



p: (845) 897-8205
f: (845) 897-0042

www.PovallEngineering.com

3 Nancy Court, Suite 4
Wappingers Falls, NY 12590

William H. Povall III, P.E.
Professional Engineer: NY

PROJECT NARRATIVE

Dated: December 20, 2023

Village Crest Apartments Site Plan for 2 Laundry/Gym Buildings
510 Maloney Road - Tax Grid Nos. 135689-6259-02-635855 & 705840
Town of Wappinger, Dutchess County, NY

INTRODUCTION

The above-referenced parcels are located on the northern side of Maloney Road in the Town of Wappinger. These parcels are fully built out for the Village Crest Apartments containing 246 residential apartment units. The owner/applicant, HP Coolidge Wappinger, LLC, is proposing to construct two (2) new laundry/gym buildings to replace the existing basement laundry rooms which will be removed. The two (2) new laundry/gym buildings are for the apartment tenants only. One (1) 1,932 sq. ft. building is proposed adjacent to Apartment Building H and one (1) 1,800 sq. ft. building is proposed between Apartment Buildings N & O.

USE

The parcels lie in the Multifamily Residence (RMF-5) zoning district. Per the Town of Wappinger Zoning Code, 240 Attachment 1, accessory buildings or use determined by the Planning Board to be customarily incidental to a permitted is a permitted accessory use. The existing sites contain the Village Crest Apartment buildings. The proposed project will provide a place to do laundry and exercise for residents of the Village Crest Apartments.

ARCHITECTURE:

The two (2) new buildings will be constructed with similar architectural features to the existing apartment buildings.

ACCESS/PARKING

Building #1 will utilize existing overflow parking near the building. Eight (8) additional parking spaces are proposed adjacent to Building #2.

LANDSCAPING

The area where Building #1 is proposed currently consists of mulched landscape and pavement. The area where the new Building #2 is proposed is predominantly lawn area. Shrubs have been proposed around both buildings.

LIGHTING:

Exterior lighting will be mounted on the buildings, providing minimal coverage for safety. All proposed lighting will be LED and be fully shielded in compliance with the Town of Wappinger lighting requirements.

WATER SUPPLY & SEWAGE DISPOSAL

The existing apartment buildings are connected to the existing central water main. The proposed laundry/gym Building #1 will be connected to the existing interior water supply with Apartment Building H. The proposed Building #2 will be connected to the existing water service lines within the existing apartment complex for water supply.

The existing apartment buildings are also connected to the existing central sewer main. The proposed laundry/gym buildings will be connected to the existing sewer service located within the existing apartment complex for wastewater disposal.