, AT PAGE 697. (AFFECTS, BLA
- RESERVATIONS AND EASEMENTS CONTAINED IN NOTIC 18 DATED 11/10/1965, RECORDED 4/8/1966 IN LIBER 1200 605. (AFFECTS AS SHOWN)
- GRANT OF PERMANENT EASEMENT FOR SEWER TRUNK LI LINE AND TEMPORARY EASEMENT FOR CONSTRUCTION AND BETWEEN W.F. PROPERTIES, LTD. AND THE TOWN OF WAPPINGER ON BEHALF OF THE TRANSMISSION/TREATMENT IMPROVEMENT DATED 6 7/1/1992 IN LIBER 1914 OF DEEDS, AT PAGE 83. (AFFE
- WATER PIPELINE EASEMENT MADE BY AND BETWEEN GOP 20 THE ALPINE COMPANY OF POUGHKEEPSIE DATED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 346. (POINT OF BEGINNING) WITH REGARD THERETO:
- ASSIGNMENT OF EASEMENT MADE BY THE ALPINE COMPA TO THE TOWN OF WAPPINGER DATED 4/30/1993, REC LIBER 1931 OF DEEDS, AT PAGE 113.
- _ GRANT OF PERMANENT EASEMENT IN COMMON FOR WATE BETWEEN ALPINE COMPANY OF POUGHKEEPSIE AND THE NEW YORK DATED 4/28/1993, RECORDED 4/30/1993 DEEDS, AT PAGE 363. (AFFECTS, AS SHOWN)
- . IRREVOCABLE OFFER OF CESSION OF SEWER LINE EASEM COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPING RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 SHOWN)

WITH REGARD THERETO:

IRREVOCABLE OFFER OF CESSION OF SEWER LINE EAS MADE BY ALPINE COMPANY OF POUGHKEEPSIE TO THE DATED 9/20/1999, RECORDED 9/20/1999 IN DOCUMENT

- CONSOLIDATED WATER AND SEWER LINE EASEMENT MA ALPINE COMPANY OF POUGHKEEPSIE AND THE TOWN 9/20/1999, RECORDED 9/20/1999 IN DOCUMENT (AFFECTS A SHOWN) WITH REGARD THERETO:
- CONSOLIDATED WATER AND SEWER LINE EASEMENT (0 AND BETWEEN ALPINE COMPANY OF POUGHKEEPSIE WAPPINGER DATED 9/22/1999, RECORDED 9/22/1999 1999 8728
- GRANT OF PERMANENT EASEMENT FOR SANITARY SEWER AND BETWEEN ALPINE IMPROVEMENTS, LLC AND THE TOWN OF WAPPINGER DATED 5/11/2001. RECORDED 5/1 NO. 02 2001 3730. (AFFECTS AS SHOWN)

ZONING DATA			
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS	
ZONING DESIGNATION	SC	941 REQUIRED.	
MINIMUM LOT AREA (AC.)	5		
MAX BUILDING COVERAGE	20%		
MAX BUILDING HEIGHT	35'		
BUILDING SETBACKS			
FRONT	75'		
SIDE	50'	CONTACT: THE PLANNING & ZONING	
REAR	50'	RESOURCE COMPANT; 405 840-4544	
NOTES: SC = SHOPPING CENTER DISTRICT			
SITE IS IN COMPLIANC	CE		



RAPHIC SCALL

SQ.FT. SQUARE FEET PS RCP FΡ GEN PIV TSB



LEGEND

TSP TRAFFIC SIGNAL POLE UTILITY BOX UB DRAINAGE INLET WATER VALVE ELECTRIC BOX MANHOLE TELEPHONE MANHOLE SANITARY MANHOLE UTILITY POLE GUY ANCHOR LIGHT POLE Q FIRE HYDRANT SIGN ____ BOLLARD ---- OVERHEAD UTILITY LINE

DATE	REVISION HISTORY	BY	rn job number: 191024	
11/5/19	CLIENT COMMENTS	DMD	SCALE: $1'' = 50'$	
11/7/19	FLOOD ZONE LABELS	DMD	DRAWN BY:	
			JS/MO/MWS	115
			MWS	

UTILITIES NOTE (ITEM 11): WITH REG AND MARKINGS WILL BE COMBINED 5.E.iv. TO DEVELOP A VIEW OF THE EXACT LOCATION OF UNDERGROUND DEPICTED. IN ADDITION, IN SOME JU FROM SURVEYORS MAY BE IGNORED SURVEYOR SHALL NOTE ON THE PLA OF THE LOCATION OF THE UTILITIES. REQUIRED, THE CLIENT IS ADVISED ' MAY BE NECESSARY.

RIC CORPORATION AND RECORDED 7/25/1962 ANKET IN NATURE) CE OF APPROPRIATION DO OF DEEDS, AT PAGE INE AND TRANSMISSION PURPOSES MADE BY BOARD OF THE TOWN WAPPINGER SEWER 6/4/1992, RECORDED ECTS AS SHOWN)	CURRY RD OLD HOPEWELL RD OLD HOPEWELL RD SENECA LN MOHAWK DR NOCH OLD HOPEWELL RD DR STATEMENT OF ENCE STONE WALLS IN POOR CONDITION MEANDER ON F BUILDING IN WATER EASEMENT AS DEPICTED ON F	LAND AREA 3,781,780± SQUARE FEET 86.818± ACRES (INCLUDES ± 1.489 AND 1.112 AC. PARCELS OF CESSION LANDS) PARKING REGULAR= 1185 HANDICAP= 20 TOTAL= 1205 ROPERTY LINES AS SHOWN. FM10753.
ORDON J. ROBBINS AND 5/30/1991, RECORDED UNABLE TO DETERMINE CANY OF POUGHKEEPSIE CORDED 8/11/1993 IN TER LINE MADE BY AND	FLOOD INFORM FLOOD NOTE: BASED ON MAPS PREPARED BY THE MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE A GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCA FLOOD INSURANCE RATE MAPS NUMBERED 36027C0 BEARS AN EFFECTIVE DATE OF 5/02/2012 AND IS AREA. BY REVIEWING FLOOD MAPS PROVIDED BY TI PROGRAM WE HAVE LEARNED THIS COMMUNITY DOE PROGRAM.	ATION FEDERAL EMERGENCY AT WWW.MSC.FEMA.GOV, AND BY TED IN ZONE "A, AE AND X" ON 0458E & 36027C0459E, WHICH IN A SPECIAL FLOOD HAZARD HE NATIONAL FLOOD INSURANCE ES PARTICIPATE IN THE
ASEMENT MADE BY ALPINE SER DATED 9/20/1999, 8638. (AFFECTS AS ASEMENT (CORRECTION) TOWN OF WAPPINGER T NO. 02 1999 8638. ADE BY AND BETWEEN OF WAPPINGER DATED NO. 02 1999 8639.	<section-header></section-header>	<section-header></section-header>
R PURPOSES MADE BY TOWN BOARD OF THE /15/2001 IN DOCUMENT	BEARINGS SHOWN HEREON ARE BASED ON THE EARINGS SHOWN HEREON ARE BASED ON THE EAROUTE 9, AS BEING N6'04'22"E, PER DESCRIPTION	SIS AST RIGHT OF WAY LINE OF U.S. I.
	GENERAL NO 1. NO UNDERGROUND UTILITIES ARE SHOWN ON TH VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. ALL STATEMENTS WITHIN THE CERTIFICATION, A ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPRO BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, S ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EN SOURCE OF INFORMATION IS SPECIFICALLY REFEREN 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/N 4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL DEDICATED PUBLIC STREET OR HIGHWAY. 5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES 6. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES 6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH CONSTRUCTION OR BUILDING ADDITIONS WITHIN REC 7. THE PARCELS CONTAINED IN THE LEGAL DESCRII ANY GAPS, GORES OR OVERLAPS. 8. BUILDING AREAS SHOWN HEREON ARE FOR THE ONLY. 9. NO APPARENT CHANGES IN STREET RIGHT OF W PROPOSED, AND AVAILABLE FROM THE CONTROLLIN EVIDENCE OF RECENT STREET OR SIDEWALK CONST 10. NO ATTEMPT WAS MADE TO DETERMINE WETLAN ISSUES, UNLESS OTHERWISE NOTED. 11. NOT VALID WITHOUT THE SIGNATURE AND THE ME SURVEYOR AND MAPPER. ADDITIONS AND DELETION OR REPORTS BY OTHER THAN THE SIGNING PARTY WITHOUT CONSENT OF THE SIGNING PARTY OR PAR 12. PROFESSIONAL LIABILITY INSURANCE POLICY OB MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFE TERM. CERTIFICATE OF INSURANCE TO BE FURNISHE 13. ALL BEARINGS AND DISTANCES SHOWN ARE BOT	TES HIS SURVEY, ONLY ABOVE GROUND ND OTHER REFERENCES LOCATED OVEMENTS, STRUCTURES, ERVITUDES, AND ENCROACHMENTS VIDENCE, UNLESS ANOTHER VIDENCE, UNLESS ANOTHER VIDENCESS TO U.S ROUTE 9, A ON SUBJECT PROPERTY. MOVING WORK, BUILDING VIDENT MONTHS. PTION ARE CONTIGUOUS WITHOUT FOOTPRINT OF THE BUILDING VIDENT OF THE BUILDING VIDENT OF THE BUILDING VIDENT OF THE BUILDING VIDENT OF REPAIRS. VIDENCE ON OR REPAIRS. VIDENCE ON OF A LICENSED S TO SURVEY MAPS, SKETCHES OR PARTIES IS PROHIBITED VIDES. TAINED BY THE SURVEYOR IN THE ECT THROUGHOUT THE CONTRACT ED UPON REQUEST. TH RECORDED AND MEASURED.
	ALTA/NSPS LAND T ALPINE COMMONS SHOP 1357 ROUTE DUCHESS COUNTY W	TLE SURVEY PING CENTER 9 /APPINGERS FALLS, NY
	SURVEYOR'S CE TO: DP 125, LLC; DP126, LLC; DP 123, LLC; RHI AND ASSIGNS; U.S. BANK NATIONAL ASSOCIA IN INTEREST TO BANK OF AMERICA, NATIONA SUCCESSOR TO WELLS FARGO BANK, N.A, FO CD 2006-CD2 COMMERCIAL MORTGAGE PASS DIAMOND ACQUISITIONS LLC; FIRST AMERICAN CONSOLIDATED CONSULTING GROUP, LLC:	RTIFICATE NEBECK BANK ITS SUCCESSORS ATION, AS TRUSTEE, SUCCESSOR AL ASSOCIATION, AS TRUSTEE, AS OR THE REGISTERED HOLDERS OF 5-THROUGH CERTIFICATES; N TITLE INSURANCE COMPANY;
GARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY JRISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS O OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE AT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT S. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST	THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND BASED WERE MADE IN ACCORDANCE WITH THE 20 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURV ADOPTED BY ALTA AND NSPS, AND INCLUDES ITE 7(b)(1), 7(c), 8, 9, 11 (ABOVE GROUND EVIDENCE AND 20 OF TABLE A THEREOF. THE FIELDWORK W DATE OF NEW YOR: NICKOLAS 7. FUSCO PROFESSIONAL LANIC SURVEYOR NO.: 49593 STATE OF NEW YORK	D THE SURVEY ON WHICH IT IS 16 MINIMUM STANDARD DETAIL (EYS, JOINTLY ESTABLISHED AND MS 1, 2, 3, 4, 6(a), 6(b), 7(a), CONLY) 13, 14, 16, 17, 18, 19 (AS COMPLETED ON 10/23/2019. 11/22/19 DATE
CONSOLIDATED CONSULTING GROUP, LLC 6215 COLLEYVILLE BLVD COLLEYVILLE, TX 76034 PHONE: 817.424.9085 Surveys@ConsolidatedConsulting.com WWW.CONSOLIDATEDCONSULTING.COM	480 NEEDLES TRAIL LONGWOOD, FLORIDA 327 PHONE: (407) 862-4200 • FAX: (4 RNSURVEYS @ REPUBLICNATION	779 407) 862-6229 AL.NET

VICINITY MAP

NOT TO SCALE

SHEET 1 OF 6

CLIENT NO.

CCG-4550





	ALMENA R NIESSEN PARCEL NO. 135689-6157-02-715890-0000				
	FM#2886				
	/				
					0
					691.02' они они они
				040	
	FLOOD ZONE "A"			2 OGHO OGHU -	
AE"		N71-12-49"E	= 0440		CENTRAL HUDSON GAS & ELECTRIC CORP. 60' SIDE UTILITY EASEMENT
	STONE WALL (POOR CONDITION)	OHU OHU OHU OHU OHU	(PER ZONING)		LIBER 552, PAGE 146 & 147
	ОНИ ОНИ ОНИ ОНИ	01. 50 SEIBI			
ND 5/8"IRON ROD "MASOR 29'48"W 4.41'	OHU OHU OHU				
OHU CHU CHU					
OHU OHU					
ONU ONU					
	FLOOD ZONE "A"				
CENTRAL HUDSON GAS & ELECTRIC COR 60' SIDE UTILITY EASEMENT LIBER 552, PAGE 146 & 147	Ρ.				
		Λ			
-			DATE	REVISION HISTORY	RN JOB NUMBER:
			11/5/19	CLIENT COMMENTS	$\frac{191024}{\text{SCALE:}}$
			11///19	FLOOD ZONE LABELS	DMD DRAWN BY: JS/MO/MWS APPROVED BY:
					MWS

DATE	REVISION HISTORY	BY	RN JOB NUMBER: 191024
11/5/19	CLIENT COMMENTS	DMD	SCALE: $1'' = 50'$
11/7/19	FLOOD ZONE LABELS	DMD	DRAWN BY:
			JS/MO/MWS
			MWS

SECOND & THIRD FLOORS - BUILDING A SCALE: 1/8" = 1'-0"

2 FIRST FLOOR - BUILDING A SCALE: 1/8" = 1'-0"

© 2022 - Kitchen & Associates. All planning and architectural concepts shown on this document are the intellectual property of Kitchen & Associates. This design may not be duplicated or incorporated in any other plan or document without the express written consent of Kitchen & Associates.

A1

BUILDING A PLANS

SECOND & THIRD FLOORS - BUILDING B

2 FIRST FLOOR - BUILDING B SCALE: 1/8" = 1'-0"

© 2022 - Kitchen & Associates. All planning and architectural concepts shown on this document are the intellectual property of Kitchen & Associates. This design may not be duplicated or incorporated in any other plan or document without the express written consent of Kitchen & Associates.

A2

BUILDING B PLANS

DATE: 7/1/22 **ALPINE COMMONS** Wappinger, New York

K&A#: 2021177

SECOND & THIRD FLOORS - BUILDING D SCALE: 1/8" = 1'-0"

2 FIRST FLOOR - BUILDING D SCALE: 1/8" = 1'-0"

© 2022 - Kitchen & Associates. All planning and architectural concepts shown on this document are the intellectual property of Kitchen & Associates. This design may not be duplicated or incorporated in any other plan or document without the express written consent of Kitchen & Associates.

BUILDING D PLANS

DATE: 7/1/22 **ALPINE COMMONS** Wappinger, New York

A5

UNIT CI - 3 BR

ELEC

K&A#: 2021177 DATE: 7/1/22 **ALPINE COMMONS** Wappinger, New York

CLUBHOUSE PLAN

ALPINE COMMONS Wappinger, New York

DATE: 7/1/22

K&A#: 2021177

1BR APARTMENT LAYOUTS

A7

Wappinger, New York

DATE: 7/1/22 **ALPINE COM** Wappinger, New York

A9

K&A#: 2021177

3BR APARTMENT LAYOUTS

DATE: 7/1/22 K&A#: 2021177 **ALPINE COMMONS** *Wappinger, New York*

SITE VIEWS

A10