

II. EXECUTIVE SUMMARY

IIA. Description of the Proposed Action

The Applicant, ECFM, Inc., is proposing to subdivide property consisting of 40.95 (+-) acres for the creation of a 21 lot single-family residential subdivision, known as Hilltop Manor, located on Creek Bend Road. As shown in Figure IIA.1-1 *Existing Conditions* the project site consists of one parcel located at the northeastern end of Creek Bend Road. The site is located in the north central portion of the Town of East Fishkill (*Figure IIA.1-2 Town Wide Map*). The development of the 21 lots and associated improvements will impact approximately 28.75 acres or 70% of the parcel and will result in 4.44 acres of impervious area created. The remainder of the undeveloped acreage within the parcel will remain as forest.

The Applicant has planned a conventional subdivision development in the R-1 zoning district in accordance with the Town of East Fishkill Zoning Ordinance¹. The Applicant submitted three subdivision sketch plan layouts for the property and the Planning Board agreed to proceed with a layout providing 21 lots with access proposed from Creek Bend Road. This application conforms to the applicable provisions under Town Code Section 194-14.1(B) and 163-19.(C) in effect in 2004, as explained in the Land Use section².

The Town of East Fishkill Police Department, Dutchess County Sheriff's Department, and the New York State Police provide security to the residents of the Town of East Fishkill including the proposed residents in the Hilltop Manor subdivision. According to the District Fire Chief, the East Fishkill Fire Department provides fire protection for the project area. School age children residing in the development attending public schools will attend Gayhead Elementary School, Van Wyck Junior High, and John Jay High School within the Wappinger Central School District. Individual wells and septic systems will be provided to each of the 21 lots in the development.

The project will require Planning Board approval for the subdivision and SEQR findings. The Dutchess County Department of Health (DCDOH) must approve all septic systems and well locations on the site. Finally, A Stormwater SPDES Notice of Intent must be filed with the New York State Department of Environmental Conservation (NYSDEC).

¹ Town of East Fishkill Zoning Ordinance – Chapter 194 – dated April 2004.

² The portions of the Town Subdivision Code relating to lot count, §163-19.C. and §194-14.1.B., changed in 2007 however the change in that law specifically does not apply in this case.

IIB. Potential Impacts

Zoning and Surrounding Land Use

Issue - Zoning Compatibility

- The Proposed Action has been designed in accordance with the 2002 Comprehensive Plan for the Town of East Fishkill, as well as local laws that have been proposed to implement the Comprehensive Plan;
- Surrounding land uses are currently residential.

Soils and Topography

Issues – Soil Impacts and Steep Slope Impacts

- The development of the 21 lots and associated improvements will impact approximately 28.75 acres or 70% of the parcel including 1.56 acres of slopes greater than 33 percent;
- Addition of 4.44 acres of impervious area;
- Excavation to obtain suitable grades for the residential units, roadways, and the installation of wells, septic systems, drainage systems and utility lines;
- Possible removal of bedrock in areas and erosion of on-site soils (Farmington-Galway complex) during grading of the site.

Surface and Groundwater Resources

Issues – Soil Impacts, Stormwater Impacts, Groundwater Withdrawal

- Removal of vegetative covers and topsoil;
- An increase in impervious surfaces resulting in increases in stormwater wash;
- Erosion of soils and sedimentation into drainage discharge points;
- The total consumptive use (or water lost) of ground water would be approximately 1,795 gpd (about 1.2 gpm) for the proposed development, or about 78 gpd per individual residence. Under the NYS DEC transition policy dated December 1, 2011 the Hilltop Manor project qualifies to move forward using the 2008 Stormwater Management Manual. These guidelines and a confirmation from NYS DEC are included in Appendix 1.
- A wetland permit will be needed from the Town for stream buffer disturbance on the Dutcher Parcel as a result of Stormwater drainage over the easement.
- A Town Steep Slopes permit will be required for disturbance to areas which are more than 33% grade.

Terrestrial Ecology

Issues – Habitat Impacts, Vegetation Removal

- Removal of 28.75 acres of existing vegetation for grading and the construction of roads and dwellings on approximately;
- Loss of potential Indiana Bat summer roosting or maternal colony habitat;
- Loss of vegetation and wildlife habitat and the replacement of vegetative cover by impervious surfaces that can lead to:
 - Reducing the available on-site vegetative habitat
 - Compaction of site soil layers;
 - Increasing the velocity of stormwater runoff;
 - Preventing the infiltration of water;
 - Removal of the ability of the site soil to retain nutrients;
 - Replacement of native vegetation with cultivars and ornamental plants by new residents of the subdivision.

Vehicular Traffic and Roadways

Issue – Additional Traffic of Local Roadways-

- Addition of 26 a.m. peak hour trips and 28 p.m. peak hour trips to the surrounding roadway network;
- The additional traffic generated is not expected to significantly change the Levels of Service on the surrounding roadway network.
- Provision of Emergency Access
- Potential Impact to the Carol Drive Bridge

Socioeconomic Conditions and Community Services

Police

Issue – Additional Residents To Town

- The Town of East Fishkill Police Department to provide police protection for the proposed 21 residences created by the Hilltop Manor Subdivision.

Fire

Issue – Additional Structures Served by Local Department

- The East Fishkill Fire District to provide fire protection to the proposed subdivision.

School

Issue – Additional Students to School System and Cost

- The addition of approximately 16 public school age children to the overall student population in the Wappingers Central School District.
- The development will result in a net benefit to the school district of more than \$31,000 annually after covering the cost of education for the new resident students.

Utilities

Issue – Increased Demand of Utilities

- An increase in demand for electricity and gas.

Visual Quality and Historic and Archaeological Resources

Issue – Change in Property Character

- A change in the density of land use and character of the project area.

IIC. Project Alternatives

Table IIC-1 Hilltop Manor Subdivision Alternatives Considered

Alternatives Considered	Option Chosen	Benefits	Disadvantages
Subdivision Plan			
"No Build"		No Impacts.	Does not meet the Applicant's objectives.
Conventional	X	1-acre single-family residential lots.	Development of entire site. Approved by Planning Board.
Cluster		Development on only a portion of the site, leaving open space.	Not recommended by the Town of East Fishkill Planning Board.
Sanitary			
Private	X	No improvements required other than installation of individual underground sanitary waste disposal systems. Adequate soils for the disposal systems on site based upon soil tests.	
Public		Community sanitary disposal for less than 50 proposed lots.	Provision of Sewage Treatment Plant and associated infrastructure, where suitable soils exist.

The Applicant submitted three subdivision sketch layouts for the property and the Planning Board agreed to proceed with a layout providing 21 lots with access proposed from Creek Bend Road.

Access to the parcel will consist of one access point from Creek Bend Road. Access to the lots is proposed via individual driveway access from the internal road loop in the subdivision. The proposed subdivision contains one internal road with no cul-de-sacs. The total road length is approximately 3,384 linear feet of roadway that will be dedicated to the Town.

IID. Description of Cumulative Impacts

Zoning and Surrounding Land Use

- The proposed development will introduce a new land use for the property;
- The proposed site plan will include the development of 21 single-family residences with lot sizes ranging between 1.02 and 4.26 acres;
- The proposed conventional subdivision would provide additional single-family housing in a part of town where this type of housing has become the predominant land use;
- Estimates for other single-family residential projects proposed, contemplated, or under construction in the Town of East Fishkill indicate that these projects may generate a total population of between 1,900 and 2,400 persons, with a school-aged children population ranging from 375 to 700 students within the Wappinger Central School District. Nearly 60% of the projected school-aged children are associated with the Hopewell Glen and Twin Creeks developments. Given current economic conditions, the timing of development of these pending projects is uncertain. In general, according to School District representatives, School district enrollments have been remaining stable or declining and current projections indicate they are expected to continue to do so.

Soils and Topography

- During construction, erosion will be controlled through the implementation of various erosion control methods consistent with the Soil and Water Conservation Service³ recommendations and Phase 2 Stormwater Guidelines for disturbance to less than 5 acres of land per phase;
- All pertinent safety regulations and standards shall be applied as required for safety, security and other related details for any blasting deemed necessary including implementation of an approved blasting plan by the Town of East Fishkill if necessary;
- Development of the site will result in the removal of natural vegetative cover material and the disturbance of overburden.
- Site grading and rock removal can potentially cause slopes to become temporarily or permanently unstable if not performed properly;

Surface and Groundwater Resources

- Increase in runoff potential from addition of impervious surfaces;
- Potential for addition of nutrients from soil disturbance in stormwater runoff;
- Potential for erosion and sedimentation into discharge areas.
- A wetland permit will be needed from the Town for stream buffer disturbance on the Dutcher Parcel as a result of Stormwater drainage over the easement.

³ *New York State Standards for Erosion and Sediment Control.*

Terrestrial Ecology

- Potential for disturbances to habitat cover types disturbed by construction activities;
- Potential for damage to individual trees that are to remain and are located near construction activities;
- Potential impact to Indiana Bat roosting or maternal colony trees during the construction period;
- Potential for impact to the existing trees and vegetation along property boundaries that provides screening for the residents adjacent to the property.

Vehicular Traffic and Roadways

- The project site will be provided direct access to Creek Bend Road;
- Potential for deterioration of operating conditions at any of the studied intersections;
- Potential for impact to current traffic operating Levels of Service of Creek Bend Road.
- Potential Impacts to the Carol Drive Bridge

Socioeconomic Conditions and Community Services

- Potential for increase in overall population of up to 80 persons including 16 public school students.

Police

- Potential impact to the ability of the Town of East Fishkill Police Department, New York State Police Department or the Dutchess County Sheriff's Department to protect the proposed residents of the Hilltop Manor subdivision.

Fire

- Potential impacts to the East Fishkill Fire Department's ability to protect the proposed subdivision from fires.

Utilities

- Dedication of the loop road to the Town of East Fishkill;
- Conformance with the energy conservation regulations of the New York State Energy Conservation Construction Codes;
- Available capacity from Central Hudson Gas and Electric for the provision of electric power.

Visual Quality and Historic and Archaeological Resources

- Visual appeal of Hilltop Manor subdivision.
- Potential impact to existing trees and vegetation along property boundaries that may provide screening for the residents adjacent to the properties; Housing to use a combination of architectural features to avoid the creation of a monotonous housing development
- Each lot will have a landscape plan to ameliorate the effects of tree clearing for construction.

IIE.1 Involved Agencies

- Town of East Fishkill
- Town of East Fishkill Planning Board
- Dutchess County Department of Health

IIE.2 Interested Agencies

- Dutchess County Planning Department
- Town of East Fishkill Conservation Advisory Council
- Town of East Fishkill Fire Advisory Board
- New York State Department of Environmental Conservation
- US Fish and Wildlife Service

IIF. Required Approvals/Permits

- Town of East Fishkill - Wetland Permit for Stream Buffer Disturbance on Dutcher Parcel
- Town of East Fishkill Planning Board
- Subdivision Approval
- SEQR Findings
- Steep Slope Permit (Town Code Section 154-3)
- Dutchess County Health Department
- Septic System and Individual Well Approval
- New York State Department of Environmental Conservation
- Stormwater SPDES Notice of Intent

2012 FEMA INFORMATION AS PER
 PANEL 3602700483E, 05-02-12
 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
 2012 FEMA SPECIAL FLOOD ZONE
 2012 FEMA FLOODWAY
 2012 FEMA FLOODWAY BOUNDARY

CENTRAL HUDSON
 GAS & ELECTRIC CORP.
 LIBER 1250 PAGE 990



- LEGEND**
- UTILITY POLE
 - UTILITY POLE W/LIGHT
 - HIGH VOLTAGE POWER LINE POLE
 - EXISTING WELL LOCATION
 - SPOT ELEVATION
 - STONE WALL
 - FLOODPLAIN BOUNDARY 05-02-12
 - FLOODWAY BOUNDARY 05-02-12
 - EXISTING FENCE
 - ROCK OUTCROPPING
 - ADJOINING PROPERTY LINE
 - EXISTING TREETLINE
 - EXISTING HEDGE ROW
 - EXISTING ONSITE PINE TREE
 - EXISTING ONSITE MAPLE TREE
 - EXISTING ONSITE OAK TREE
 - EXISTING OFFSITE EVERGREEN TREE
 - EXISTING OFFSITE DECIDUOUS TREE

PARCEL INFORMATION	
TAX GRID PARCEL NUMBER:	13200-6457-02-885725
ZONING DISTRICT:	R-1 (RESIDENTIAL, MIN 1 ACRE)
TOPO DATUM (REFERENCE):	(U.S.G.S.) NAVD 88
STATION BENCH MARK:	V 77 - 1935 - HEIGHT - 256.45
TOTAL AREA:	40.95 AC +/-

TOWN OF EAST FISHKILL PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST FISHKILL, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIR OF THE PLANNING BOARD OF THE TOWN OF EAST FISHKILL, NEW YORK

SURVEY CERTIFICATION

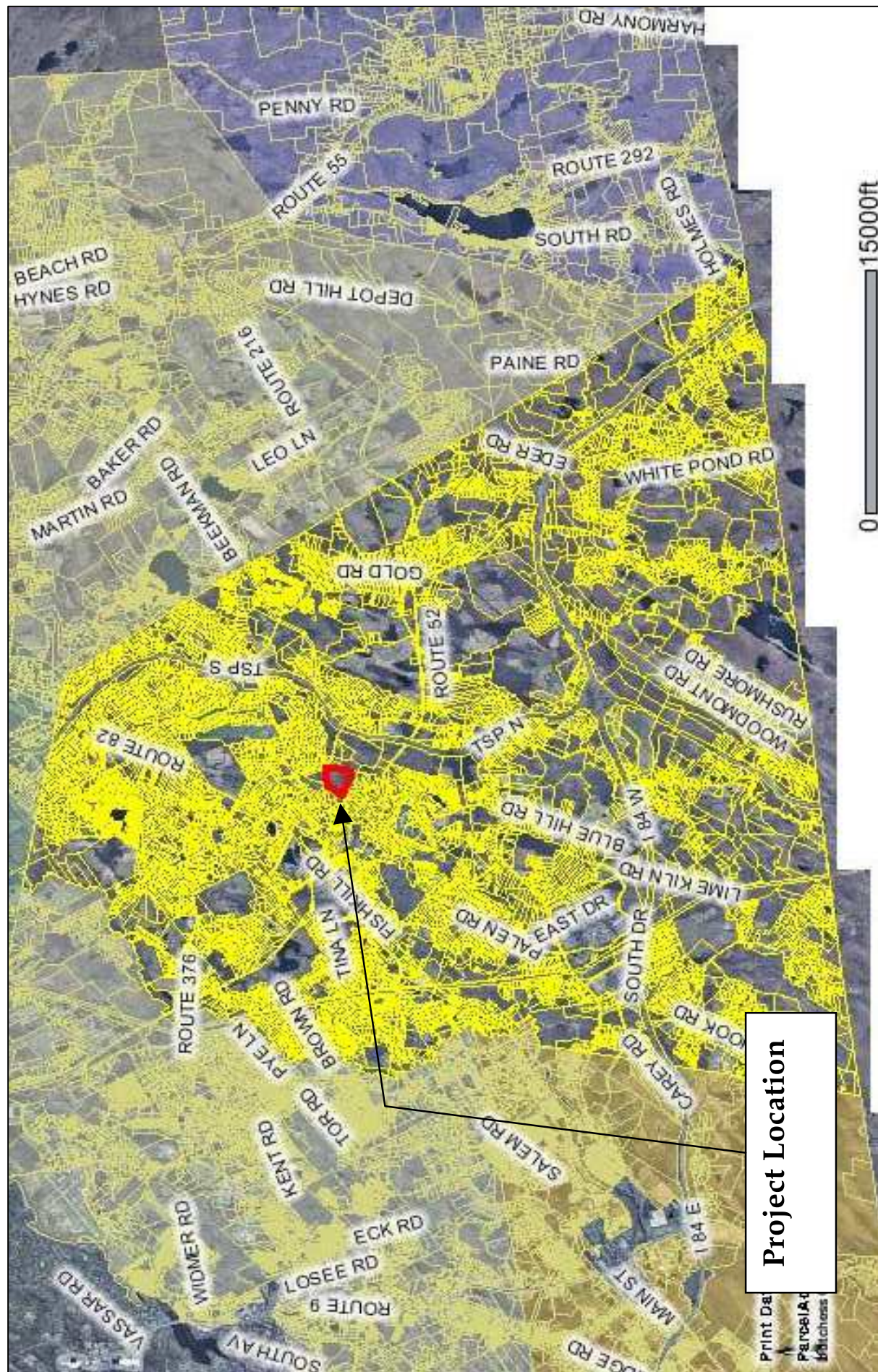
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY PREPARED BY ME IN FEBRUARY 2002 TOPOGRAPHICAL INFORMATION AS PER U.S.G.S. DATUM.

ROBERT V. OSWALD, N.Y.S.L.L.S. SEAL

OWNER - APPLICANT

ECFM, INC.
 10 CARPENTER RD
 HOPEWELL JUNCTION, NEW YORK 12533

Figure IIA.1-1: Existing Conditions
 Hilltop Manor Residential Subdivision
 Town of East Fishkill, Dutchess County, New York
 Source: M. Gillespie & Associates Consulting Engineers, PLLC.
 Last Revised 02/19/13
 NTS



Project Location

Figure IIA.1-2: Town Wide Map
 Hilltop Manor Residential Subdivision
 Town of East Fishkill, Dutchess County, New York
 Source: Dutchess County ParcelAccess

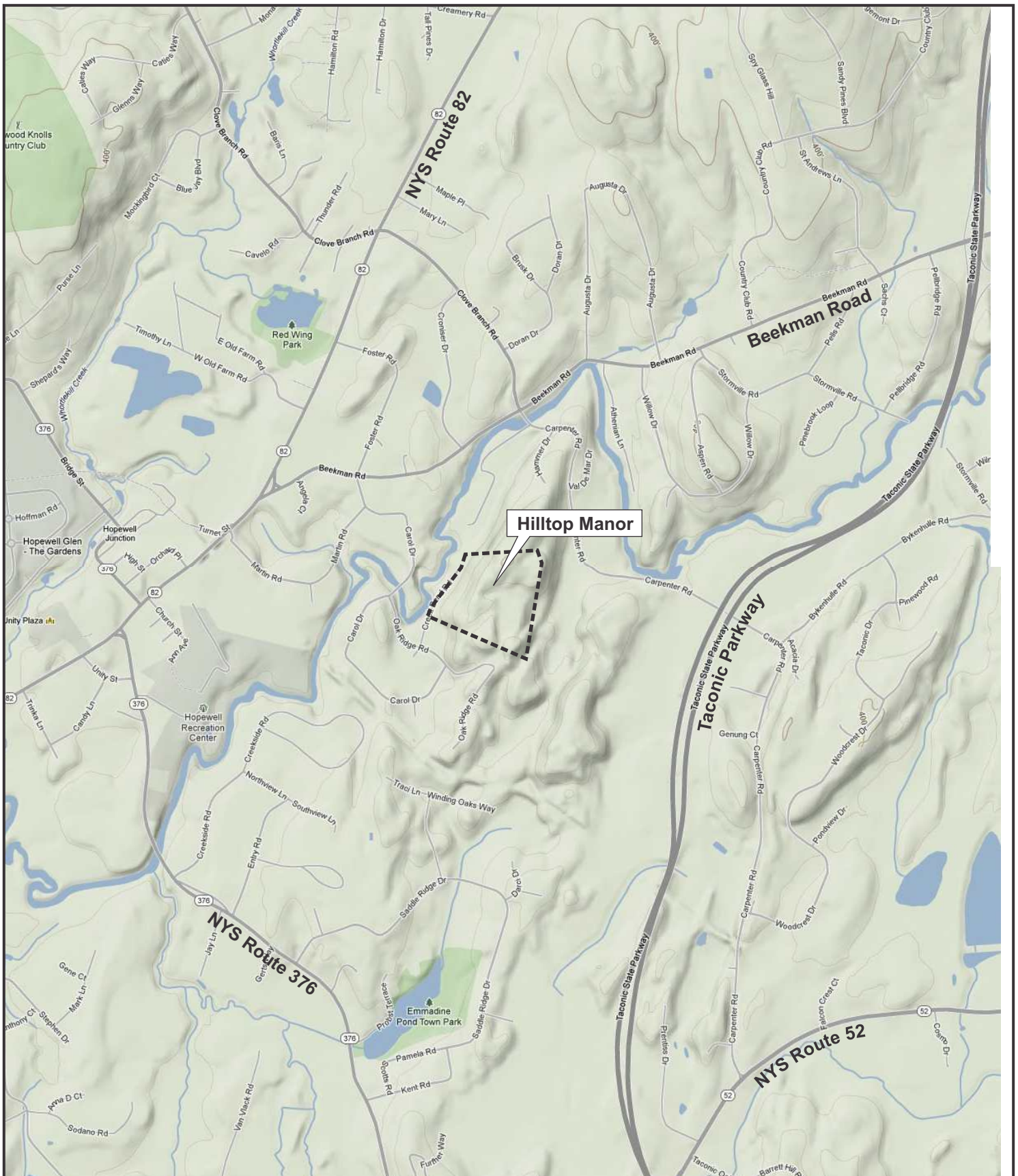


Figure IIA.1-3: Site Location Map
 Hilltop Manor Residential Subdivision
 Town of East Fishkill, Dutchess County, New York
 Base: Google Maps
 Scale: 1" - 2,000'