

January 6, 2025

Chairman Flowers and Planning Board Members  
20 Middlebush Road  
Wappingers Falls, NY 12590  
Sent via email and hand delivery

Re: Acadia Place  
Designed Residential Development  
Grid #6257-03-430260  
Day|Stokosa Job No. 2016.281

Chairman Flowers and Planning Board Members,

In anticipation of Tri-Muni not allowing a connection to this parcel, in lieu of litigation, the proposed layout now includes onsite sewer collection, treatment and discharge. The parcel owners have made significant financial contributions to Tri-Muni over the years and have received no benefit from the district.

Feedback from the Board on the proposed layout is requested. Once received, the plans can be substantially advanced.

This office is in receipt of a letter from H&H dated November 27, 2024 and offer the following responses:

2. Comments:

- a. We look forward to the Board's input on layout.
- b. The table on sheet C130 is now also on sheet c131. The parcels are also dimensioned on sheet C131. Wetlands are only on the open space parcels.
- c. Sheet G001 of the plan set discusses the bedroom breakdown in both the parking calculations and the water / sewer demand.
- d. Disturbance is also addressed on sheet G001. The breakdown of impervious is also included. The proposed open space of the parcel is 79% with 21% parcel disturbance. Reports and surveys will be forwarded to the Board upon receipt. We respectfully request the tree survey be limited to the proposed area of disturbance.

This office is in receipt of a letter from Christian Paggi dated November 27, 2024 and offer the following:

3. The project is proposed to be connected to the municipally owned United Wappinger Water. In the event the Tri-Muni sewer district cannot allow a connection to this parcel in spite of the parcel being in the district and having contributed thousands of dollars to Tri Muni, we respectfully request to be afforded the flexibility to create a community sewer system to treat and discharge onsite.

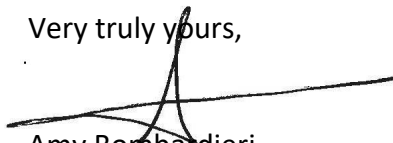
4. Detailed grading and a cut-fill analysis is included in the plan set on sheet C140. Profiles are included on sheet C160. Additional grading will be provided upon feedback from the Board regarding the proposed layout.

5. A SWPPP will be provided upon feedback from the Board regarding layout.

6. The EAF will be updated as necessary.

Thank you for the consideration and opportunity to present the project. We look forward to developing the parcel in accordance with the Town's Comprehensive Plan and intent of 240.50 of the Town of Wappinger Code.

Very truly yours,



Amy Bombardieri  
Cc: Client, SDG, file

Attachments:

Fifteen copies of the Development Plan  
Resolution Referring Application to Planning Board Cedar Hills LLC

Items previously submitted to the Town Board:

Traffic Report, prepared by Klein Traffic Consulting, LLC. Dated March 24, 2024

Preliminary Layout Application

Deed

Application for Designed Residential Development – Chapter 240 – Section 50 Town of Wappinger Code

Application for Site Plan Approval

Application is for Special Permit in accordance with 240-50 of the Wappinger Code

Owner Consent Form

FEAF

One check from Cedar Hills LLC for escrow in the amount of \$52,500

One check from Cedar Hills LLC for application fee in the amount of \$24,780



**Town of Wappinger**

20 Middlebush Road  
Wappingers Falls, NY 12590

Meeting: 05/13/24 07:00 PM

Department: Town Clerk

Category: Misc Town Board Decisions

Prepared By: Graciela Robinson

Initiator: MinuteTraq Admin

Sponsors:

**ADOPTED**

**RESOLUTION 2024-127**

DOC ID: 6186 B

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## **Resolution Referring Application To Planning Board Cedar Hills LLC**

WHEREAS, the Town Board is in receipt of a certain application for a Designed Residential Development from Cedar Hill LLC for the development of certain premises known as Tax Map Parcel 135689-6257-03-430260 pursuant to Section 240-50 of the Wappinger Town Code known as Acadia Place (the “Application”); and

WHEREAS, the Application proposes 12 single family dwelling units on individual parcels, 66 dwelling units in 9 condominium buildings on a single parcel (all units proposed to be supplied by municipal water and sewer service); and an open space parcel to be owned by a homeowner’s association; and

WHEREAS, the Town’s Director of Planning has determined that the Application is complete for for the commencement of review; and

WHEREAS, the Town Board has conducted an initial review of the Application and advised the Applicant at the March 25, 2024 meeting of the Town Board and again hereby that the premises to be developed under the underlying district regulations for single family residential development for consistency with the surrounding developments, however, the Applicant’s preference is to continue with the mixed single family / condominium proposal; and

WHEREAS, pursuant to Section 240-50E which sets forth the procedure for review of Designed Residential Development, a referral of the Application is required for the review and report to the Town Board on the appropriateness of the proposal in the context of the Town Development Plan, the Official Map and the Zoning Code as well as for site plan and subdivision approval; and

WHEREAS, inherent in the overall process is compliance with SEQRA, which, notwithstanding the sequence of the procedures set forth in Section 240-50, would need to be completed prior to any determinations to be made by the Planning Board for site plan and subdivision approval and any determinations made on the Special Permit by the Town Board; and

NOW, THEREFORE, BE IT RESOLVED, that the Application is hereby referred to the Planning Board pursuant to Section 240-50E; and

BE IT FURTHER RESOLVED, that the referral to the Planning Board does not imply that the criteria for the grant of a special permit has been met, which requires that the Town Board find that such development (i) will serve to implement the intent and purposes as set forth in this section of the Zoning Law; (ii) that the location and the physical character of the site proposed

for the designed residential development is suitable and appropriate for such a development; and (iii) that such development is otherwise in the public interest.

BE IT FURTHER RESOLVED, that because other residential development projects similar in size and scope to the Application have been submitted to the Town for review in the vicinity of the Application, the SEQRA review of the Application should also include the impacts from those other certain projects and *vice versa*.

COMMENTS - Current Meeting:

This cannot move forward unless it comes back to the Town Board for final approval.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Christopher Phillips, Councilman
<b>SECONDER:</b>	Angela Bettina, Councilwoman
<b>AYES:</b>	Cavaccini, Beale, Bettina, Phillips, Casella