

Beatrice Ogunti

From: Christa Verano
Sent: Thursday, October 5, 2023 9:02 AM
To: Beatrice Ogunti
Cc: Barbara Roberti
Subject: FW: ZBA meeting Oct 10...Alpine
Attachments: Alpine Oct 10 present pg1.jpg; Alpine Oct 10 prewent pg 2.jpg

Christa Verano

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From: puco24@aol.com <puco24@aol.com>
Sent: Thursday, October 5, 2023 7:24 AM
To: Christa Verano <cverano@townofwappingerny.gov>
Subject: ZBA meeting Oct 10...Alpine

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Ms Barbara Roberti:

One of the main topics for the Oct 10 ZBA meeting is for Dakota to explain how the project elevations do NOT create an adverse environmental impact for the neighboring properties on Old Hopewell Road and Sucich Place.

The Dakota statements and conclusions contained in its submission letter are, at best, confusing and deceptive; at worst, they are outright lies.

ATTACHED is a 2 page analysis I've put together using only Dakota supplied grading elevation data (feet above sea level) which completely refutes Dakota's assertions and present the true adverse environmental impact.

I request that you review and forward this email and attachments (or print out for) to all ZBA members ASAP so they can review and and be better prepared to question/challenge Dakota's false assertions and conclusions. I believe this will be a quicker and more accurate way to get to the truth rather than having several attendees counter in 3 minute bursts. Alternatively, give me the ZBA members' email addresses and I will send them the data. Kindly email me (puco24@aol.com) if/when you do the forwarding/printing.

I will be at town hall around 9 AM today (Thurs) to pay my school tax. I will stop by your office in case you have any questions. I also will drop off a paper copy of the 2 page document + 3 pages of supporting elevation graphics.

Thanking you in advance for any help you provide...John Collins, 49 Losee Rd, WF

Oct 10, 2023 ZBA Public Hearing



ALPINE VISUAL ENVIRONMENTAL ADVERSE IMPACT ANALYSIS:

As part of Dakota's submission letter for the Oct 10 ZBA meeting, there is a section entitled "The Supplemental Materials Submitted (to) Further Support (their claim that) No SEQRA Visual Impact (exists)". Some data points are included which in no way support the stated conclusion that "THE PROPOSED "FINISHED FLOOR LEVELS" OF THE MULTIFAMILY DWELLING UNITS IN ALL CASES ARE EQUAL TO OR EVEN IN SOME INSTANCES 2 FULL STORIES LOWER IN ELEVATION THAN THE SURROUNDING RESIDENCES. THUS, ALTHOUGH THE PROPOSED MULTIFAMILY DWELLING UNITS MAY BE THREE STORIES, THERE WILL BE VIRTUALLY NO VISIBILITY "INTO PEOPLE'S WINDOWS" AS MANY COMMUNITY MEMBERS SUGGESTED AT THE (August) MEETING"

This Statement is 100% FALSE. The exact OPPOSITE IS TRUE. (See "The True Facts" below for the actual elevation numbers).

The only way this conclusion can be accurately stated is to say that "the building site ground levels (not :the finished floor levels) are equal to or lower than the surrounding residences". So what! The serious environmental issue is that some or all of the Floor Levels ARE Visible to some or all of the neighboring residents.

This is a shameless and deliberately confusing misrepresentation of the true facts is an underhanded attempt by the developers to deceive the ZBA into believing (*in the applicant's own words*) "THAT THE PROPOSED MULTIFAMILY WORKFORCE HOUSING HERE WILL NOT HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON THE ENVIRONMENT OR THE CHARACTER OF THE COMMUNITY" They are literally trying to convince the ZBA that "UP IS DOWN". This is classic "gaslighting".

THE TRUE FACTS (using elevations supplied by the applicant):

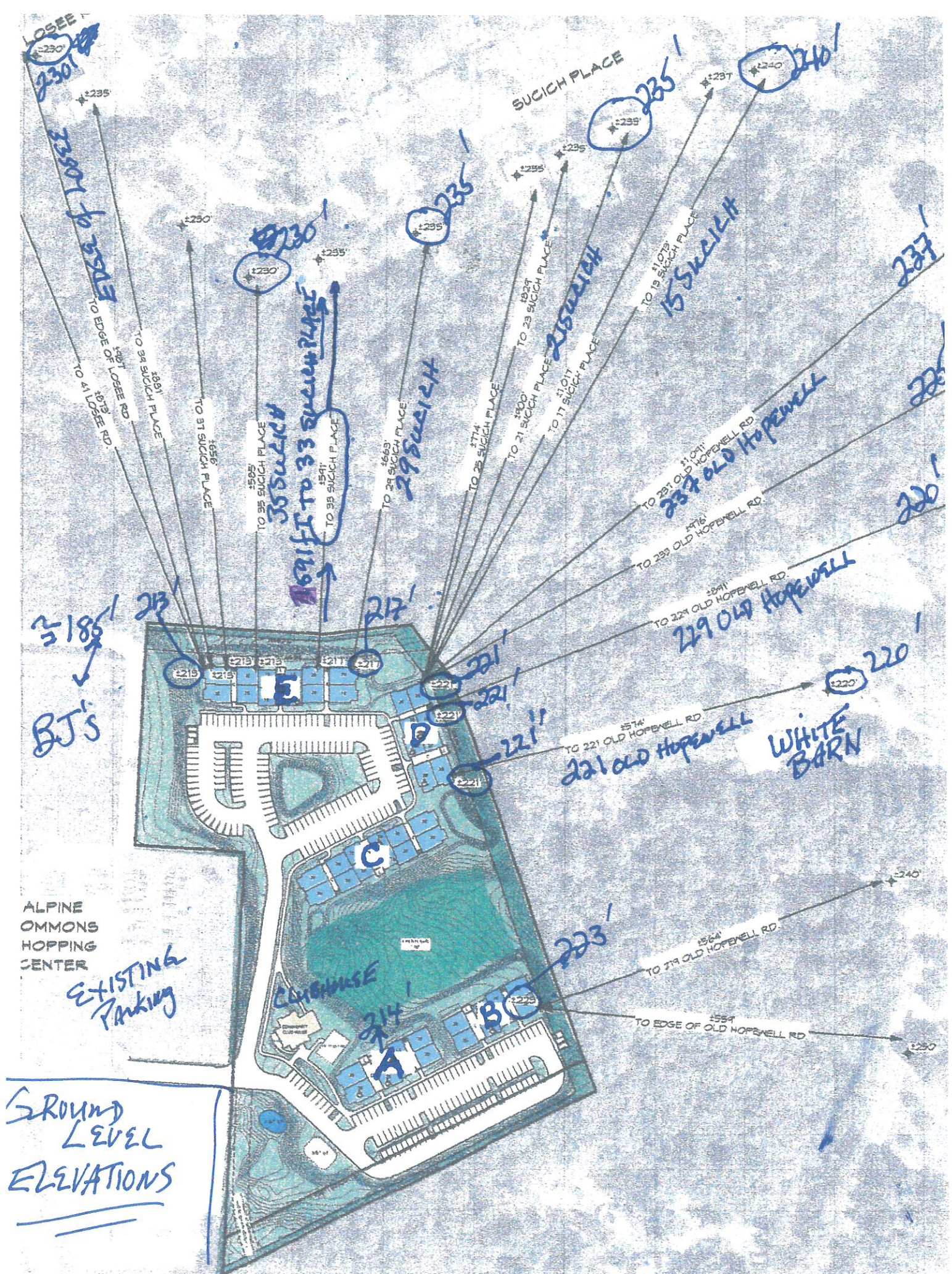
1. **Sucich Place**, in the area where it is closest to the proposed building site, is about 230 to 235 feet above sea level. The residences are single story, ranch style homes built at ground level. The proposed building site will be a relatively flat plateau about 30 feet higher than the parking lot area near

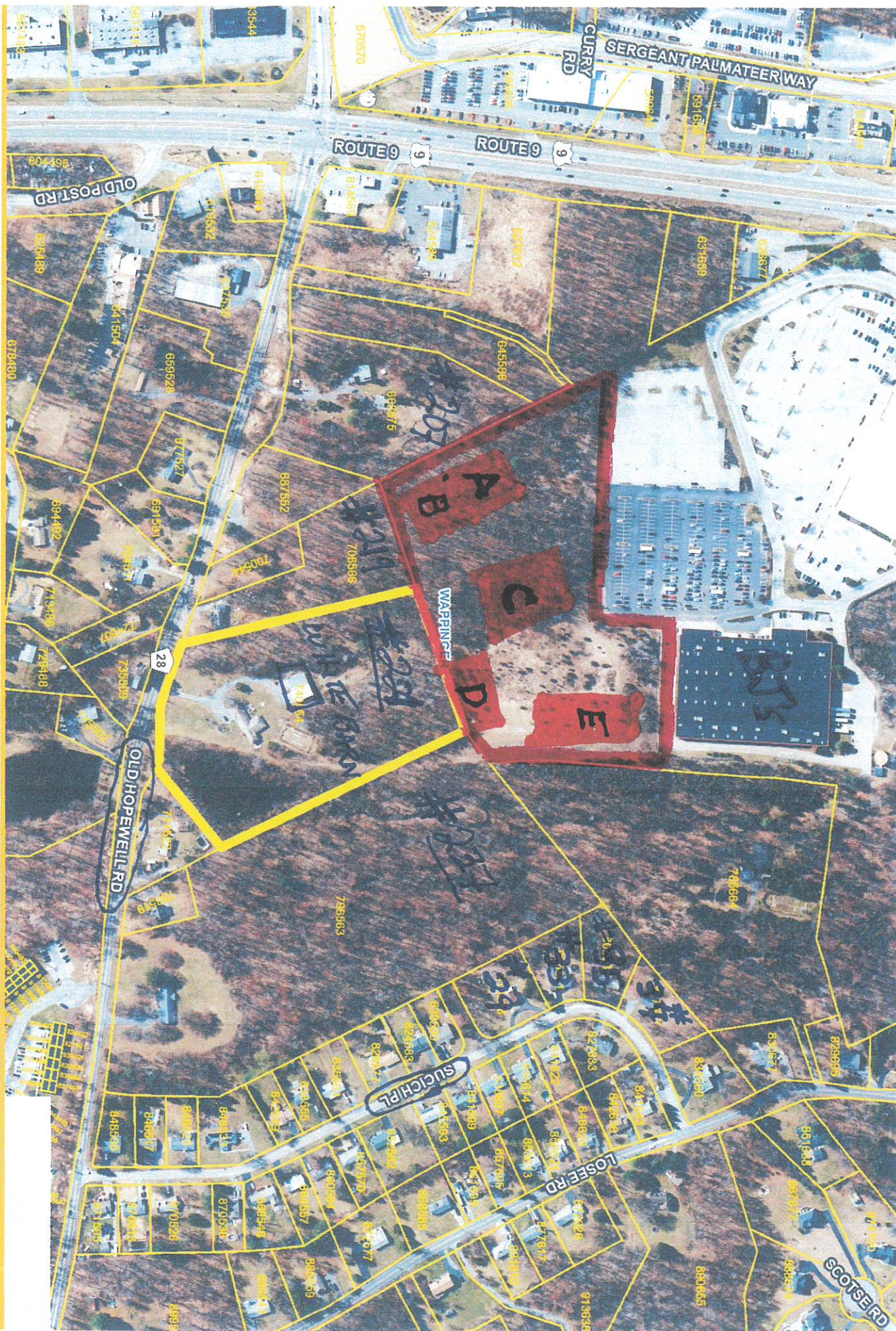
the entrance to BJ's. Therefore, the entire project will be constructed at a level about equal in elevation to BJ's roof line, about 215 to 220 feet above sea level. This means that there is only a 15 foot height differential between the ground level of residences located on the bend on Sucich Place (230 to 235 feet above sea level) and the ground level of the building site itself. In the case of a 40 foot structure, the upper 25 feet (more than half) will be visible to nearby Sucich Place residents; especially in Winter and/or in the Evening when lights are on in the housing units. For a 50 foot structure, the upper 35 feet (70%) will be visible. This is the exact polar opposite of the applicant's bogus submission statement!

2. **Old Hopewell Road** is in an even worse situation especially for the properties closest to proposed Building 'D'. These properties are about the same distance from the proposed building site as those on Sucich, BUT both the Old Hopewell properties and the building site are at comparable ground level elevations (about 220 feet above sea level). There is NO drop off between them. This means that most or all 40 to 50 feet of the proposed buildings will potentially be visible to the nearby Old Hopewell residents. (Remember also that the applicant intends to remove 5 acres of woodland. Some or most of these five acres of trees will be between Alpine and Old Hopewell Road.)

. The applicant submitted a photo of a White Barn at 221 Old Hopewell Road and boasted that "the white barn is barely visible from the edge of the (Alpine) property during leaf-off conditions". This is another example of deliberate confusion. While it's possible that residents in ground floor units in Building D would not be able to see the barn, residents in the area of 221 Old Hopewell Road would surely be able to see most of the broadside of a 40 to 50 foot structure less than 2 football fields away no matter how much shrubbery was in between; especially at night and in the Winter.

3. In Summary... **THE PROPOSED MULTIFAMILY WORKFORCE HOUSING WILL HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON THE ENVIRONMENT AND THE CHARACTER OF THE COMMUNITY.** All claims to the contrary are false. As such, **no mixed-use density variance or mixed-use height variance should be granted.**





ALPINE GRADING LAYOUT (FEET ABOVE SEALEVEL)

