

AREA MAP 1"=500'

TAX IDENTIFICATION NO: 135689-6257-03-430260  
 LOCATION: CEDAR HILL ROAD AND OLD HOPEWELL ROAD (DUTCHESS COUNTY ROUTE 28)  
 ZONING DISTRICT: R-40  
 PARCEL SIZE: 89.55 ACRES / 3,900,707.57 SF  
 EXISTING WATER DISTRICT: UNITED WAPPINGER WATER DISTRICT  
 EXISTING SEWER DISTRICT: UNITED WAPPINGER SEWER DISTRICT (CENTRAL WAPPINGERS SEWER IMPROVEMENT) - SEWER SHALL BE TREATED AND DISCHARGED ONSITE.  
 PARCEL OWNER: CEDAR HILL, LLC, 44 ELM STREET, FISHKILL, NEW YORK, 12524

PER 240-50 OF THE TOWN OF WAPPINGER CODE:

B. (1) MINIMUM SITE SIZE. THE MINIMUM SIZE AREA FOR A DESIGNED RESIDENTIAL DEVELOPMENT SHALL BE A PARCEL OF LAND ADEQUATE IN SIZE TO ACCOMMODATE 100 BUILDING LOTS OF AT LEAST THE MINIMUM LOT AREA NORMALLY REQUIRED FOR DETACHED ONE-FAMILY DWELLINGS IN THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT THAT WHERE SUCH DEVELOPMENTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS, THE MINIMUM SITE AREA NEED ONLY BE ADEQUATE TO ACCOMMODATE AT LEAST 50 BUILDING LOTS.

TOTAL AREA = 3,900,707.57 SF / 40,000 SF = 97.51 LOTS --> EXCEEDS MINIMUM OF 50 LOTS

(2) ACCESS. A DESIGNED RESIDENTIAL DEVELOPMENT SHALL HAVE FRONTAGE ON AND ACCESS TO A PRIMARY OR A COLLECTOR ROAD AS SHOWN ON THE TOWN TRANSPORTATION PLAN.

PARCEL HAS FRONTAGE AND ACCESS TO OLD HOPEWELL ROAD AND CEDAR HILL ROAD

(3) OWNERSHIP. THE LAND PROPOSED FOR A DESIGNED RESIDENTIAL DEVELOPMENT MAY BE OWNED BY ONE OR MORE PERSONS OR CORPORATIONS, BUT SHALL BE COMBINED INTO A SINGLE CONTIGUOUS PARCEL OF LAND AT OR PRIOR TO THE TIME OF APPLICATION TO THE TOWN BOARD. THE APPLICATIONS SHALL BE JOINTLY SUBMITTED BY ALL OWNERS AND, IF APPROVED, SHALL BE JOINTLY BINDING ON ALL OF THEM.

SINGLE 89.55 ACRE PARCEL IS OWNED BY AN LLC.

D. DEVELOPMENT STANDARDS AND CONTROLS. ALL IMPROVEMENTS WITHIN DESIGNED RESIDENTIAL DEVELOPMENTS SHALL BE REQUIRED TO COMPLY WITH THE FOLLOWING SPECIFIED STANDARDS AND CONTROLS IN LIEU OF THOSE COMPARABLE REQUIREMENTS FOR OTHER RESIDENTIAL DEVELOPMENTS WHICH ARE SPECIFIED ELSEWHERE IN THIS CHAPTER AND IN THE LAND SUBDIVISION REGULATIONS:

(1) DWELLING UNIT TYPE AND DENSITY.

a. DENSITY FORMULA. THE MAXIMUM PERMITTED NUMBER OF DWELLING UNITS IN A DESIGNED RESIDENTIAL DEVELOPMENT SHALL BE DETERMINED BY DIVIDING THE TOTAL LAND AREA BY THE NORMALLY REQUIRED MINIMUM LOT SIZE FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED AND SUBTRACTING 20%.

3,900,707.57 SF (TOTAL AREA) / 40,000 SF (MINIMUM LOT SIZE) = 97.51 LOTS x 80% (20% REDUCTION) = 78 DWELLING UNITS

b. NUMBER OF BEDROOMS. THE PLANNING BOARD SHALL BE RESPONSIBLE FOR DETERMINING THE NUMBER OF BEDROOMS IN EACH DWELLING UNIT IN CONNECTION WITH ITS REVIEW OF SITE PLANS IN ACCORDANCE WITH ARTICLE IX OF THIS CHAPTER.

PROPOSED MIX OF 2, 3 AND 4 BEDROOM DWELLING UNITS

c. DWELLING UNIT MIX. FOR THE PURPOSE OF ASSURING THAT DESIGNED RESIDENTIAL DEVELOPMENTS WILL BROADEN THE RANGE OF AVAILABLE HOUSING TYPES WITHIN THE TOWN, NOT MORE THAN 25% OF THE PERMITTED DWELLING UNITS WITHIN ANY SUCH DEVELOPMENT SHALL BE COMPOSED OF DETACHED ONE-FAMILY DWELLINGS.

12 SINGLE FAMILY DWELLINGS (3 AND 4 BEDROOM)

66 MULTIFAMILY DWELLINGS (2 BEDROOMS / DWELLING UNIT, 9 2-STORY BUILDINGS WITH 6 UNITS IN EACH)

(1) OPEN SPACE AND RECREATION AREAS. AT LEAST 1/3 OF THE GROSS ACREAGE OF ANY DESIGNED RESIDENTIAL DEVELOPMENT SHALL BE COMPOSED OF LAND WHICH IS OWNED OR CONTROLLED JOINTLY BY ALL PROPERTY OWNERS WITHIN THE DEVELOPMENT OR BY A PARK DISTRICT AND WHICH IS USED FOR RECREATIONAL PURPOSES AND/OR PRESERVED AS NATURAL OPEN SPACE. SUCH AREAS SHALL ENCOMPASS LAND HAVING MEANINGFUL ECOLOGICAL, AESTHETIC AND RECREATIONAL CHARACTERISTICS, WITH ACCESS, SHAPE, DIMENSIONS, LOCATION, TOPOGRAPHY AND NATURE AND EXTENT OF IMPROVEMENTS SUITABLE, IN THE OPINION OF THE TOWN BOARD, FOR THE INTENDED PURPOSES. PERMANENT PRESERVATION AND MAINTENANCE OF SUCH AREAS SHALL BE ASSURED BY MEANS OF THE FILING OF COVENANTS AND RESTRICTIONS AND/OR SCENIC EASEMENTS ON THE LAND AND BY THE FORMATION AND INCORPORATION OF A PROPERTY OWNERS' ASSOCIATION OR A PARK DISTRICT WHICH SHALL BE REQUIRED TO MAINTAIN SUCH OPEN SPACE AND RECREATION AREAS. SUCH ASSOCIATION OR DISTRICT SHALL BE EMPOWERED BY LEVY ASSESSMENTS AGAINST PROPERTY OWNERS TO DEFRAID THE COST OF MAINTENANCE AND TO ACQUIRE LIENS, WHERE NECESSARY, AGAINST PROPERTY OWNERS FOR UNPAID CHARGES OR ASSESSMENTS. IN THE EVENT THAT THE PROPERTY OWNERS' ASSOCIATION FAILS TO PERFORM THE NECESSARY MAINTENANCE OPERATIONS, THE TOWN OF WAPPINGER SHALL BE AUTHORIZED TO ENTER UPON SUCH PREMISES FOR THE PURPOSE OF PERFORMING SUCH OPERATIONS AND TO ASSESS THE COST OF SO DOING EQUALLY AMONG ALL AFFECTED PROPERTY OWNERS.

3,900,707.57 SF (TOTAL AREA) x 1/3 = 1,300,235.86 SF / 29.85 ACRES OPEN SPACE

240-97 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

PARKING  
 MULTIFAMILY DWELLING  
 1.5 FOR EACH DWELLING UNIT, PLUS 0.5 FOR EACH BEDROOM; IN ADDITION, THE PLANNING BOARD MAY ADJUST THE PARKING REQUIREMENT TO ACCOUNT FOR SUCH MATTERS AS A CLUBHOUSE OR RECREATION AREA IN A MULTIFAMILY DEVELOPMENT, GARAGE PARKING (WHICH COULD BE TURNED INTO STORAGE SPACE), DRIVEWAYS, AND ASSIGNED PARKING SPACES WHICH CANNOT BE USED IN COMMON, ETC. NOTWITHSTANDING THE ABOVE, THIS STANDARD SHALL NOT APPLY TO MULTIFAMILY DEVELOPMENTS EXISTING AS OF SEPTEMBER 30, 2020.

66 MULTIFAMILY DWELLING UNITS \* 1.5 = 99 SPACES

132 BEDROOMS \* 0.5 = 66 SPACES

165 PARKING SPACES REQUIRED

189 PARKING SPACES PROVIDED

HOME OWNER'S ASSOCIATION PARCEL AREA: 3,127,794 SF

OPEN SPACE PORTION OF HOA PARCEL: 3,107,030 SF

IMPERVIOUS (SIDEWALK AND ROADWAY) PORTION OF HOA PARCEL: 79,673 SF

CONDOMINIUM PARCEL: 393,470 SF

IMPERVIOUS PORTION OF CONDOMINIUM PARCEL: 239,600 SF

OPEN SPACE IS 79% OF THE ENTIRE PARCEL

TOTAL ROAD LENGTH: 2,497 FEET

WATER / SEWER DEMAND

6: 3-BEDROOM SINGLE FAMILY HOMES

6: 4-BEDROOM SINGLE FAMILY HOMES

66: 2-BEDROOM ATTACHED DWELLING UNITS

174 BEDROOMS @ 110 GPD / BEDROOM = 19,140 DAILY FLOW

ONSITE WETLAND AREA: 293,321.09 SF / 6.73 ACRES (NO WETLAND DISTURBANCE PROPOSED)

# ACADIA PLACE

## DESIGNED RESIDENTIAL DEVELOPMENT SPECIAL USE PERMIT

### 12 PROPOSED SINGLE FAMILY HOMES 66 MULTI-FAMILY DWELLING UNITS (78 TOTAL DWELLING UNITS)

**Owner's Information**

**CEDAR HILL LLC**  
 44 ELM STREET  
 FISHKILL, NY 12524

**Owner's Consent Note**

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE		
		01.06.2025
		11.01.2024
		04.08.2024
Project No:	2016.281	
License No.	069646	

**DAY | STOKOSA**  
 ENGINEERING P.C.

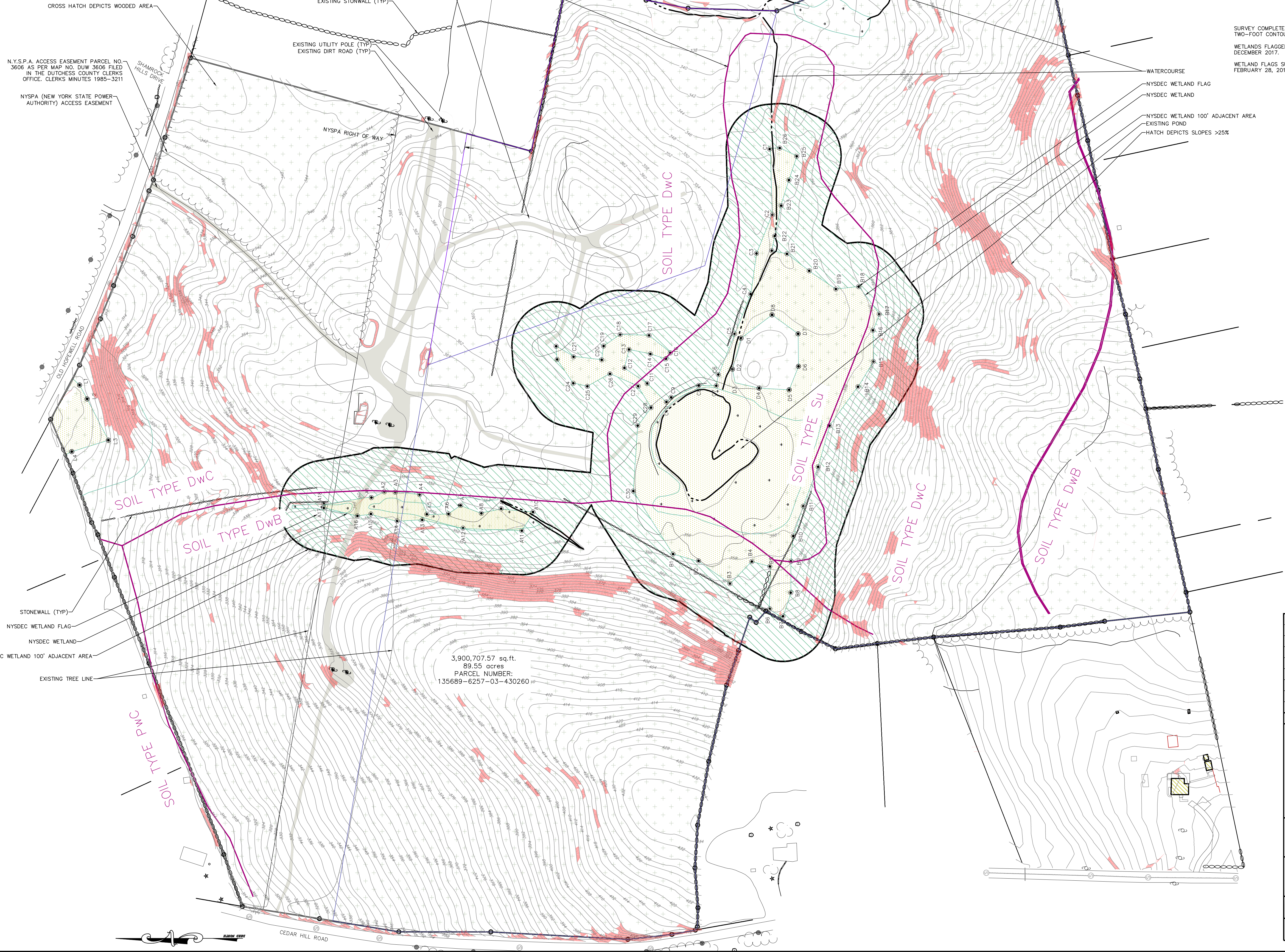
3 Van Wyck Lane  
 Wappingers Falls, New York  
 (845)-223-3202

<b>PROJECT</b>		
<b>ACADIA PLACE</b>		
Tax Map: 135689-6257-03-430260		
Town Wappinger Dutchess County, New York		
DATE: 12.22.2023		
DRAWING NO. G001		
SCALE: AS NOTED	OWNER: ALB	DRAWING NO. G001
DATE: 12.22.2023	CHECKED BY: MAD	



SV1 **EXISTING CONDITIONS**  
SCALE: 1" = 100'

SURVEY COMPLETED JULY 20, 2000 BY ROBERT V. OSWALD, L.S.  
TWO-FOOT CONTOUR INTERVALS SHOWN.  
WETLANDS FLAGGED BY MICHAEL NOWICKI / ECOLOGICAL SOLUTIONS  
DECEMBER 2017.  
WETLAND FLAGS SURVEY LOCATED BY ROBERT V. OSWALD L.S.  
FEBRUARY 28, 2017



3,900,707.57 sq.ft.  
89.55 acres  
PARCEL NUMBER:  
135689-6257-03-430260

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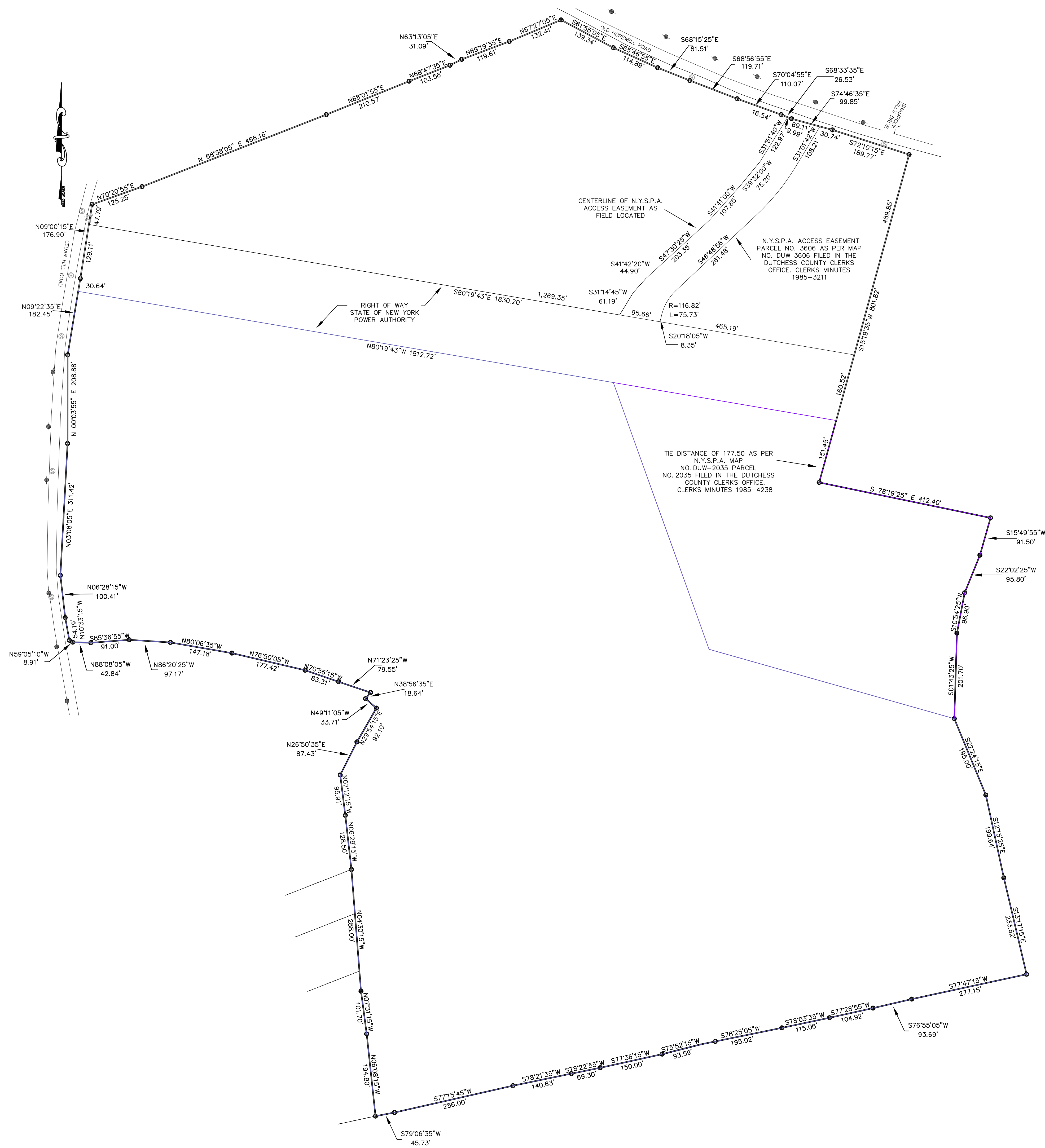
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PROJECT  
**ACADIA PLACE**  
Tax Map: 135689-6257-03-430260  
Town Wappingers Falls, Dutchess County, New York

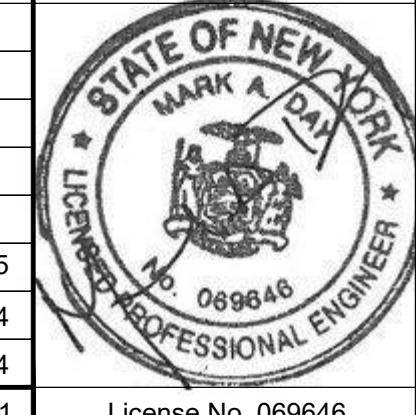
EXISTING CONDITIONS

SCALE	OWNER	DRAWING NO.
AS NOTED	ALB	SV1
DATE	CHECKED BY	
12.22.2023	MAD	





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Date	01.06.2025
Revised	11.01.2024
Project No.	04.08.2024
Project No.	2016.281
License No.	069646

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PROJECT  
**ACADIA PLACE**  
Tax Map: 135689-6257-03-430260  
Town Wappingers Falls, Dutchess County, New York

DATE  
**EXISTING CONDITIONS**

SCALE	OWNED BY	DRAWING NO.
AS NOTED	ALB	SV2
DATE	CHECKED BY	
12.22.2023	MAD	



**C130** PROPOSED PLAT  
SCALE: 1" = 100'



SUBDIVISION LAYOUT	
PROPOSED PARCEL	AREA
PROPOSED OPEN SPACE PARCEL: 1	2389994.38 SF 54.87 ACRES
PROPOSED OPEN SPACE PARCEL: 2	325478.58 SF 7.47 ACRES
ROAD ROW 1	148503.99 SF 3.41 ACRES
SNOW EASEMENT: 1	4781.56 SF 0.11 ACRES
UTILITY EASEMENT: 1	290945.27 SF 6.68 ACRES
UTILITY EASEMENT: 2	44863.96 SF 1.03 ACRES

SUBDIVISION LAYOUT	
PROPOSED PARCEL	AREA
HOA PARCEL 1	392470.99 SF 9.01 ACRES
PROPOSED PARCEL 1	24494.31 SF 0.56 ACRES
PROPOSED PARCEL 2	28576.93 SF 0.66 ACRES
PROPOSED PARCEL 3	29976.97 SF 0.69 ACRES
PROPOSED PARCEL 4	30775.68 SF 0.71 ACRES
PROPOSED PARCEL 5	35975.52 SF 0.83 ACRES
PROPOSED PARCEL 6	39815.87 SF 0.91 ACRES
PROPOSED PARCEL 7	21622.17 SF 0.50 ACRES
PROPOSED PARCEL 8	26377.00 SF 0.61 ACRES
PROPOSED PARCEL 9	28284.68 SF 0.65 ACRES
PROPOSED PARCEL 10	35101.87 SF 0.81 ACRES
PROPOSED PARCEL 11	31776.76 SF 0.73 ACRES
PROPOSED PARCEL 12	31231.48 SF 0.72 ACRES

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**PROPOSED DESIGNED DEVELOPMENT LAYOUT**

SCALE	OWNED BY	DRAWING NO.
AS NOTED	ALB	C130
DATE	CHECKED BY	
12.22.2023	MAD	

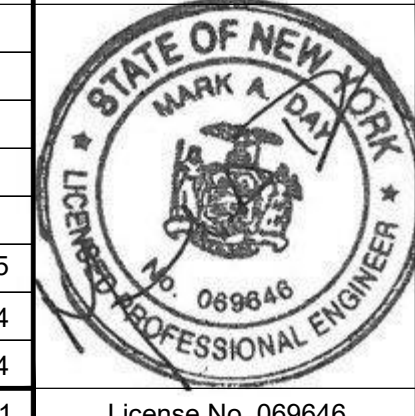


**C131 PROPOSED PLAT SCHEDULE  
NOT TO SCALE**

SUBDIVISION LAYOUT	
PROPOSED PARCEL	AREA
PROPOSED OPEN SPACE PARCEL: 1	2389994.38 SF 54.87 ACRES
PROPOSED OPEN SPACE PARCEL: 2	325478.58 SF 7.47 ACRES
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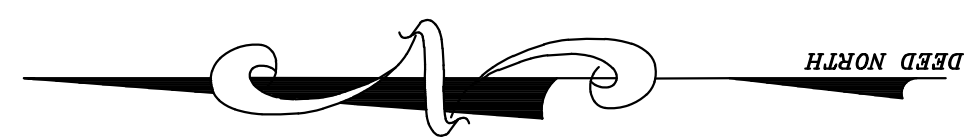
**ACADIA PLACE**  
Tax Map: 135689-6257-03-430260  
Town Wappinger Dutchess County, New York  
**PROPOSED DESIGNED  
DEVELOPMENT PLAT SCHEDULE**

SCALE	OWNER	DRAWING NO.
AS NOTED	ALB	C131
DATE	CHECKED BY	
12.22.2023	MAD	





**C140 GRADING PLAN**  
SCALE: 1" = 60'

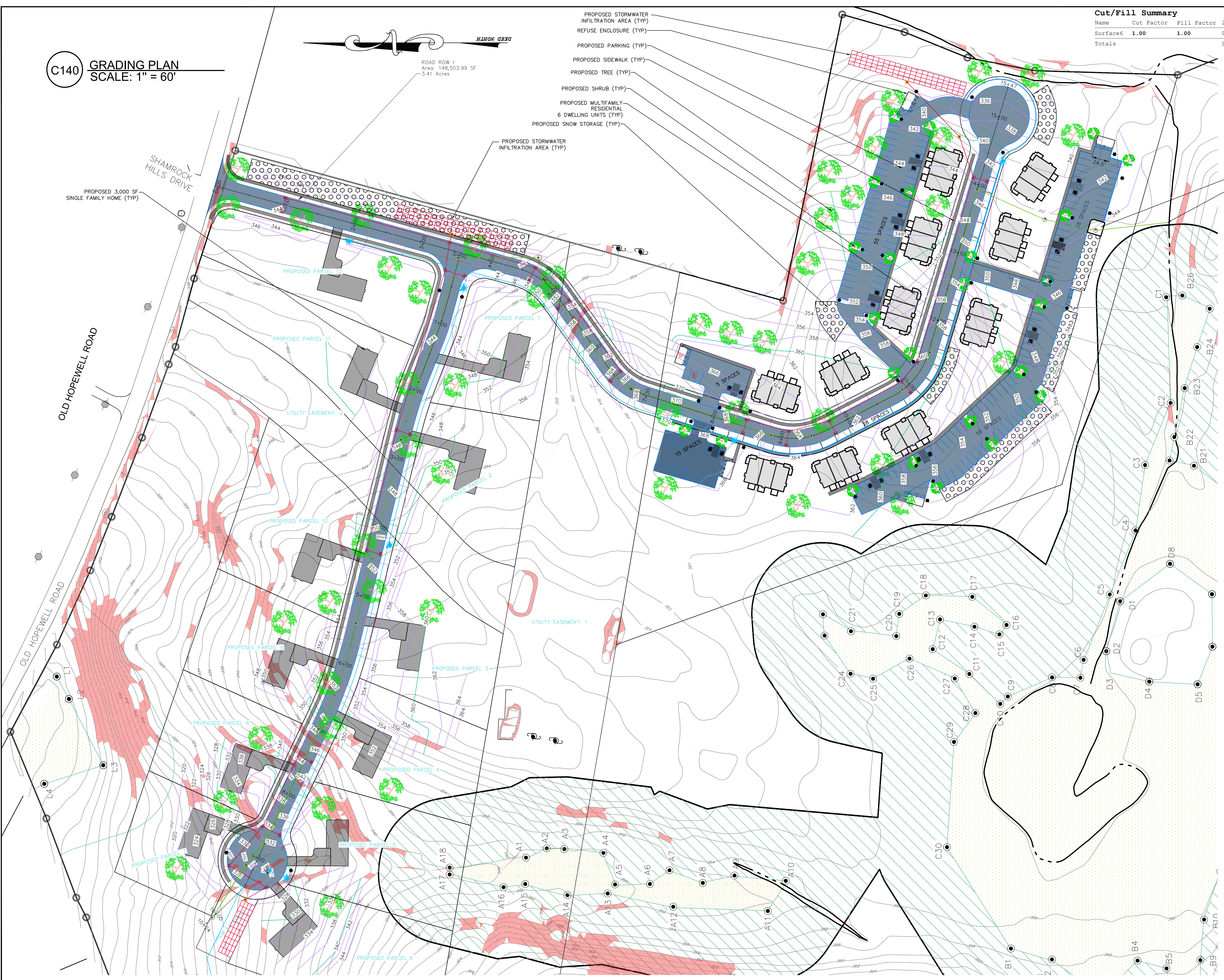


ROAD ROW 1  
Area: 148,503.99 SF  
3.41 Acres

- PROPOSED STORMWATER INFILTRATION AREA (TYP)
- REFUSE ENCLOSURE (TYP)
- PROPOSED PARKING (TYP)
- PROPOSED SIDEWALK (TYP)
- PROPOSED TREE (TYP)
- PROPOSED SHRUB (TYP)
- PROPOSED MULTIFAMILY RESIDENTIAL 6 DWELLING UNITS (TYP)
- PROPOSED SNOW STORAGE (TYP)

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface6	1.00	1.00	948664.17 Sq. Ft.	65113 Cu. Yd.	43407 Cu. Yd.	21706 Cu. Yd.<Cut>
<b>Totals</b>			<b>948664.17 Sq. Ft.</b>	<b>65113 Cu. Yd.</b>	<b>43407 Cu. Yd.</b>	<b>21706 Cu. Yd.&lt;Cut&gt;</b>



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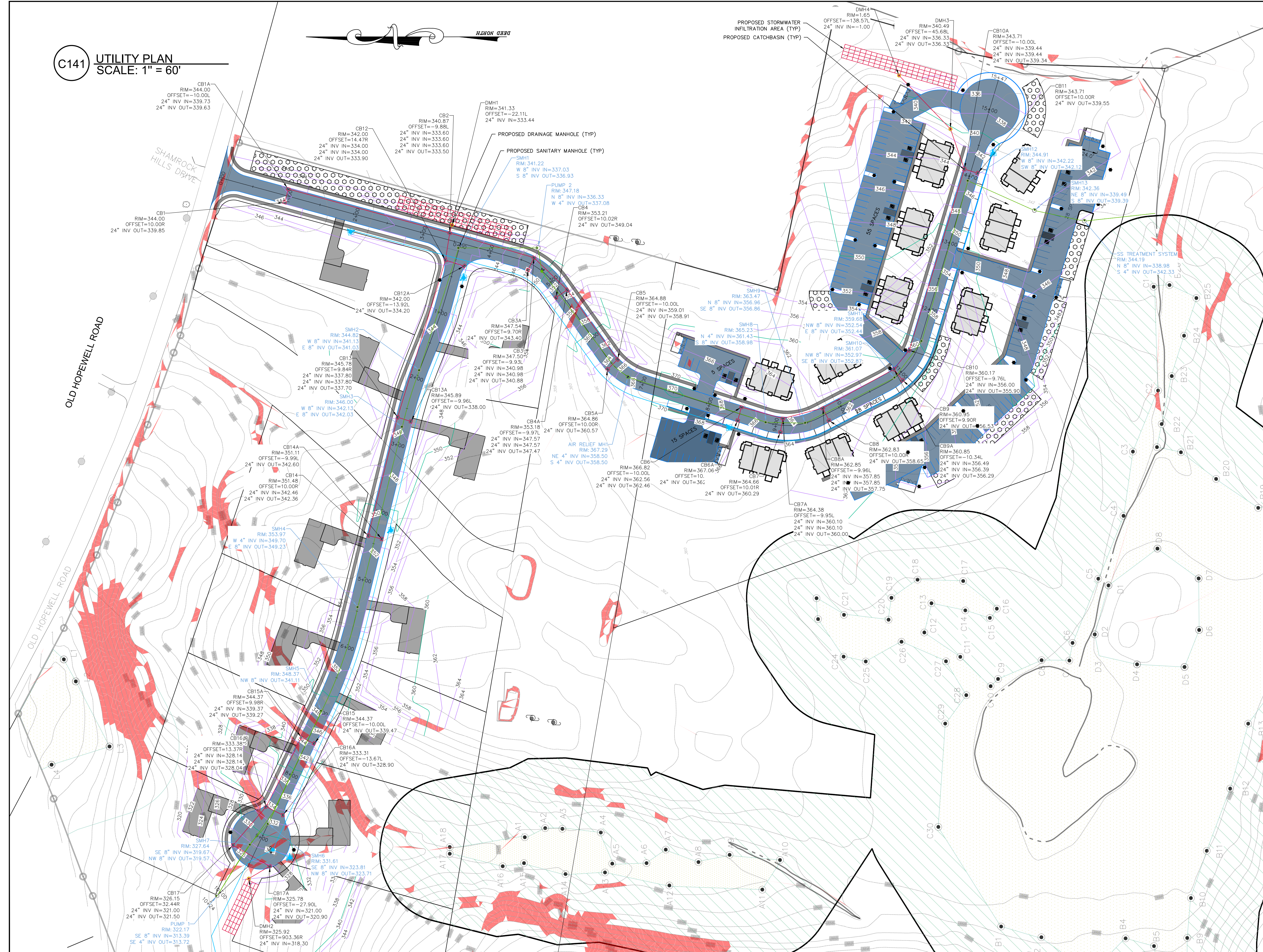
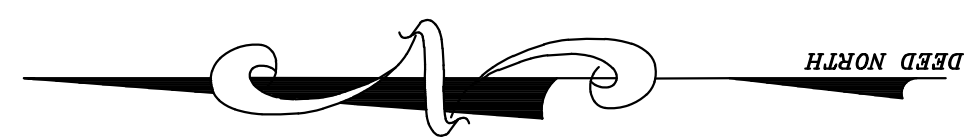
**ACADIA PLACE**  
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Town Wappingers Dutchess County, New York

GRADING PLAN

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C140
DATE	CHECKED BY	
12.22.2023	MAD	



**C141 UTILITY PLAN**  
SCALE: 1" = 60'



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**DAY STOKOSA**  
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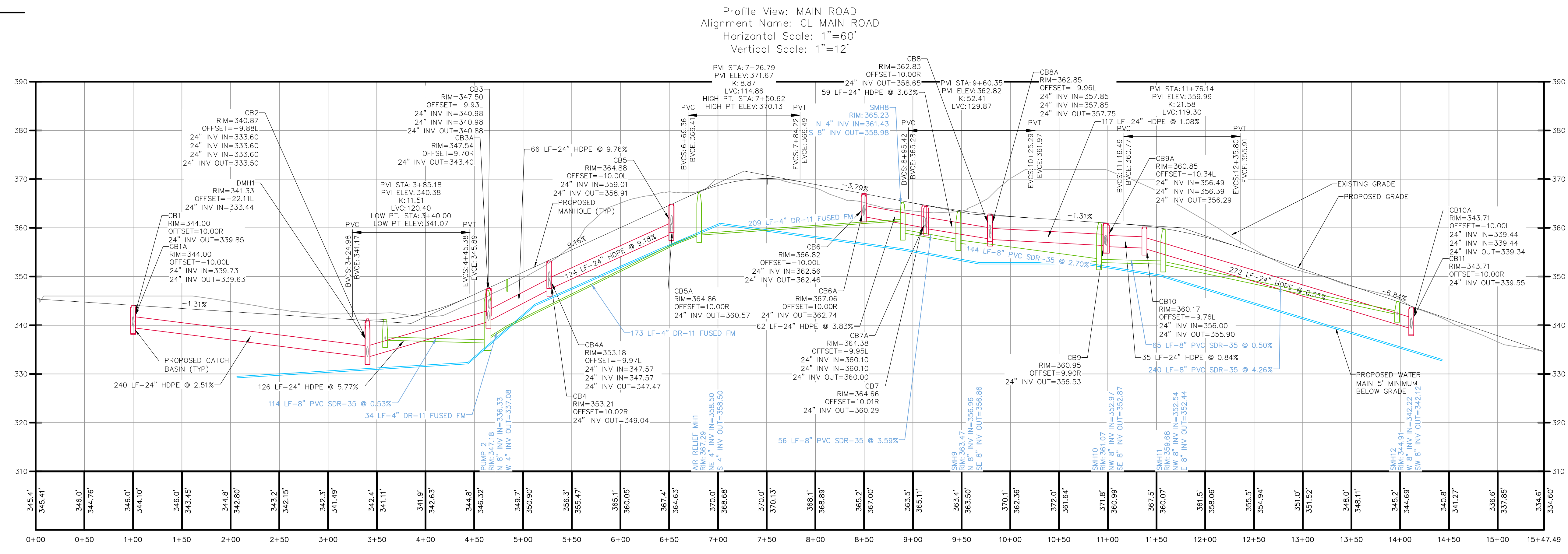
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PROJECT  
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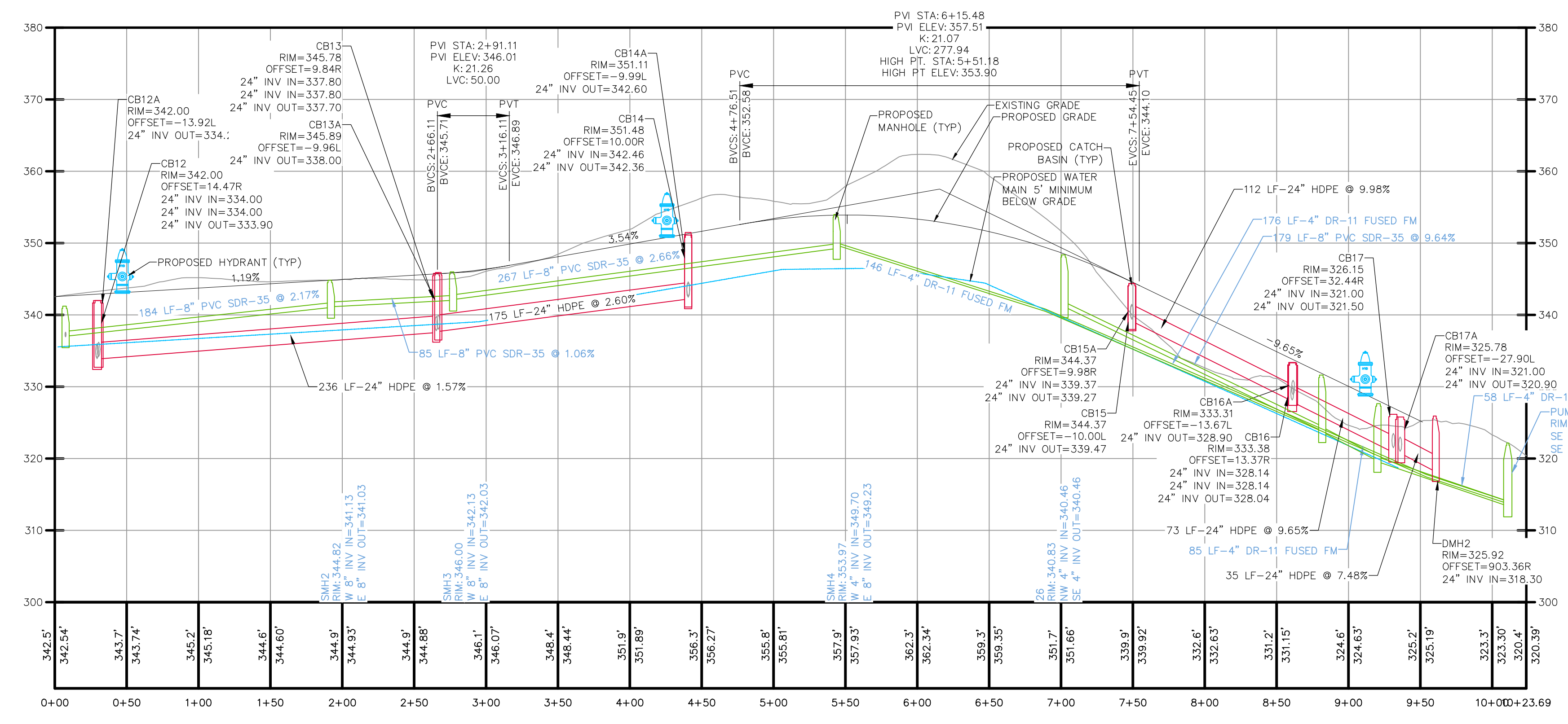
UTILITY PLAN

SCALE	DATE	DESIGNED BY	CHECKED BY	PROJECT NO.
AS NOTED	12.22.2023	ALB	MAD	C141





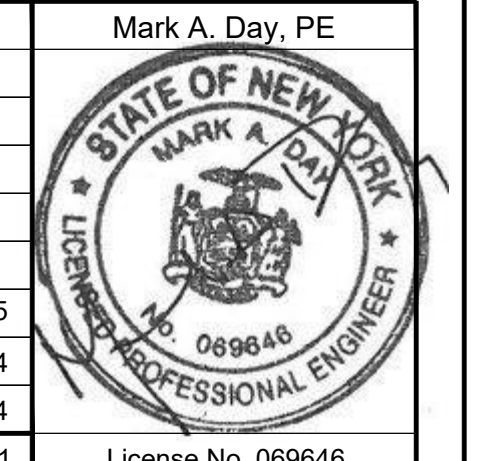
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Alignment Name: ROAD SFH  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



Profile View: MAIN ROAD  
Alignment Name: CL MAIN ROAD

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**ACADIA PLACE**  
Tax Map: 135689-6257-03-430260  
Town Wappinger Dutchess County, New York

**ROAD & UTILITY PROFILES**

SCALE: AS NOTED	DRAWN BY: ALB	C160
DATE: 12.22.2023	CHECKED BY: MAD	