

NEGATIVE DECLARATION

Draft 12-10-25

Notice of Determination of Non-Significance
Hughsonville Fire District
Town of Wappinger, Dutchess County, New York

Project: Construction of a new 21,126 sq. ft. firehouse (with an additional 1,258 sq. ft. mezzanine/equipment areas and 3,894 sq. ft. attic storage area) and all associated site work improvements.

Date: TBD

This notice is issued pursuant to Part 617 of the implementation regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Board of Fire Commissioners of the Hughsonville Fire District, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Hughsonville Fire District New Firehouse Facility

SEQR Status: Unlisted

Conditioned Negative Declaration: Yes, refer to Attachment "A" for list of permits that will be required to be obtained prior to proceeding with the project that will require additional reviews by the Town of Wappinger and other involved agencies.

Description of Action: Construction of a new 21,126 sq. ft. firehouse (with an additional 1,258 sq. ft. mezzanine/equipment areas and 3,894 sq. ft. attic storage area) and all associated site work improvements including parking spaces and driveways and aprons from (County Road) 88 Old Hopewell Road and associated utility services and drainage improvements.

Location: 88 Old Hopewell Road, Wappinger Falls, County of Dutchess, NY 12590 comprised of 3.525 acres.

Reasons Supporting This Determination: The proposed action is not expected to result in any adverse environmental impacts based on the following:

1. Dating back to 2015, the district noted that there would soon be a pressing need to expand or replace the existing firehouse facility based on the needs of the fire department and newer code requirements that the existing building did not comply with.
2. Commencing in 2015 through 2020, the district developed a preliminary program scope and preliminary plan to expand the existing firehouse. This plan was not accepted by the voters of the district and defeated a proposed bond resolution for the proposed project.
3. After the 2020 program and plan, the district further expanded upon and developed an updated building program that would be most cost effective to serve the residents of the district. Based on the limitations of the previous plan based on the existing building layout and conditions, the district decided to investigate an additional option to include the construction of a new facility to

be evaluated in conjunction with a plan to expand the existing firehouse based on the updated program.

4. Commencing on April 23, 2025, the firm of Sendlewski Architects PC was engaged for the design of the new firehouse and developed plans including site plans, floor plans and elevations which were deemed to suit the needs of the fire district all dated September 10, 2025, for SEAF Part I Review.
5. On June 4, 2025 a comparative preliminary evaluation for expanding the existing facility compared to replacement of the facility was prepared by the firm of Sendlewski Architects PC. A full-service architectural design firm with 35 years of experience specializing in firehouse design and construction.
6. On or about July 23, 2025, the firm of Sendlewski Architects PC also prepared a preliminary design based on the construction of a new facility.
7. Based on the costs associated with both options and the need to maintain the existing site for firematic purposes during construction, it was recommended that the new facility option was in the best interests of the district. This review also was based on the deteriorating condition and limits of the existing facility and extensive remediation required.
8. On September 10, 2025, the Board of Fire Commissioners of the Hughsonville Fire District issued the required Part 1 Short Form Environmental Assessment Form (EAF) and the preliminary drawings.
9. On or about September 11, 2025, the Board of Fire Commissioners of the Hughsonville Fire District issued a notice of intent to declare lead agency status pursuant Title 6 NYCRR, Part 617, 617.6(b), (1), resolved to perform coordinated review and circulated the Short Environmental Assessment form and associated plans.
10. The Town of Wappinger Planning Board initially objected to the Board of Fire Commissioners of the Hughsonville Fire District being lead agent in correspondence sent on October 14, 2025. After their response, the fire districts representative met with the Planning Board on December 1, 2025. At that meeting the concerns of the Planning Board were reviewed, which primarily included the proximity to the wetlands and any effect thereto and that the review should require the Long EAF form to be used to identify any additional concerns.
11. On December 10, 2025, the Hughsonville Fire District and their consultants undertook an additional review of the project which included completion of the long form Part 1 EAF. The review concluded that:
 - a) The wetlands that are located on the project site are not regulated by the NYSDEC (refer to NYSDEC Mapper which confirms this determination)
 - b) The portion of wetland that is on site is not included on the Town of Wappinger wetlands map and is therefore an item of local concern.
 - c) The proposed site improvements include retaining all storm water runoff on site. The current conditions include said runoff going directly into the wetland area.
 - d) The presence of endangered species on site (India and Northern Log Eared Bat) is not affected by the project in that habitat areas are outside of the project limits on the site.
 - e) The concerns raised by the Wappinger Planning Board are mitigated as part of the Board of Fire Commissioners final review and project design (see item 16 below).

12. On **TBD**, the Hughsonville Fire District Board of Fire Commissioners forwarded a supplemental referral to the Town of Wappinger Planning Board which addressed their concerns expressed at the December 1, 2025 review.
13. On **TBD**, the Town of Wappinger Planning Board upon further review of the supplemental referral agreed to the Hughsonville Fire District Board of Fire Commissioners to act as lead agency for this action.
14. On **TBD**, by resolution of the Board of Fire Commissioners of the Hughsonville Fire District declared itself lead agent and declared the action an unlisted action.
15. The board has the necessary powers to investigate the impacts of this Action and to provide a thorough environmental assessment of this action.
16. The project was evaluated in terms of the responses received from involved and interested agencies and its environmental impacts in areas as set forth in the EAF based on the responses of involved agencies including but not limited to the following:

Dutchess County Water & Wastewater Authority dated September 19, 2025:

- a) The Dutchess County Water & Wastewater Authority has indicated that there is no objection to the Hughsonville Fire District assuming lead agency.
- b) It is noted that the existing onsite sanitary system will remain in use and will be upgraded and required and a permit obtained from the Dutchess County Health Department.

Dutchess County Department of Health dated September 24, 2025:

- a) The Dutchess County Department of Health has indicated that there is no objection to the Hughsonville Fire District assuming lead agency.
- b) It is noted that the existing onsite sanitary system was approved on 10/24/1968. A full permit submission will be submitted prior to construction for the proposed alteration to the existing system for approval in accordance with Dutchess County Sanitary Code Article 19.

Town of Wappinger Planning Board dated October 16, 2025:

- a) The town of Wappinger Planning Board indicated their objection to the Hughsonville Fire District assuming lead agency.
- b) A supplemental referral which addressed the concerns discussed with the Planning Board was subsequently forwarded to the Planning Board.

Town of Wappinger Planning Board dated **TBD**:

- a) The town of Wappinger Planning Board indicated that they have rescinded their objection to the Hughsonville Fire District assuming lead agency.
- b) **Additional comments to be included here TBD.**

17. The Board of Fire Commissioners of the Hughsonville Fire District as Lead Agency under the State Environmental Quality Review Act has reviewed and otherwise undertaken a hard look at this Action, including the Long Environmental Assessment Form as well as its component parts and the documents referenced herein, has compared same to the criteria for determining significance as provided in Title 6 NYCRR, part 617, 617.7, and thoroughly analyzed relevant areas of environmental concern and has found that;

- A. The action will not produce a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems.
- B. The proposed site plan mitigates storm water runoff, which currently sheds directly into the on-site wetland area, into on site retention and treatment systems, therefore providing a positive environmental impact to this existing condition..
- C. The action will not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.
- D. The action will result in the physical alteration of the existing site which will include the demolition of the existing building, construction of the new facility and replacement of pavement and utilities, however such disturbances are typical of similar construction projects and are considered to be temporary and minor in nature. Mitigating measures will be put in place with respect to sedimentation and erosion control (SWPPP) to be filed with the required notice of Intent to NYSDEC.
- E. The action will not cause the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR 617.14(g).
- F. The action will not create a material conflict with a community's current plans or goals as officially approved or adopted.
- G. The action will not impair the character or quality of important historical, archaeological, architectural, or aesthetic resources, or of existing community or neighborhood character
- H. The action will not cause a major change in the use of either the quantity or type of energy.
- I. This action will not create a hazard to human health.
- J. The action will not cause a substantial change in the use of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses. The site is currently in use as a firehouse facility and will not change. A site plan review and building permit will be applied for and obtained from the Town of Wappinger as required prior to commencement of construction.
- K. The action will not create a material demand for other actions that would result in one of the above consequences.
- L. The action will not change two or more elements of the environment, none of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
- M. Impacts from the action will not combine with impact of other, possible independent actions in the vicinity. The lead agency finds that when considered cumulatively such combination will not create a significant adverse impact on the environment.

N. The project was evaluated by applying a "hard look" review in accordance with the provisions of SEQR which has resulted in the following findings:

- 1) The nature and scope of the project is the construction of a new facility for the Hughsonville Fire District, a special district which provides emergency and fire protection services to the residents and properties within the district.
- 2) The function of the land is currently and will remain a firehouse use.
- 3) The extent of the public interest involved in this project is essential to the extent that the fire district is the primary entity that provides fire protection and emergency response services to the residents and community of the Hughsonville Fire District, and the facility is required to provide said services.
- 4) There is no impact upon legitimate local interests other than that of the fire district.
- 5) The fire district as a special governmental unit maintains the authority and responsibility for this action as lead agency.
- 6) There are no local legislative zoning districts which are applicable to expanding the facilities where they exist, however, except for the proposed height and setback from the NYS highway, the new facility complies with the dimensional requirements of the district which it is located in.
- 7) The Fire District has determined that based on application of the Monroe balancing of public interests, the height and setback of the facility are both deemed to be immune from the local regulations based on the evaluation and needs of the Fire District as follows:
 - The additional building height is primarily due to the required height of the first floor of the building to accommodate modern fire apparatus and cannot be lowered.
 - The setback from the highway, which is currently insufficient and presents a hazardous condition for apparatus if substantially increased from the current 10'-0" setback to 70'-0" setback, which allows increased maneuverability and safety for responding firefighters.
- 8) During the design phase of the project, alternatives have been reviewed and after a thorough investigation and hard look at all aspects of the project and the needs of the district, the plans developed represent the most efficient and practical alternative to providing the needed improvements.
- 9) Notice of a Declaration of the Hughsonville Fire District as Lead Agency and a determination of negative significance will be forwarded to all involved agencies.
- 10) Engineered site plans will be forwarded to the Town of Wappinger Department of Planning and a building permit and permits for utility connections, drainage, sanitary system improvements and roadwork will be obtained from the respective agencies prior to commencement of work.

Therefor be it resolved that; The Board has considered all reasonably expected long term, short term, direct, indirect and cumulative environmental effects associated with the proposed action, including simultaneous or possible subsequent actions per Title 6 NYCRR, Part 617, 617.7,(c),(2),

And that; the Board has assessed the significance of a likely consequence of the proposed Action as to its setting, its probability of occurrence, its duration, its irreversibility, its geographic scope, its magnitude, and the potential number of people affected per Title 6 NYCRR, Part 617, 617.7,(c),(3),

And that; the Board of Fire Commissioners of the Hughsonville Fire District has determined that the proposed action will not have a significant adverse effect on the environment,

And that; the Board of Fire Commissioners of the Hughsonville Fire District hereby issues a Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act contained in title 6 NYCRR, Part 617 of Article 8 of the Environmental Conservation Law,

And that; the Board of Fire Commissioners of the Hughsonville Fire District hereby authorizes the filing of this Negative Declaration and Determination of Non-Significance at the District's office which is located at 88 Old Hopewell Road, Wappinger Falls, County of Dutchess, State of New York pursuant to the requirements of Title 6 NYCRR, Part 617, 617.12,(b),(2).

Approved by resolution of the Board of Fire Commissioners of the Hughsonville Fire District at a duly noticed meeting on **TBD**.



CPLteam.com
 ARCHITECTURE, ENGINEERING, PLANNING
 9 Elks Lane
 Poughkeepsie, NY 12601
 (845) 454-3411

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Date: 3/3/21
 Revisions:

Drawn: MS

Checked: TH

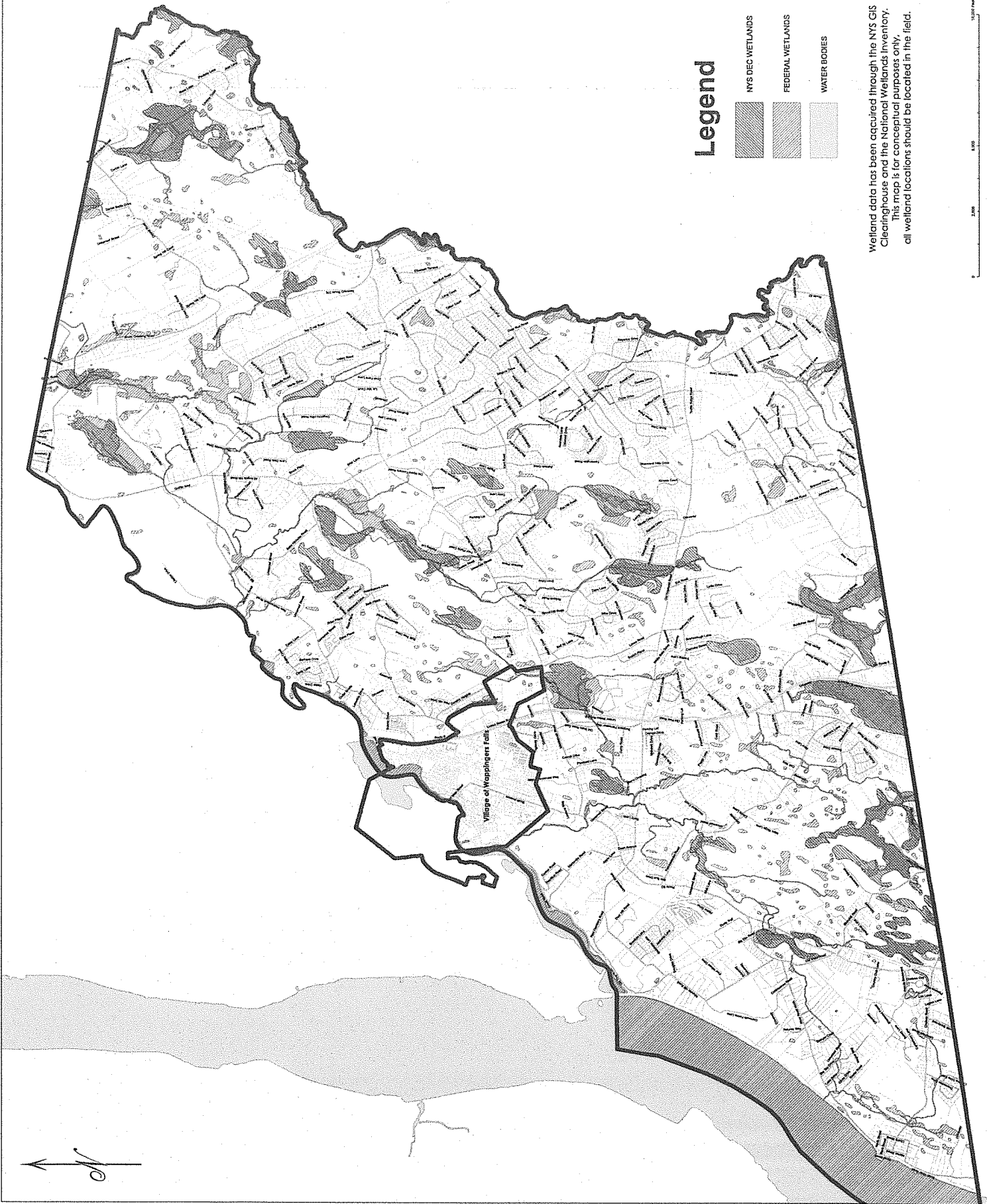
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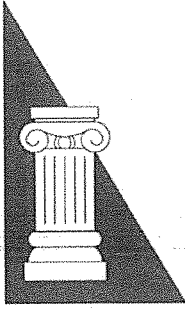
Proj. #: 15034.0C

WATER BODIES AND WETLANDS

Town of Wappinger, New York

Figure 1





Sendlewski Architects, PC

Architecture & Planning

Martin F. Sendlewski AIA | Jeff M. Sendlewski RA | LEED AP

HUGHSONVILLE F.D.

88 Old Hopewell Road
Wappingers Falls, NY 12590

ANTICIPATED PERMITS LIST TOWN OF WAPPINGERS FOR HUGHSONVILLE FIRE DISTRICT PROJECT UPDATED DECEMBER 10, 2025

<u>SITE & PLANNING PERMITS</u>	
	Environmental Assessment Forms (Short / Long)
	Site Plan Application (Regular)
	Building Permit Application (Sitework)
	NYS – Department of Transportation Highway Work Permit
	Dutchess County - Stormwater, Construction Activity & Drainage Permits

<u>BUILDING PERMITS</u>	
	Architectural Review Board Application (ARB)
	Building Permit Application (Demolition of Structure)
	Building Permit Application (Regular)
	Building Permit Application (Accessory Structure)
	Building Permit (Floodplain Construction)
	* Building Permit Application (Electrical)
	* Building Permit Application (Mechanical & Plumbing)
	* Building Permit Application (Fire Alarm)

* Coordinated with applicable contractors.