

# TOWN OF WAPPINGER



## ZONING ADMINISTRATOR

Barbara Roberti  
Ext. 128

## PLANNING BOARD SECRETARY

Bea Ogunti  
Ext. 122

PLANNING DEPARTMENT  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
(845) 297-6256 ext. 122  
Fax (845) 297-0579  
www.townofwappinger.us

## TOWN SUPERVISOR

Richard Thurston

## TOWN BOARD

William H. Beale  
Angela Bettina  
Robert Johnston  
Michael Kuzmiec

## PRELIMINARY LAYOUT APPLICATION FOR SUBDIVISION OF LAND

Application # \_\_\_\_\_

DATE: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

ESCROW FEES \_\_\_\_\_

**Note:** This application shall conform in all respects to the Land Subdivision Regulations of the Planning Board of the TOWN OF WAPPINGER.

- Proposed Name of Subdivision: Acadia Place
- Location of Property: Cedar Hill Road and Old Hopewell Road / Dutchess County Route 28

Tax Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot (2) 135689-6257-03-430260

- Name and Address of Applicant: Cedar Hill LLC / Robert Titanic  
44 Elm Street, Fishkill, NY 12524

Phone No. 914-490-8458 Email: rtitanic@bortechinc.com

Corporation, give name of agent: Robert Titanic

\_\_\_\_\_ Phone No. \_\_\_\_\_

- Name and Address of Record Owner: Same as applicant

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

- A statement of liens, mortgages, or other encumbrances are attached hereto -  
(If none, so state) \_\_\_\_\_

- A statement of any easements relating to the property is attached hereto -  
(If none, so state) None

- Deed or deeds recorded in County Clerk's Office:

Date: 1999 Liber: Document 1148 Page: \_\_\_\_\_

- I own or have an interest in abutting property as stated on the attached sheet.  
(If none, so state) None

- Name, address, and license number of Engineer or Land Surveyor: \_\_\_\_\_

Mark Day / Day|Stokosa Engineering, 3 Van Wyck Lane, 12590 Phone No. 845.223.3202

According to the Dutchess County Soil Survey, the following soil types are found on the property:

DwB/C and Su

9. According to the Dutchess County Soil Survey, the following soil types are found on the property:

\_\_\_\_\_

This Property is in the R-40 Zone.

Preliminary Layout covers 43.29 acres.

Approximate number of lots 56

Does owner propose to submit Final Subdivision Plat to cover entire Preliminary Layout, or file same in sections?  
2 sections

Does the Preliminary Layout cover the entire holding of the applicant? yes

Does the applicant propose to dedicate to the public all streets, highways, and parks shown on the Preliminary Layout?  
Streets will remain in an HOA

Give number of acres which applicant proposes to dedicate to public use for parks and/or playground purposes.  
29.85 acres will remain undisturbed. This area will be held in an HOA.

Does owner intend to request any waivers of the requirements of the Land Subdivision Regulations of this Board upon the submission of the Final Plat for approval? no

If any waivers of any requirements are to be requested, list them and give reasons why such requirements should be waived.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print name ( Corporation, LLC, Individual, etc.)

05/12/2026

Date

Robert A. Titanic Jr.

Applicant / Owner or representative's signature

Robert A. Titanic Jr. - Member

Type Name and Title \*\*\*\*\*

\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

CEDAR HILL LLC  
29 ELM ST  
ROOM 206  
FISHKILL NY 12524

RECORDED: 02/09/99  
AT: 14:34:53  
COUNTY CLERK: #1148

RECEIVED FROM: DUT CO

GRANTOR: DUT CO  
GRANTEE: CEDAR HILL LLC

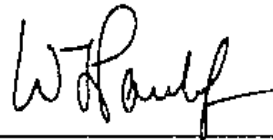
RECORDED IN: DEED  
INSTRUMENT TYPE:

TAX  
DISTRICT: WAPPINGER

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 48.00 NUMBER OF PAGES: 2  
TRANSFER TAX AMOUNT: 700.00  
TRANSFER TAX NUMBER: #004778  
E & A FORM: Y  
TP-584: Y

COUNTY CLERK BY: MMB / \_\_\_\_\_  
RECEIPT NO: R07515  
BATCH RECORD: C00403



WILLIAM L. PAROLI, JR.  
County Clerk



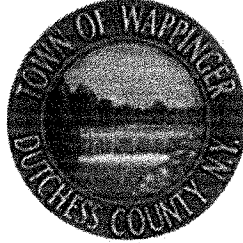
THIS INDENTURE.

18  
30  
166

DUTCHESS COUNTY CLERK



TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No:

6257.03.430260

Date: 12/29/2023

Grid No.:

Zoning District: R-40

Location of Project:

Old Hopewell Road

Name of Applicant:

CEDAR HILL LLC ROBERT TITANIC - CONTACT 845.590.1402 AMY BOMBARDIERI

Description of

Project: SEE NARRATIVE

ROBERT TITANIC

owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and

05/12/2026

Date

845.590.1402 - AMY BOMBARDIERI

Owner's Signature

ROBERT TITANIC

Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

**Daniel Ahenkora**

4210 Bruner Ave  
Bronx, NY 10466  
For Property: 13568900625700045053200000

**Scott M. Bajcar**

358 Old Hopewell Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700045403000000

**Kelly Ann Calabrese**

201 Cedar Hill Rd  
Wappinger Falls, NY 12590  
For Property: 13568900625700033741870000

**Cedar Hill LLC**

44 Elm St  
Fishkill, NY 12524  
For Property: 13568900625700034302600000

**Brandon A. Ciccone**

45 Theresa Blvd  
Wappingers Falls, NY 12590  
For Property: 13568900625700045061270000

**Brandon A. Ciccone**

45 Theresa Blvd  
Wappingers Falls, NY 12590  
For Property: 13568900625700034901180000

**Ricky William Dickson**

215 Cedar Hill Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700033851580000

**Quill Exum**

328 Old Hopewell Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700033893650000

**Anthony Ginese**

85 Patrick Dr  
LaGrangeville, NY 12540  
For Property: 13568900625700033603570000

**Mary E. Hamilton, LT**

31 Theresa Blvd  
Wappingers Falls, NY 12590  
For Property: 13568900625700034711100000

**Syed M. Hussain**

6 Shamrock Hills Dr  
Wappingers Falls, NY 12590  
For Property: 13568900625700045083770000

**Walter J. Just**

71 Theresa Blvd  
Wappinger Falls, NY 12590  
For Property: 13568900625700045591550000

**Douglas M. LaPerche**

312 Old Hopewell Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700032673420000

**Michael J. Marcello**

25 Theresa Blvd  
Wappinger Falls, NY 12590  
For Property: 13568900625700034520990000

**Ralph A. Marinaccio, Jr**

235 Cedar Hill Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700034001220000

**Annette Matos-Perez**

349 Old Hopewell Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700034733850000

**Mid-Hudson Holdings LLC**

PO Box 636  
Fishkill, NY 12524  
For Property: 13568900625700032470360000

**Frank Montegari, Trustee**

307 Pine Ridge Dr  
Wappingers Falls, NY 12590  
For Property: 13568900625700045782070000

**Matthew J. Notaro**

51 Theresa Blvd  
Wappingers Falls, NY 12590  
For Property: 13568900625700045251380000

**Donald W. Owen**

202 Cedar Hill Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700033241730000

**Thomas M. Pearson**

334 Old Hopewell Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700033873750000

**Francis D. Poplees**

293 Pine Ridge Dr  
Wappingers Falls, NY 12590  
For Property: 13568900625700045981820000

**Richard M. Rose**

17 Theresa Blvd  
Wappingers Falls, NY 12590  
For Property: 13568900625700034340900000

**Richard A. Seney**

287 Pine Ridge Dr  
Wappinger Falls, NY 12590  
For Property: 13568900625700045801650000

**Hema Shah**

9 Shamrock Hill Dr  
Wappinger Falls, NY 12590  
For Property: 13568900625700034964000000

**Barry Sitrler**

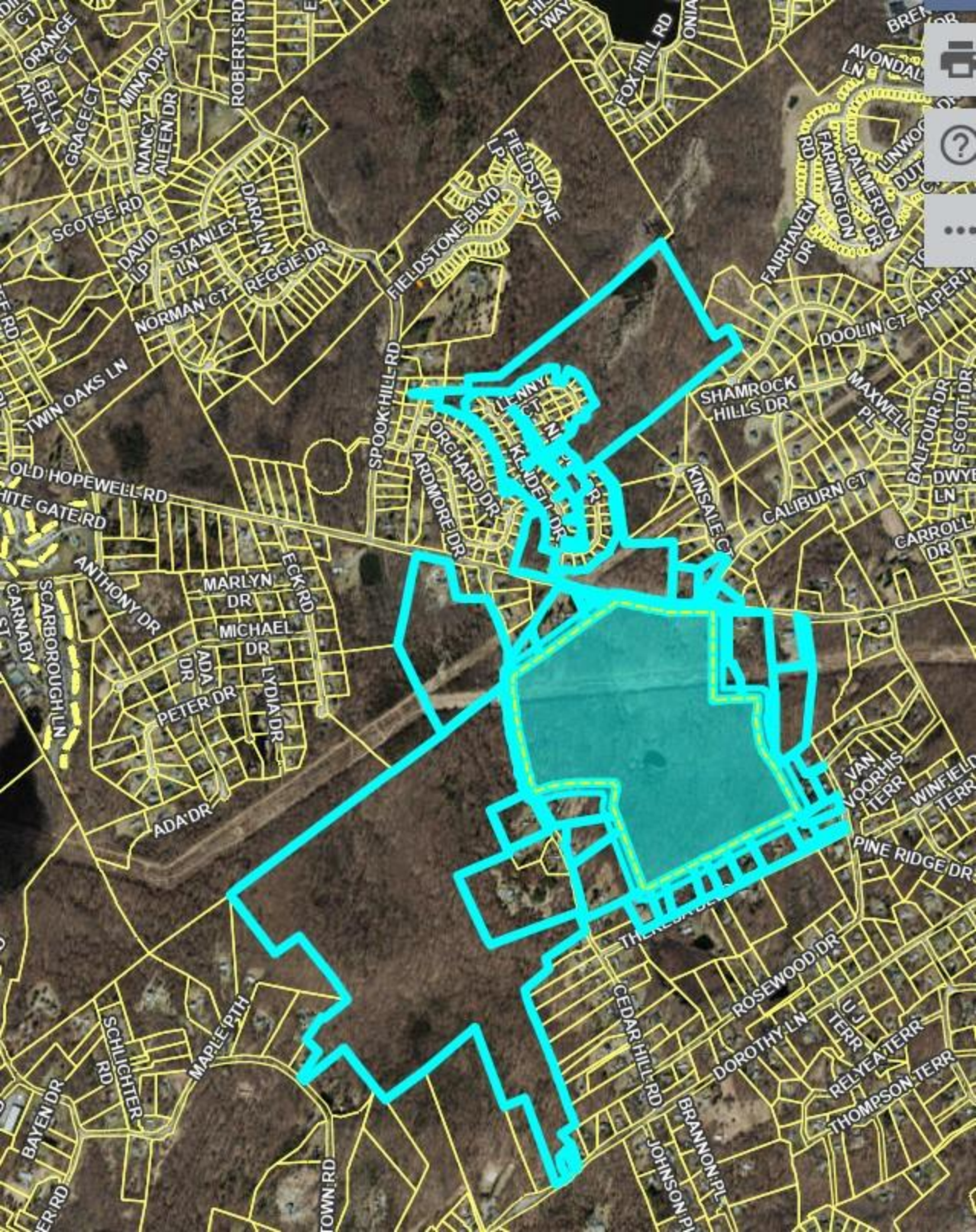
28 Donald Ln  
Ossining, NY 10562  
For Property: 13568900625700045753040000

**Susan E. Sonnenberg**

135 Cedar Hill Rd  
Wappinger Falls, NY 12590  
For Property: 13568900625700033283250000

**Town Of Wappinger**

20 Middlebush Rd  
Wappingers Falls, NY 12590  
For Property: 13568900625700014055710000



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source.  
 \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):  
 \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
     \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

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f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

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g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

*i.* Estimate methane generation in tons/year (metric): \_\_\_\_\_

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

*i.* When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

*iii.* Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

*iv.* Does the proposed action include any shared use parking? Yes No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

*vi.* Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

*vii.* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
---	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

---

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

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h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database      Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database      Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

---

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_%

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ federal waters Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

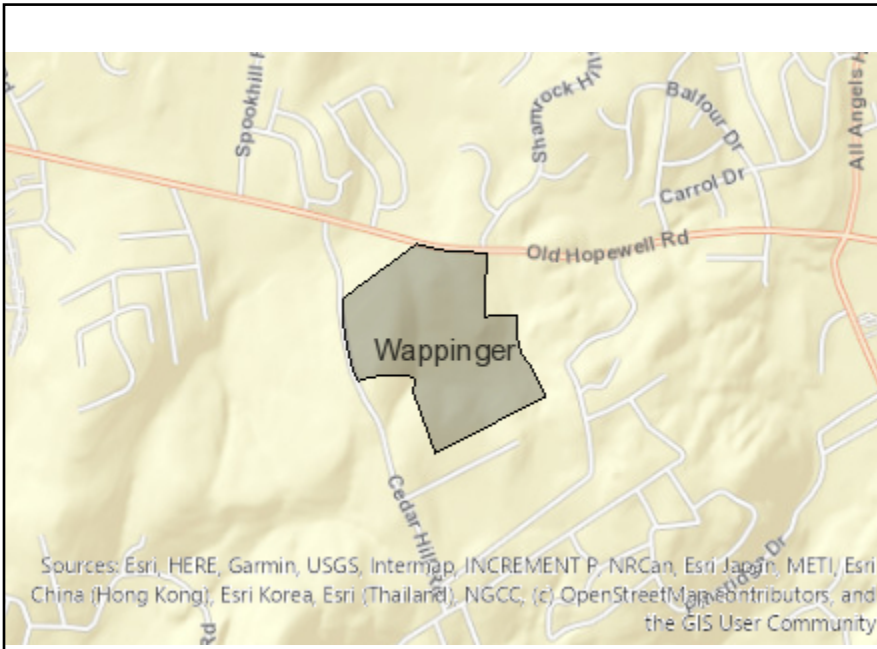
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Robert A Titanic Jr. -Member Date 05/12/2026

Signature *Robert A. Titanic Jr.* Title \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Blanding's Turtle, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

May 13, 2026

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

**FEAF narrative**

The parcel, number 6257-03-430260, has frontage on Cedar Hill Road and Old Hopewell Road / Dutchess County Route 28, in the Town of Wappinger. The 89.55-acre (3,900,707.57 sf) parcel is currently zoned R40; 40,000 sf required per single family home. It is the applicant's intent to subdivide the property in accordance with the Average Density Subdivision, Zoning Code Section 240-19, Modification of Lot Requirements. The purpose and intent of 240-19.A is "to promote natural resource preservation and conservation and to minimize the construction and maintenance costs of community facilities and utilities, all directed towards the objective of fostering and obtaining land development of good quality and design at reasonable economic cost, the Planning Board is hereby authorized to review and act upon all subdivisions in accordance with the following provisions. In all cases, the Planning Board shall have the full power of subdivision approval, approval with conditions or denial, as authorized by the Town Law."

Furthermore, this proposal considers the 2010 Wappinger Comprehensive Plan which states, "The impact of increasing housing costs on residency, transportation, employment and economic development was one of two single most important issues to the residents of Wappinger, based on preliminary results from the 2004 Survey. Ninety percent of residents said that this issue was either important or very important, representing a remarkable consensus on the subject. Housing prices, both in terms of renting and owning, have risen at rates considerably higher than that of incomes between 2000 and 2004. The median price for a house in 2000 was about \$179,000; it had risen to \$300,000 by the end of 2004. At these prices, many Wappinger residents would not be able to afford to buy the home they currently live in today." The reduction of lot sizes, road lengths and disturbance reduces the cost, and therefore the price, of the proposed homes versus an as-of-right development.

**The proposed Acadia Place achieves the purpose and intent of 240-19, and the Town's Comprehensive Plan and will offer relief in the home ownership gap.**

**The existing parcel meets the eligibility requirements of Chapter 217 of the Town code; Subdivision of Land:**

Access: Parcel has frontage on and shall gain access from, Old Hopewell Road / Dutchess County Route 28. The Town's Comprehensive Plan lists Old Hopewell Road as a "primary collector<sup>1</sup>" road.

Ownership: The single parcel is owned by one LLC. The appropriate applications are provided.

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<sup>1</sup> (Town of Wappinger Comprehensive Plan Committee, 2010)

Acadia Place  
Grid #6257-03-430260  
Day|Stokosa Job No. 2016.281

Acadia Place proposes 56 single family dwelling units which is a permitted principal use.

**Per 240.5 the Net Lot Area definition allows for 77 “as-of-right” dwelling units:**

**NET LOT AREA**

*The gross area of a property minus 100% of the area of wetlands, lands within the one-hundred-year floodplain, and areas of steep slopes in excess of 25% when measured over a distance of 50 feet.*

$$3,900,707.57 \text{ SF} - (44,994.14 \text{ SF STEEP SLOPES} + 761,213.01 \text{ SF WETLAND}) = 3,094,500.43 \text{ SF} / 40,000 = 77.36 \text{ PARCELS}$$

Acadia Place proposes a mix of 3 and 4-bedroom single family homes.

The proposed layout allows for 46.26 acres to remain open space; 51% of the entire site. The open space parcel shall be held by the proposed HOA and shall be deed restricted to ensure the land cannot be further developed nor disturbed in perpetuity. Additionally, parcels adjacent to the existing parcel perimeter have either a 100 foot or 75 foot non-disturbance buffer.

All proposed structures are 2 stories. In accordance with 240.19A, the other yard separations are in accordance with the R20 zoning district. The parcel is within the United Wappinger Sewer District and United Wappinger Water District. Connection to both services is proposed. Connection to both services will be on Cedar Hill Road and Old Hopewell Road.

Community Impacts

Based on the 12th edition of the ITE, Land Use Code 210, Single-Family Detached Housing, in a General Urban / Suburban setting a single family home generates, on average, 509 trips per weekday, 506 trips per Saturday and 472 trips per Sunday.

The school age children (SAC) multiplier for single family homes, based on Rutgers University Center for Urban Policy Residential Demographic Multipliers is 0.58 (3 bedroom) – 1.05 (four bedroom) per dwelling unit. Using the average 0.81, a total of 46 SAC can be expected from the 56 single-family home development. The 46 SAC are dispersed through 13 grade levels; three to four SAC per grade.

A home owner’s association shall be created and will maintain the proposed development roads and common area lighting. As the parcel lies in both the water and sewer districts, connection to these systems is as-of-right. Each homeowner will be responsible for the connection fees to their homes. Per Chapter 122.L., the recreation fees for this subdivision will total \$280,000; \$5,000 per lot.

The Town’s tax and recreational revenue generated by these homes will outweigh the demand on the Town’s services.

## Amy Bombardieri

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**From:** Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>  
**Sent:** Monday, March 30, 2026 3:26 PM  
**To:** Amy Bombardieri  
**Subject:** RE: Acadia Estates Delineation request 135689-6257-03-430260

Hi Amy,

Acadia Place wetlands look accurate. I found a few flags.

I wasn't able to finish my walk at Conservation Corners, so I'll have to go back.

Thank you,

**Sarah Pawliczak** (she/her)  
Biologist I

**New York State Department of Environmental Conservation**  
**Division of Fish and Wildlife | Bureau of Habitat**  
21 South Putt Corners Road, New Paltz, NY 12561  
P: (845) 256-3050 | [sarah.pawliczak@dec.ny.gov](mailto:sarah.pawliczak@dec.ny.gov)  
[dec.ny.gov](http://dec.ny.gov) | @NYSDEC on Social Media | [Podcast](#)

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**From:** Amy Bombardieri <amy@daystokosaeng.com>  
**Sent:** Monday, March 23, 2026 11:49 AM  
**To:** Pawliczak, Sarah A (DEC) <Sarah.Pawliczak@dec.ny.gov>  
**Cc:** Barlow, Jackie <jjbarlow1@aol.com>; RTITANIC@BORTECHINC.COM  
**Subject:** RE: Acadia Estates Delineation request 135689-6257-03-430260

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

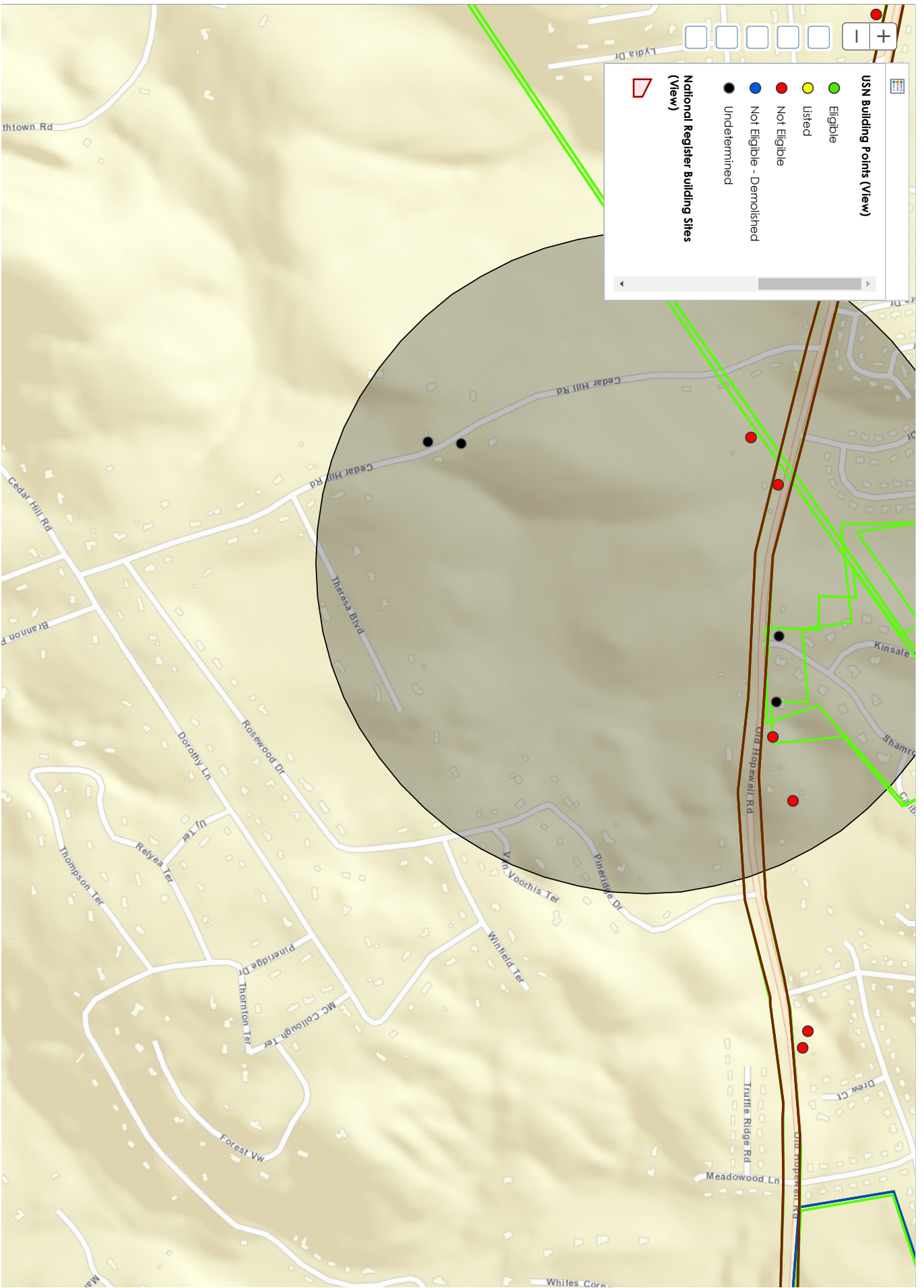
Thank you, Sarah!  
I have another in the area... I will send that in a minute.

[Amy Bombardieri](#)  
Cell: 845.590.1402

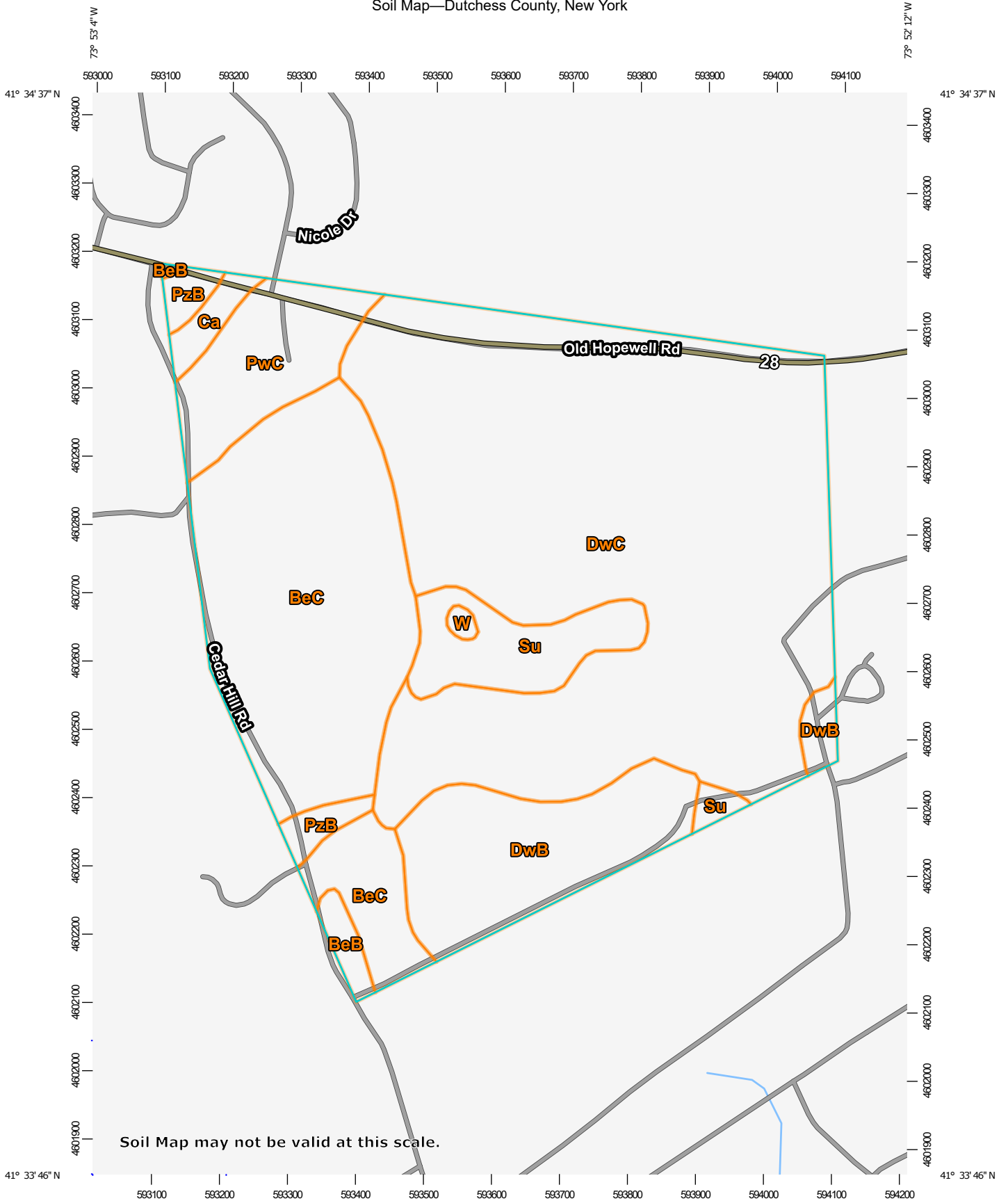
**DAY | STOKOSA**  
ENGINEERING P.C.  
3 Van Wyck Lane  
Wappingers Falls, NY 12590

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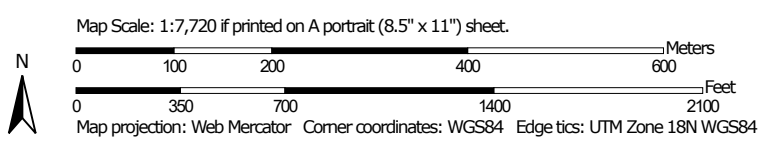
**From:** Pawliczak, Sarah A (DEC) <[Sarah.Pawliczak@dec.ny.gov](mailto:Sarah.Pawliczak@dec.ny.gov)>  
**Sent:** Monday, March 23, 2026 11:15 AM  
**To:** Amy Bombardieri <[amy@daystokosaeng.com](mailto:amy@daystokosaeng.com)>  
**Subject:** RE: Acadia Estates Delineation request 135689-6257-03-430260












































Soil Map—Dutchess County, New York



Soil Map may not be valid at this scale.



## MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York  
 Survey Area Data: Version 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Bernardston silt loam, 3 to 8 percent slopes	1.6	0.9%
BeC	Bernardston silt loam, 8 to 15 percent slopes	44.4	23.3%
Ca	Canandaigua silt loam, neutral substratum	1.9	1.0%
DwB	Dutchess-Cardigan complex, undulating, rocky	19.3	10.1%
DwC	Dutchess-Cardigan complex, rolling, rocky	99.8	52.4%
PwC	Pittstown silt loam, 8 to 15 percent slopes	11.0	5.8%
PzB	Punsit silt loam, 3 to 8 percent slopes	2.8	1.5%
Su	Sun silt loam	9.2	4.9%
W	Water	0.4	0.2%
<b>Totals for Area of Interest</b>		<b>190.6</b>	<b>100.0%</b>

## Dutchess County, New York

### PwC—Pittstown silt loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9rhp

*Elevation:* 20 to 1,080 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Pittstown and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Pittstown

##### Setting

*Landform:* Till plains, hills, drumlinoid ridges

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Concave

*Across-slope shape:* Convex

*Parent material:* Loamy till

##### Typical profile

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 22 inches:* silt loam

*H3 - 22 to 80 inches:* channery silt loam

##### Properties and qualities

*Slope:* 8 to 15 percent

*Depth to restrictive feature:* 15 to 30 inches to densic material

*Drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C

*Ecological site:* F144AY037MA - Moist Dense Till Uplands

*Hydric soil rating:* No

### **Minor Components**

#### **Bernardston**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Punsit**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Georgia**

*Percent of map unit:* 4 percent

*Hydric soil rating:* No

#### **Unnamed soils, fine-loamy**

*Percent of map unit:* 3 percent

*Hydric soil rating:* No

#### **Sun**

*Percent of map unit:* 2 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

#### **Canandaigua**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Dutchess County, New York

Survey Area Data: Version 20, Sep 5, 2023

## Dutchess County, New York

### Su—Sun silt loam

#### Map Unit Setting

*National map unit symbol:* 9rj3

*Elevation:* 600 to 1,800 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Sun and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Sun

##### Setting

*Landform:* Depressions

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Loamy till derived primarily from limestone and sandstone, with a component of schist, shale, or granitic rocks in some areas

##### Typical profile

*H1 - 0 to 4 inches:* silt loam

*H2 - 4 to 22 inches:* loam

*H3 - 22 to 80 inches:* gravelly loam

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 0 inches

*Frequency of flooding:* None

*Frequency of ponding:* Occasional

*Calcium carbonate, maximum content:* 15 percent

*Available water supply, 0 to 60 inches:* Moderate (about 6.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* C/D

*Ecological site:* F144AY039NY - Semi-Rich Wet Till Depressions  
*Hydric soil rating:* Yes

### **Minor Components**

#### **Palms**

*Percent of map unit:* 5 percent  
*Landform:* Swamps, marshes  
*Hydric soil rating:* Yes

#### **Sun, stony**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

#### **Canandaigua**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

#### **Massena**

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Dutchess County, New York  
Survey Area Data: Version 20, Sep 5, 2023

## Dutchess County, New York

### BeB—Bernardston silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9rdm

*Elevation:* 0 to 1,000 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Bernardston and similar soils:* 75 percent

*Minor components:* 25 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Bernardston

##### Setting

*Landform:* Till plains, hills, drumlinoid ridges

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

##### Typical profile

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 27 inches:* silt loam

*H3 - 27 to 80 inches:* silt loam

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* 15 to 30 inches to densic material

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 18 to 24 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C/D

*Ecological site:* F144AY007CT - Well Drained Dense Till Uplands

*Hydric soil rating:* No

## Minor Components

### **Pittstown**

*Percent of map unit:* 10 percent

*Hydric soil rating:* No

### **Punsit**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

### **Stockbridge**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

### **Unnamed soils, fine-loamy**

*Percent of map unit:* 3 percent

*Hydric soil rating:* No

### **Sun**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

### **Canandaigua**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Dutchess County, New York

Survey Area Data: Version 20, Sep 5, 2023

## Dutchess County, New York

### BeC—Bernardston silt loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9rdn

*Elevation:* 0 to 1,000 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Bernardston and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Bernardston

##### Setting

*Landform:* Till plains, hills, drumlinoid ridges

*Landform position (two-dimensional):* Shoulder

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

##### Typical profile

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 27 inches:* silt loam

*H3 - 27 to 80 inches:* silt loam

##### Properties and qualities

*Slope:* 8 to 15 percent

*Depth to restrictive feature:* 15 to 30 inches to densic material

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 18 to 24 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C/D

*Ecological site:* F144AY007CT - Well Drained Dense Till Uplands

*Hydric soil rating:* No

### Minor Components

#### **Punsit**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Pittstown**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Stockbridge**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Unnamed soils, fine-loamy**

*Percent of map unit:* 3 percent

*Hydric soil rating:* No

#### **Sun**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

#### **Canandaigua**

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Dutchess County, New York

Survey Area Data: Version 20, Sep 5, 2023

## Dutchess County, New York

### DwB—Dutchess-Cardigan complex, undulating, rocky

#### Map Unit Setting

*National map unit symbol:* 9rfn

*Elevation:* 0 to 1,330 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Dutchess and similar soils:* 40 percent

*Cardigan and similar soils:* 30 percent

*Minor components:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Dutchess

##### Setting

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy till derived mainly from phyllite, slate, schist, and shale

##### Typical profile

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 28 inches:* silt loam

*H3 - 28 to 86 inches:* channery silt loam

##### Properties and qualities

*Slope:* 1 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 9.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* B

*Ecological site:* F144AY034CT - Well Drained Till Uplands

*Hydric soil rating:* No

## Description of Cardigan

### Setting

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy till or colluvium derived from phyllite, slate, shale, and schist

### Typical profile

*H1 - 0 to 8 inches:* channery silt loam

*H2 - 8 to 20 inches:* channery loam

*H3 - 20 to 30 inches:* channery silt loam

*H4 - 30 to 34 inches:* unweathered bedrock

### Properties and qualities

*Slope:* 1 to 6 percent

*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Ecological site:* F144AY034CT - Well Drained Till Uplands

*Hydric soil rating:* No

## Minor Components

### Georgia

*Percent of map unit:* 10 percent

*Hydric soil rating:* No

### Massena

*Percent of map unit:* 9 percent

*Hydric soil rating:* No

### Nassau

*Percent of map unit:* 9 percent

*Hydric soil rating:* No

### Sun

*Percent of map unit:* 1 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## Dutchess County, New York

### DwC—Dutchess-Cardigan complex, rolling, rocky

#### Map Unit Setting

*National map unit symbol:* 9fp

*Elevation:* 0 to 1,330 feet

*Mean annual precipitation:* 41 to 47 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 115 to 195 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Dutchess and similar soils:* 40 percent

*Cardigan and similar soils:* 30 percent

*Minor components:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Dutchess

##### Setting

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Shoulder

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy till derived mainly from phyllite, slate, schist, and shale

##### Typical profile

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 28 inches:* silt loam

*H3 - 28 to 86 inches:* channery silt loam

##### Properties and qualities

*Slope:* 5 to 16 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 9.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* B

*Ecological site:* F144AY034CT - Well Drained Till Uplands

*Hydric soil rating:* No

## Description of Cardigan

### Setting

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Shoulder

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Loamy till or colluvium derived from phyllite, slate, shale, and schist

### Typical profile

*H1 - 0 to 8 inches:* channery silt loam

*H2 - 8 to 20 inches:* channery loam

*H3 - 20 to 30 inches:* channery silt loam

*H4 - 30 to 34 inches:* unweathered bedrock

### Properties and qualities

*Slope:* 5 to 16 percent

*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C

*Ecological site:* F144AY034CT - Well Drained Till Uplands

*Hydric soil rating:* No

## Minor Components

### Georgia

*Percent of map unit:* 10 percent

*Hydric soil rating:* No

### Massena

*Percent of map unit:* 9 percent

*Hydric soil rating:* No

### Nassau

*Percent of map unit:* 9 percent

*Hydric soil rating:* No

### Rock outcrop

*Percent of map unit:* 1 percent

*Hydric soil rating:* Unranked

### Sun

*Percent of map unit:* 1 percent

## Amy Bombardieri

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**From:** Amy Bombardieri  
**Sent:** Tuesday, December 2, 2025 11:21 AM  
**To:** 'Christian Paggi'; 'WILLSERVE@TRIMUNI.ORG'  
**Cc:** Larry Paggi; jjbarlow1@aol.com; Robert Titanic (rtitanic@bortechinc.com); kstenger@stengerglass.com  
**Subject:** Acadia Tri-Muni Submission  
**Attachments:** PROJECT LOCATION MAP.jpg; Tax bill.pdf; flow confirmation letter.pdf; Sewer Will Serve Application.pdf

Christian,

In addition to the “will-serve” application and preliminary layout, find attached:

1. Project location map
2. Tax bill
3. Flow confirmation letter from Health Department. Application requires the municipality’s engineer review / accept the calculations.
5. All manholes and conveying pipes will be tested for air / water tightness in accordance with ASTM.

Items not included herein:

4. Have you found any information on this item?
6. Do you know where I can find the I&I improvement requirements.

Please let me know how many hard copies you need and where I should deliver them.

Thank you!

[Amy Bombardieri](#)

Cell: 845.590.1402

**DAY | STOKOSA**  
ENGINEERING P.C.  
3 Van Wyck Lane  
Wappingers Falls, NY 12590

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**From:** Christian Paggi <cpaggi@paggiengineers.com>  
**Sent:** Tuesday, October 14, 2025 2:45 PM  
**To:** Amy Bombardieri <amy@daystokosaeng.com>; John Goetz <john@mhdcnyc.com>; kstenger@stengerglass.com  
**Cc:** Larry Paggi <ljpaggi@optonline.net>  
**Subject:** RE: Tri-muni

Amy/John/Ken –

Please let me apologize for being silent on this for so long and know that we have not simply been sitting idle on it. Tri-Muni was issued a consent order by the DEC in June, the draft of which included requirements for all connected municipalities to address I/I. We’re not yet sure what impacts the final

**SUE SERINO**  
COUNTY EXECUTIVE



**LIVIA SANTIAGO-ROSADO, MD, FACEP**  
COMMISSIONER

**ANTHONY J. RUGGIERO, MPA**  
ASSISTANT COMMISSIONER

**DUTCHESS COUNTY GOVERNMENT**  
DEPARTMENT OF HEALTH

August 11, 2025

Brian J. Stokosa, P.E.  
Day Stokosa Engineering, P.C.  
3 Van Wyck Lane  
Wappingers Falls, NY 12590

Re: Acadia Place Subdivision – Flow Confirmation  
Tax Map No: 135689-6257-03-430260  
Town of Wappinger

Dear Mr. Stokosa:

This Department has reviewed your submission for confirmation of the design flow for the above-referenced project and finds as follows:

The proposed design flow of 24,640 GPD is acceptable based on the standards/guidelines which are applicable to the project. The proposed project consists of the following:

A wastewater collection system to serve a proposed residential development:

**56 single-family home parcels (4-bedrooms each) at 110 GPD/bedroom:  
110 GPD/bdrm x 56 homes x 4 bdrms = 24,640 GPD**

Be advised that this does not constitute an approval of the project. Detailed plans and specifications shall be submitted to this office for review and approval of the wastewater collection system and water supply. In addition, prior to approval, this office must also receive documentation from the Tri-Municipal Wastewater Treatment Facility indicating they have capacity to serve the above-reference flow. This office will also require documentation from the Town of Wappinger indicating they accept the proposed connections to the Town's wastewater collection system and that the existing downstream collection system can handle the above-referenced sewage flow.

Should you have any questions concerning this matter, please feel free to contact this office at (845) 486-3404.

Yours very truly,

Daniel J. Keeler, P.E.  
Senior Public Health Engineer  
Environmental Health Services

cc: File 132522  
NYSDEC – New Paltz – Dept. of Environmental Permits  
Town of Wappinger Building Dept.  
CAMO Pollution Control  
Lawrence Paggi, PE

85 Civic Center Plaza, Suite 106, Poughkeepsie, NY 12601 (845) 486-3400 |

131 County House Road, Millbrook, New York 12545 (845) 677-4001 |

223 Main Street, Beacon, New York 12508 (845) 838-4801 |

[www.dutchessny.gov](http://www.dutchessny.gov)

***Tri-Municipal Sewer Commission***  
***P.O. Box 859***  
***345 Sheafe Road***  
***Wappingers Falls, NY 12590***  
***(845) 297-5750***

**Sewer Will Serve Application**

**Applicant Information:**

Name:  CEDAR HILL LLC (Robert Titanic)   
Phone:  (914) 490-8458  Email:  rtitanic@bortechinc.com   
Mailing Address:  44 ELM STREET, FISHKILL, NY 12524   
Project Tax Parcel ID:  135689-6257-03-430260  Project Type:  Residential/Commercial

**Project Engineer for Applicant:**

Name:  DAY|STOKOSA ENGINEERING (AMY BOMBARDIERI)   
Phone:  845.590.1402  Email:  AMY@DAYSTOKOSAENG.COM   
Mailing Address:  3 VAN WYCK LANE, 12590

**Municipality Engineer:**

Name:  PAGGI ENGINEERING (CHRISTIAN PAGGI)   
Phone:  845-897-2375 ext. 102  Email:  cpaggi@paggiengineers.com   
Mailing Address:  43 Broad Street, Fishkill, NY 12524

**Required Documents:**

1. Project Parcel Location Map
2. Confirmation from municipality that Parcel is in Sewer District or not.
3. Flow confirmation Calculations, reviewed and accepted by the Municipality's Engineer and the Dutchess County Department of Health.

4. Review of downstream sewer capacity, reviewed and accepted by the Municipality's Engineer to affirm that the existing downstream sewer collection system has adequate capacity to accept the proposed wastewater demand from Applicant.
5. Proposed Plan for (the Municipality and Applicant) addressing inflow & infiltration for the proposed project.
6. Include the respective municipality's I&I Mitigation Improvements required for the project.

Completed Sewer "Will Serve Request" application is to be submitted to the Municipality's Engineer who will then email it to the Tri-Municipal Sewer Commission at [willserv@trimuni.org](mailto:willserv@trimuni.org).

**\*Applications shall be received a minimum of seven (7) days in advance of a Commission Meeting in order to be placed on the agenda for consideration at that Commission Meeting.**

# TOWN OF WAPPINGER: TOWN & COUNTY 2025 TAXES

FISCAL YEAR: 01/01/2025 to 12/31/2025

WARRANT DATE: 12/18/2024

STATE AID - COUNTY: \$112,605,652.00

TOWN: \$266,900.00

**MAKE CHECK PAYABLE TO:**

LEE ANNE FRENO  
RECEIVER OF TAXES  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590

**TO PAY IN PERSON:**

Town Hall  
Monday - Friday  
8:30AM - 4:00 PM

**PROPERTY INFORMATION:**

**TAX MAP #: 135689 6257-03-247036-0000**

DIMENSION: 139.61 acres

RS: 1 CLASS: Rural vac>10

ADDRESS: Cedar Hill Rd

SCHOOL: Wappingers CSD

FULL MARKET VALUE: 770000.00

UNIFORM % OF VALUE: 100.00

ASSESSMENT: 770000

**PROPERTY OWNER:**

Mid-Hudson Holdings LLC  
PO Box 636  
Fishkill, NY 12524

## MEMORANDUM BILL

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
**NON-HOMESTEAD PARCEL**		0.0000	0.00000000	0.00	0.00
COUNTY TAX	102108559	2.8000	2.16913700	770000.00	1670.24
TOWN OUTSIDE TAX	6523834	-2.5000	2.94679000	770000.00	2269.03
AMBULANCE TOWN WIDE	234476	23.5000	0.32253600	770000.00	248.35
GRINNELL PUBLIC LIB	1166204	2.8000	0.35438100	770000.00	272.87
NEW HACKENSACK FIRE	1856570	6.7000	0.75207100	770000.00	579.09
UNITED WAPP SWR DIST	0	0.0000	0.42143800	2832.0 Units	1193.51
CNTR WAPPNGRS SWR IM	0	0.0000	0.08552900	2832.0 Units	242.22

### FULL PAYMENT OPTION

From:	To:	Tax Amount:	Penalty:	Notice Fee:	Total Due:	Amount Paid:	Date Paid:
JAN 2	FEB 28, 2025	6475.31			6475.31		
MAR 1	JUN 2, 2025	6475.31	129.51		6604.82		
JUN 3	SEP 2, 2025	6475.31	259.01		6734.32		

### INSTALLMENT PAYMENT OPTION

Installment	If Paid By:	Tax Amount:	Penalty:	Service Charge:	Notice Fee:	Total Due:	Amount Paid:	Date Paid:
<b>Installment 1</b>	FEB 28, 2025	2158.45				2158.45		
<b>Installment 2</b>	JUN 2, 2025	2158.43	43.17			2201.60		
<b>Installment 3</b>	SEP 2, 2025	2158.43	86.34			2244.77		

PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT

CHECK THIS BOX IF YOU WOULD LIKE A RECEIPT

# TOWN OF WAPPINGER: TOWN & COUNTY 2025 TAXES

FISCAL YEAR: 01/01/2025 to 12/31/2025      WARRANT DATE: 12/18/2024      STATE AID - COUNTY: \$112,605,652.00      TOWN: \$266,900.00

BANK	BILL NUMBER	PAGE
	002400	1 OF 1

**MAKE CHECK PAYABLE TO:**

LEE ANNE FRENO  
 RECEIVER OF TAXES  
 20 MIDDLEBUSH ROAD  
 WAPPINGERS FALLS, NY 12590

**TO PAY IN PERSON:**

Town Hall  
 Monday - Friday  
 8:30AM - 4:00 PM

**PROPERTY INFORMATION:**

**TAX MAP #: 135689 6257-03-430260-0000**  
 DIMENSION: 89.58 acres  
 RS: 1 CLASS: Res vac land  
 ADDRESS: Cedar Hill Rd  
 SCHOOL: Wappingers CSD  
 FULL MARKET VALUE: 700000.00  
 UNIFORM % OF VALUE: 100.00  
 ASSESSMENT: 700000

**PROPERTY OWNER:**

Cedar Hill LLC  
 44 Elm St  
 Fishkill, NY 12524

## MEMORANDUM BILL

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LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
<b>**NON-HOMESTEAD PARCEL**</b>					
COUNTY TAX	102108559	2.8000	2.16913700	700000.00	1518.40
TOWN OUTSIDE TAX	6523834	-2.5000	2.94679000	700000.00	2062.75
AMBULANCE TOWN WIDE	234476	23.5000	0.32253600	700000.00	225.78
GRINNELL PUBLIC LIB	1166204	2.8000	0.35438100	700000.00	248.07
NEW HACKENSACK FIRE	1856570	6.7000	0.75207100	700000.00	526.45
UNITED WAPP SWR DIST	0	0.0000	0.42143800	1830.0 Units	771.23
UNITED WAPP WATER	0	0.0000	1.74466600	1830.0 Units	3192.74
CNTR WAPPNGRS SWR IM	0	0.0000	0.08552900	1830.0 Units	156.52

## FULL PAYMENT OPTION

From:	To:	Tax Amount:	Penalty:	Notice Fee:	Total Due:	Amount Paid:	Date Paid:
JAN 2	FEB 28, 2025	8701.94			8701.94		
MAR 1	JUN 2, 2025	8701.94	174.04		8875.98		
JUN 3	SEP 2, 2025	8701.94	348.08		9050.02		

## INSTALLMENT PAYMENT OPTION

Installment	If Paid By:	Tax Amount:	Penalty:	Service Charge:	Notice Fee:	Total Due:	Amount Paid:	Date Paid:
<b>Installment 1</b>	FEB 28, 2025	2900.66				2900.66		
<b>Installment 2</b>	JUN 2, 2025	2900.64	58.02			2958.66		
<b>Installment 3</b>	SEP 2, 2025	2900.64	116.03			3016.67		

PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT

CHECK THIS BOX IF YOU WOULD LIKE A RECEIPT