G. SOCIOECONOMIC CONDITIONS AND COMMUNITY SERVICES

G.1 Existing Conditions

Police

The East Fishkill Police Department is headquartered at the intersection of Route 52 and Route 376 in Hopewell Junction. According to a letter received from Chief of
Police, Brian C. Nichols, the Department currently employs 32 full time sworn officers, including a Chief, one Captain, two lieutenants, four sergeants, five detectives, and 19 patrol officers. Of the Police Department's officers, there are eight certified police instructors, six bicycle patrol officers, four certified DARE instructors, two certified EMTs, three scuba qualified officers, and all are trained to operate the Department's defibrillators. In addition, ten civilian employees deal with 24-hour dispatching and administrative activities.

The Police Department provides service to an area of approximatley 53 square miles with a population of approximately 30,000 persons. The Police Department uses 10 marked patrol vehicles, two unmarked patrol vehicles, two marked 4-wheel drive patrol vehicles, four unmarked 4-wheel drive patrol vehicles, and an emergency services vehicle that is capable of providing crime scene, accidentscene and disaster support. The Police Department receives an average of 1,800 service calls per month, which are tracked and maintained by an updated computerized network.

In his letter, Chief Nichols states the department is currently understaffed. He cites a national standard of 1.8 officers per 1,000 population. Based upon this standard the Town would require 54 full time sworn officers compared to the current staffing of 32 officers or approximately 1.1 officer per 1,000 population.

Fire Department

According to their website, the East Fishkill Fire District had a total of 400 enrolled Volunteers, with up to 130 active members. Headquartered approximately three miles from the project site at 2522 Route 52 in Hopewell Junction, the District includes firefighting, rescue squad, and fire police protection services. The Town of East Fishkill has four firehouses, each serving a specific district. These districts are Hopewell Hose, Stormville, Hillside Lake, and Wiccopee. The Hopewell Hose Company is located approximately three miles from the project site. It has approximately 120 volunteer members on its current roster. The Fire District's equipment includes: pumpers, each carrying approximately 1000 - 1250 gallons of water; tankers, each carrying approximately 2520 gallons of water; one aerial truck with a 95-foot ladder; four utility trucks; one hose truck; one squad truck; one rescue van; one fire investigation van; one fire police van; two ambulances; one District van; and, one Hazmat trailer. Of this equipment, the Hopewell Hose Company has two engine trucks, one ladder truck, one hose truck, and one utility truck, which are primarily used for brush fires.

Ambulance Protection

According to their website, the East Fishkill Rescue Squad is a 100% volunteer organization. Members can join the Squad at age 16. The Squad now has over 125 members who serve as Emergency Medical Technicians, Certified First Responders and Drivers to provide continuous pre-hospital emergency care to the District. As a Basic Life Support (BLS) Squad, members can provide necessary care to the sick or injured patient, whether it be CPR, breathing difficulty, or a broken leg, their members are trained to handle the situation. All the EMT's and CFR's on the squad are trained in Cardiac Defibrillation. There are currently 2 ambulances in the District as well as a rescue truck,

which carries the Jaws of Life. The primary ambulance is rotated weekly among the four fire companies, so the duty crew responsibility can be distributed among all the members. This ambulance has a duty crew 24hrs/day 7days a week. The second ambulance is used as a backup and is dispatched to calls when the primary is out on a call.

Highway Department

According to their website the Town of East Fishkill contains 179 miles of roads. To help maintain the quality of these roads, the Town of East Fishkill Highway Department provides a number of services including: winter maintenance activities such as snow-plowing, and road sanding, street sweeping, repairing potholes and other road deficiencies; and road sign maintenance. The Highway Department also provides residents a six-week long brush pickup service in the spring; year round tire drop off; and, "Dumpster Days" a program that allows residents to dispose of certain bulk debris with Royal Carting Company for a fee.

Library

The East Fishkill Library is located on Route 376, in Hopewell Junction. The Library totals 12,000 square feet and contains over 60,000 books, 152 magazines subscriptions, seven newspapers, audiocassettes, records, and videotapes. The Library has a meeting room for the public to use and has also made Internet access available to the public. The Library serves a population of over 22,000 persons and as of the year 2000 was the second largest library (based on book holdings) in Dutchess County.

Schools

The Hilltop Manor property is located within the Wappinger Central School District encompassing all or part of the Town of East Fishkill, the Town of Fishkill, the Village of Fishkill, the Town of Poughkeepsie, the Town of Wappinger, and the Village of Wappingers Falls. School children from the Hilltop Manor subdivision will utilize Gayhead Elementary, Van Wyck Junior, and John Jay High Schools for public school.

Property Taxes

The Hilltop Manor project site has a 2012, full-assessed value of $329,500. The assessed value of the project site is based on its present status as primarily vacant (unused) land. Using the 2012 tax rate of 26.48per $1,000, total School and Town taxes amounted to $10,392. Of that total amount, Town taxes in 2012 amounted to approximately $1,117. School taxes for the Wappinger Central School District amounted to approximately $7,697. Taxes paid to the County amounted to approximately $1,277, while taxes for the local fire district amounted approximately $301.

Employment

The development will create up to 20 construction jobs at any given time for laborers, carpenters, electricians, and other craftsman.

Public Recreation and Youth Activities

East Fishkill has a variety of public and quasi-public recreational facilities and programs. Public facilities include neighborhood parks and public recreational areas that serve the whole town, while quasi-public facilities include those operated by the Wappinger Central School District. The Hopewell Recreation Area, located on Route 376 in Hopewell Junction, is one of the most utilized parks in the Town's park system. Hopewell Recreation Area's facilities include ball fields, basketball and tennis courts, an ice skating pond, in-line skating rink, playgrounds and picnic areas. The Recreation Area also has a Community Center with programs for seniors and meeting space for community groups. Various sporting leagues utilize the Recreation Area throughout the year, while other programmed activities such as fishing and Friday entertainment nights are held seasonally.

Red Wing Park is the only park within East Fishkill that contains a public swimming pool. Located on Old Farm Road off of Route 82 in Hopewell Junction, the park has an eight-acre lake with a swimming beach. The Park also has a bathhouse, picnic areas, a playground, volleyball and basketball courts, and parking for more than 200 vehicles. Open between late May and early September, seasonal individual or family passes to the park are required. A limited number of non-Town passes are also sold each year. Programs at the park include swimming instruction; the Snappers youth swim team, occasional summer concerts, and summer fishing groups on Wednesday nights and Sunday mornings

The Leetown Road Recreation Area is a two-acre neighborhood park in the southeastern part of the Town. The Recreation Area has one baseball field, one soccer field, one basketball court, and a playground.

Between two and ten miles from the project site, the Town's other parks include: Brettview Recreation Area, Wiccopee Recreation Area, and Whitepond Recreation Area. Located in the northwestern part of the Town, Brettview Recreation Area has four baseball fields, two of which have been set aside for youth use; two basketball courts; and a playground. Sprout Creek runs along the western border of the Recreation Area and provides opportunities for fishing and walking. Wiccopee Recreation Area is a four-acre park located on West Hook Road. The Recreation Area has one softball field with bleachers.

Located in the southwestern portion of Town on Route 52, the 40-acre Route 52 Recreation Complex is the main facility in Town for adult and youth soccer programs. The Complex is divided into three areas of soccer fields, which surround an old farmhouse. The farmhouse will be deeded to the Town in the future and converted for recreational use. Among the three separate areas are six full-size soccer fields and several micro-fields used by children between two and eight years of age. Two of the six soccer fields are not irrigated and are used on a rotating basis. The Complex has aparking capacity of approximately 130 vehicles. The not for profit East Fishkill Soccer Club operates a seasonal intramural youth soccer league at the Complex, which enrolled more than 852 children per year. The Soccer Club also sponsors an annual youth soccer camp at the Route 52 Complex.

In addition to the Town's parks system, the Appalachian National Scenic Trail, a 2,100- mile trail running between Georgia and Maine, also meanders through East Fishkill. Until 1991 the trail was a patchwork of local roads, but today a new trail with a 520-foot wide protected corridor exists. Finally, the Wappinger Central School District provides limited youth recreational opportunities, including usage of playground equipment, ball fields and sports courts.

Like the East Fishkill Youth Soccer Club, a number of other clubs and associations operate both youth and adult sports programs and activities in the Town at different times of the year, including: girls softball; Little League baseball; youth and adult basketball; roller hockey; field hockey; lacrosse; golf and tennis instruction and camps; men's and women's softball; and Pop Warner football.

Before the Planning Board may approve a subdivision plat containing residential units, such subdivision plat shall also show, when required by the Planning Board, a park or parks suitably located for playground or other recreational purposes. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular subdivision plat will contribute. Since the Hilltop Manor property cannot properly support recreational facilities due to the steep slopes covering the proposed vacant area of the property, the Applicant will contribute $6,000 per lot for all lots in the subdivision as defined under § 194-164 of the Town Code. All moneys paid will be deposited into the East Fishkill Recreation Trust Fund, to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property.

G.2 Potential Impacts

The estimated population for the proposed development is approximately 80 persons, based upon a ratio of 3.67 persons per dwelling unit[14] for (21) four-bedroom units. This would likely include approximately – 62 adults and 18 children. By comparison, 2010 U.S. Census data indicate that the average household size for all housing types in the Town of East Fishkill is 3.05 persons, and the average family size is 3.34 persons. Since the CUPR multipliers are specific to region, unit type and bedroom count, these multipliers have been used for the demographic projections.

The 80 persons represent an increase in total population for the Town of East Fishkill of 0.3 percent, based upon a total of 29,029 persons as provided by the 2010 U.S. Census.

Police

The East Fishkill Police Department will be responsible for providing service to the proposed subdivision. The proposed subdivision is designed to provide sufficient access to the site and the design of an acceptable internal street layout to accommodate police vehicles in emergency situations. The main impact is the potential addition of 21 homes and 80 residents. As stated in the Police Chief's letter, the Town's population is somewhat underserved under current conditions.

Planning standards contained in the Development Impact Assessment Handbook, indicate model factors for police protection recommend two (2) police personnel per 1,000 persons which further breaks down to 1.5 police personnel per 1,000 persons for residential uses and 0.5 police personnel per 1,000 persons for nonresidential uses.

The projected population for Hilltop Manor is 80 persons, Even based upon the national average of 1.8 per 1,000 population, 80 persons would increase police staffing needs by less than one quarter of a police officer, which would equate to an expense of just over $10,000. The project is projected to generate more than $30,000 in revenue to the Town's general fund which can be

[14] Urban Land Institute (ULI)

used at the Town's discretion including potential capital improvements to the existing Police Station.

The actual population per the 2010 US Census is estimated to be 29,029 persons, The additional 80 persons who are expected to live in the 21 homes represent a minute percentage increase in property and population within the Town.

Fire Department

The East Fishkill Fire District will be responsible for providing service to the proposed development. The two main impacts of the project on the Fire District involve the capacity of the Fire District to serve the proposed development, and once at the proposed development, the ease with which the Fire District's vehicles would be able to access different parts of the development.

The additional 21 homes and associated increase in population represent a minute percentage increase in property and population with in the Town.

Ambulance Protection

The East Fishkill Rescue Squad will be responsible for answering emergency calls and providing service to the proposed development. The main impact of the project involves the capacity of the Fire Rescue Squad to serve the proposed development and once at the proposed development, the ease with which the Rescue Squad's vehicles would be able to access different parts of the development

The additional 21 homes and associated increase in population represent a minute percentage increase in property and population with in the Town.

Highway Department

The Highway Department will have an additional length of road to plow and maintain throughout the year.

Library

It is assumed that the proposed subdivision would increase the number of users of the existing East Fishkill Library. The library currently serves the entire Town. With an increase in Town population, it could be anticipated that library use could increase at this same ratio.

Schools

As described earlier, the proposed project would generate 16 public school age children.

Enrollment trends were reported in the 2002 Town's Comprehensive Plan: The Wappinger Central School District had fewer students in 2002 than it did fifteen years prior. Although there had been a rise in enrollment since 1996, the school population appeared to be leveling off, growing only 1% in the five years between 2003 and 2008. These enrollment increases were in agreement with the population projections but were expected to decline over the coming years. Although there had been steady residential growth within the District, the census data shows that the average number of people per household has fallen.

The number of students likely to be generated by the proposed development is based on pupil generation rates established by the Urban Land Institute (ULI). For a four-bedroom house in East Fishkill, ULI's generation rates would suggest a student ratio of 0.8738 students per home. Of this amount, a reduction of approximately 10 percent would be applied to reflect public versus private school enrollment, resulting in a ratio of 0.7864 students per home.

Using the Wappinger Central School District public versus private school reduction rate of 10 percent mentioned above, approximately 16 school age children could be expected to attend public schools. Although some older students would finish high school during that period, the 16 students can be utilized as a conservative estimate for a lower end of the range of projected students. For a 21 unit single-family subdivision, this would amount to approximately 16 public school students with 3 high school aged, 5 middle school aged, and 8 elementary school aged children.

As previously noted, at 2012 current tax rates, the estimated school tax revenue to be derived from the proposed development is $216,200 per year. This represents $13,513 in local tax dollars per public school student residing at Hilltop Manor, which exceeds the estimated revenue per student currently being derived from the tax levy which is $11,043 as detailed below.

In terms of enrollment impacts, the range of 16+ public school students generated by the proposed development represents an approximate 0.15 percent increase in the overall school district enrollment (2012-2013) of 11,846 students and a 0.35 percent increase in the enrollment of the schools servicing the subdivision. The proposed development's impacts on the individual schools that would service the site would depend on the actual number of students realized at each grade level.

It is noted that the Wappinger Central School District provides bus transportation throughout the District with student pick-ups in close proximity to their homes particularly for kindergarten and elementary school students. Although bus routes are determined each year, the Superintendent of Schools did indicate that bus access through the public roads in the proposed development was possible. The roads have been designed to accommodate all types of vehicles, including school buses. Discussion (November 2012) with the Director of Transportation, Kim Catalano, indicate the increase in student population could be accommodated on existing bus routes which service Creek Bend Road.

A phone conversation with the Wappenger's School Business Manager, Kristen Crandall on November 19,2012 indicated that school enrollments in the district are generally stable with a moderate downward trend. As can be seen in Table G.2-1, District Student Enrollment over the past 5 years have been declining slowly.This is consistent with the anticipated district enrollment trends predicted in the Town's 2002 Comprehensive Plan.

Table G.2-1 Wappinger Central School District Enrollment *

District Student Enrollment over the Past 5 Years				
2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
13,004	12,979	12,902	12,506	11,846
* Wappinger Central School District Business office				

Of the total 11,846 students enrolled in the District's schools on October 1, 2012, Gayhead Elementary School has approximately 1,100 students, Van Wyck Junior High School has approximately 1,600 students, and John Jay High School has approximatley 2,250 students enrolled.

Each of the schools is located to the west of the Taconic Parkway. There are as many as 26 buses and four vans that transport students to and from John Jay High School. The morning commute averages 39 minutes with the return afternoon commute averaging 37 minutes. Van Wyck Junior High School uses 28 buses and two vans, with an average morning commute of 36 minutes and 33 minutes in the afternoon. Gayhead Elementary School has average morning and afternoon commute of 34 minutes with 18 buses and three vans. Fishkill Plains Elementary School uses 10 buses and four vans for transport, with an average morning commute of 30 minutes and an average afternoon commute of 32 minutes.

School Costs

The budget for the 2012-2013 school year for the Wappinger's Central School District totaled approximately $196,982,040. Current school district enrollment is approximately 11,846 students. The portion of the school budget to be raised through taxation is $136,981,929, representing approximately 69.5 percent of the total budget, and is met through the property tax levy. Thus, the cost per student currently raised through property taxes is approximately $11,564 per student. Projected costs to the school district as a result of the Hilltop Manor project would be $185,024 annually based on an estimated 16 public students generated by the project.

The proposed Hilltop Manor development will result in an increase in assessed valuation, increasing the School District's tax base. As detailed in the section below, the increased in assessed valuation will generate a total of $216,200 in annual property tax revenues to the school district, which is $208,503 more than current taxes. After meeting the projected cost of $185,024 to educate the students of Hilltop Manor, it is expected that the Wappinger's Central School District will receive an annual net benefit of $31,176. It is anticipated that the property tax revenue to the school district will more than offset the incremental cost to the school district due to the increase in student population resulting from this project.

Tax Revenues

The estimated tax yield for the proposed development was determined based upon a review of comparable real estate values in November of 2012. It was assumed that each house on the Hilltop Manor property would list for $525,000 and would pay approximately $13,900 in taxes to the Town, County, and School District. The project's uses would provide additional tax revenues. Given the above assumptions, the following estimated tax yield is derived. 21 market rate units X $13,900 per unit = $ 291,900 Total TaxAs discussed earlier, the project site has a 2012 total assessed value of $392,500. The assessed value of the project site is based on its present status as primarily vacant (unused) land. Using the Town's current 2012 equalization rate of 100 percent, development of the property into 21 single family residential homes valued at $525,000, is projected to increase the total assessed value to $11,025,000, an increase of $10,632,500. Final assessment of the project will be calculated by the Town of East Fishkill Tax Assessor upon completion of construction.

Table G.2-2 provides a summary which compares the taxes generated presently by the property to the taxes to be generated by the Hilltop Manor project. Tax revenues are based on 2012 tax rates

(2012-2013 tax rates for the Wappinger's Central School District). With no changes in assessments, these rates are likely to increase over time.

As presented in Table G.2-2, annual tax revenues to all taxing jurisdictions would be approximately $291,894. The total tax revenues generated by the site as a result of the increased assessed valuation and paid to the Town would be approximately $39,832 annually, including $8,468 for the East Fishkill Fire Department. The project-generated annual tax revenue to Dutchess County is estimated to be $35,863 annually.

Annual tax revenues to the Wappinger's Central School District would be approximately $216,200. The net increase between the total current tax revenues generated by the site and paid to the School District and the total future project-generated revenues for the development to be paid in School taxes are projected to be approximately $208,503 per year.

Table G.2-2
Current & Projected Taxes Generated by Project Site

Taxing Authority	Tax Rate [1]	Current Taxes ($)	Projected Taxes - Total ($)	Difference Between Current & Projected Taxes ($)
Dutchess County	$3.252869	$1,277	$35,863	$34,586
TOTAL DUTCHESS COUNTY		**$1,277**	**$35,863**	**$34,586**
Town of East Fishkill	$2.549294	$1,001	$28,106	$27,105
East Fishkill Public Library	$0.198093	$78	$2,184	$2,106
Hopewell Lighting District	$0.097375	$38	$1,074	$1,035
TOTAL TOWN		**$1,117**	**$31,364**	**$30,247**
East Fishkill Fire District	$0.768034	$301	$8,468	$8,166
TOTAL FIRE DISTRICT		**$301**	**$8,468**	**$8,166**
Wappinger's Central School District	$19.60994	$7,697	$216,200	$208,503
TOTAL SCHOOL		**$7,697**	**$216,200**	**$208,503**
TOTAL TAXES PAID		**$10,392**	**$291,894**	**$281,502**

Notes : [1] Tax Rate per $1,000 of Assessed Valuation.
Municipal taxes are based upon Town of East Fishkill 2012 Tax Rates.
Wappinger's Central School District Tax Rates are for the 2012-2013 school year.

Based on the above, the net increase between the total current tax revenues generated by the site and the total future revenues for the project are projected to be approximately $281,502 or more than 28 times the revenues generated currently by the property. Of the total annual taxes generated by the proposed development, 10.7 percent or $31,364 would be provided to the Town and 74.1 percent, or $216,200 would be provided to the School District. Approximately 12.3 percent, or $35,863 would be provided to the County and 2.9 percent, or $8,468 would be provided to the local fire district.

Employment

It is estimated that there will be 20 workers on site at any given time during the building of the proposed subdivision. Parking for the vehicles could cause an impact as could traffic during arrival and departure.

Recreation

The lack of good recreational opportunities on the site because of steep slopes will cause the Applicant to make a payment to the Town Recreation Fund. A fee of $126,000 will be required for the proposed subdivision or $6,000.00/lot.

G.3 Mitigation Measures

Police, Fire Department, Ambulance, Highway Department

Street width and the layout of the street pattern within the development will be designed in such a way as to accommodate police and highway department vehicles, ambulances and emergency vehicles, school buses, and fire department equipment. The minimal increase to the Town population and infrastructure will be offset by the tax revenue generated for these services so that no significant impact is anticipated.

Recreation

In terms of recreation, the Applicant will pay $126,000 or $6,000.00 in recreation fees per lot to the Town of East Fishkill for improvements to existing or creation of new off-site recreation facilities that serve this portion of the Town.

Library

No mitigation is proposed since the use of the library by residents generated from the proposed subdivision is not expected to be significant.

Schools

After meeting the projected cost of $185,024 to educate the students of Hilltop Manor, it is expected that the Wappinger's Central School District will receive an annual net benefit of $31,176. It is anticipated that the property tax revenue to the school district will more than offset the incremental cost to the school district due to the increase in student population resulting from this project.

Taxes

Taxes generated from the proposed development equate to approximately $291,894 and is based on the Applicant's business plan to sell homes for approximately $525,000/lot as market conditions dictate.

Of the total annual taxes generated by the proposed development, 10.7 percent or $31,364 would be provided to the Town and 74.1 percent, or $216,200 would be provided to the School District. Approximately 12.3 percent, or $35,863 would be provided to the County and 2.9 percent, or $8,468 would be provided to the local fire district.

H. UTILITIES

H.1 Existing Conditions

Solid Waste Disposal

The residents of the Town of East Fishkill typically contract with a private carrier, currently Royal Carting as their garbage collector (who may in turn subcontract to other private companies). They provide weekly pick-up for municipal solid waste, and separate weekly pick-up for recyclables, which generally include glass, newspaper, aluminum, tin and #1 and #2 plastic. For bulk pick up (i.e. - refrigerator, couch, etc.) residents are required to buy permits from the Town Clerk. These permits allow residents to bring these items to Royal Carting on specified dates for disposal. Burnable solid waste is disposed of at the Dutchess County Resource Recovery Agency (DCRRA) in Poughkeepsie, New York. This facility incinerates solid waste and uses it to generate steam and electricity for consumers in the community. The Department of Environmental Conservation has categorized the ash by-product with a "Beneficial Use Designation". It is non- hazardous and is used as a cover at the Sullivan County landfill. (Modern landfill technology requires that solid waste be covered with a series of layers of various materials designed to secure solid waste and minimize the effects of rainwater leaching through it. One such approved layer is the ash from the DCRRA facility).

Designated recyclables are disposed of at the Dutchess County Materials Recovery Facility, in Poughkeepsie, New York. Non-burnable waste items are disposed of at a variety of outlets, depending on the particular item. Disposal sites change depending on the markets and waste volumes. The Sullivan County Landfill, in Monticello, New York is also utilized.

Utilities

Verizon Telephone, Central Hudson Gas & Electric (CHG&E), and Cablevision service the project area and generate income from serving customers including potential new residents in a development. Letters dated July 27, 2006 were sent to each company requesting their conclusions regarding their ability to serve new customers. No response was received from any of the identified providers. However in order to be grow their businesses it is essential that each company possess sufficient resources to supply the project. The Applicant therefore assumes that each company listed above has sufficient capacity to serve the proposed subdivision.

H.2 Potential Impacts

There are no potential significant adverse impacts to these services from the proposed development.

H.3 Mitigation Measures

No mitigation measures are warranted since there are no impacts.

I. VISUAL QUALITY AND HISTORIC AND ARCHAEOLOGICAL RESOURCES

I.1 Existing Resources

The property is currently completely wooded and is located to the east of Creek Bend Road. The property boundary is surrounded by wooded area and therefore views into the site are of treed areas. The property has frontage on Creek Bend Road, which will provide access into the proposed project. The topography of this parcel ranges from approximately 243 feet above mean sea level (msl) to approximately 381 feet above msl. The topography of the parcel peaks in the central section of the property. The site is predominantly deciduous forest, with groves of coniferous forest areas as well as a dirt trail. The vegetation in the surrounding areas consists of primary growth forest (tree heights to approximately 60-70 feet), secondary growth forest (tree heights to approximately 30- 40 feet) structures such as residential houses, and the surrounding roadways.

The land immediately surrounding the project area is primarily used for residential purposes. As shown in Figures I.1-1 through I.1-5 *Existing Views* during leaf-off season, vehicles exiting the property from Creek Bend Road currently see a thicket of deciduous trees located along the property lines. Views of the remainder of the property are restricted due the existing tree line and the topography.

There are no historic or archaeological resources known on the property as verified by the New York State Office of Parks Recreation, and Historic Preservation (Appendix 1 - Correspondence).

I.2 Potential Impacts

A change in the visual nature of the site is an inevitable impact and characteristic of converting an undeveloped parcel of land to a residential use. The purpose of conducting an evaluation of visual resources is to objectively demonstrate the current visibility of the site from specific areas in the surrounding environment and to apply the anticipated visual impacts of the proposed project to the existing situation. Figure I.2-1 is a rendition of the view into the site from Creek Bend Road after the road is constructed. Figure I.2-2 shows a new subdivision road at another project site with stormwater management basin of similar scale and topography to the subject site that is representative of the visual effect of the proposed project. The southerly Stormwater Pond will include two forebays and an outlet structure which will channel the stormwater into the culvert proposed to cross Creek Bend Road and discharge onto the drainage easement over the Dutcher parcel described earlier. The northerly Stormwater Pond will have a single forebay will and discharge into drainage pipes which connect and ultimatley discharge to the Dutcher Drainage easement area enroute to Fishkill Creek. The Stormwater pond will be planted with naturalized vegetation specifically selected to tolerate wet conditions and which will serve as an initial filter for sediment.

The visual impacts would be isolated to individual areas of construction, as construction of the Hilltop Manor property is designed to take place over several phases. As each phase occurs in one section of the property, the visual impacts of that phase would be visible only from select areas. The short-term unavoidable adverse impacts resulting from the change in land use from undeveloped to residential include the presence of construction and delivery vehicles on the site. Measures are in place to mitigate these visual impacts wherever possible by maintaining existing vegetation and trees.

The presence of residential development is not out of character with the surrounding development as Creek Bend Road consists of residential housing.

It was necessary to determine representative key visual receptors that may be impacted when the project is undertaken. Three criteria were used to select these visual receptors as described below. The following represents the selection criteria:

The first selection criterion was a requirement that the viewpoint have good visibility of the development. This criterion is based on topography and sensitive geographic location with respect to the project site.

The second selection criterion was a requirement that the viewpoint have a reasonably high frequency of viewers and/or along view duration by a viewer at the viewpoint.

The third selection criterion was a requirement that the viewer at each viewpoint potentially benefit from the existing visual quality from the viewpoint.

Foreground viewpoints are locations within the immediate proximity to the viewed object. These views are characterized by an ability to clearly identify details and scale relative to human proportions.

Viewpoints 1 - View of the existing conditions along Creek Bend Road. Given the limited amount of travelers on this residential road, the amount of primary growth vegetation in the area, this viewpoint is not expected to have a negative visual impact.

Viewpoints 2 - View of the proposed site from across Creek Bend Road. The properties behind the viewer contain residences as well as some area of primary growth vegetation. These residences and vegetation screens some views into the site. Given the proposed layout of the development, views from these locations may experience a change in the tree line views into the site, but are not expected to have a negative visual impact.

Viewpoint 3 - View from the property to Creek Bend Road and residences beyond. Given the proposed layout of the development, views from these locations may experience a change in the tree line views into the site, but are not expected to have a negative visual impact because each residence will likely implement landscape improvements such as trees and shrubs.

Viewpoints 4 and 5 - Views of the site from the neighboring properties to the north and south. Given the proposed layout of the development, views from these locations may experience a change in the tree line views into the site, but are not expected to have a negative visual impact because each residence will likely implement landscape improvements such as trees and shrubs.

Viewpoints 6 and 7- View of the site from neighboring residences. These residences and vegetation screen some views into the site. Given the proposed layout of the development, views from these

locations may experience a change in the tree line views into the site, but are not expected to have a negative visual impact because each residence will likely implement landscape improvements such as trees and shrubs.

Potential impacts associated with development of the site are associated with a change in the density of land use and character of the project area. Development of the subdivision as proposed will require grading, construction of residences, and construction of the one access point on Creek Bend Road. Potential visual impacts associated with development of the site are related to a change in the open space character of the site from an undeveloped site to a site developed with 21 residential houses.

There are no potential impacts to historical or archaeological resources on the property since there are no resources on the property or in the surrounding developed neighborhoods.

I.3 Mitigation Measures

Potential impacts associated with development of the site are associated with a change in the undeveloped wooded area to a portion of the property developed with residential dwelling units. Development as proposed will require clearing of vegetation and some trees within approximately 22 acres of the 40.95 acre property. Development activities will include grading, providing access roads and building construction. Approximately 19 acres of the project site are to remain untouched and the existing views into much of the site will remain the same. Mitigation for potential visual impacts is discussed below:

- The treed buffer should remain as shown on the proposed site plan to provide screening between the existing and proposed residences. Additional landscaping shall be installed to provide further screening from adjoining properties.

- The colors of the project should remain muted earth tones (beige, tan, off-white).

- During the Subdivision Approval process, specific landscape plantings may be required to screen specific views of buildings. The Planning Board can review this during the detailed engineering review of the site.

- The rooftops should be peaked, not flat, to provide the same visual sense seen in the surrounding residential area.

Supplemental vegetation plantings will be included as a mitigation measure to reduce the visual impacts of the project. Low branched deciduous and coniferous trees shall be used in the buffer areas where supplementary vegetation is required for further screening. Tree or shrub species subject to disease or insect damage (eastern hemlock) or favored as a food item by white-tailed deer (white cedar, azaleas and yews) will be avoided in the planting plans within the site and homeowners will be discouraged from using these species.

Tree species that will be considered for the planting plan are as follows: Flowering Dogwood, White Oak, Sweet Gum, Pin Oak, American Linden, Sugar Maple, Red Maple, Paper Birch, Eastern White Pine, Shadblow Serviceberry, White Spruce, Red Oak, Black Cherry, American Sycamore, and Eastern Redbud.

Shrub species that will be considered for the planting plan are as follows: Red-osier Dogwood, Sweet Pepperbush, Inkberry, Mountain Laurel, Lilac, Forsythia, Juniper, Burning Bush, American Cranberry Bush, Rugosa Rose, Nannyberry, Arrow-wood, Witch-hazel, Winterberry, and Elderberry

The final plant species list will be determined based on the size and commercial availability of each species and completed by a Landscape Architect. The plants will be watered as needed during the first growing season and any plants that appear to be weakened or dead will be replaced during the first two growing seasons. Site-specific details such as landscaping can further serve to minimize the potential visual and environmental impacts. At the time this visual analysis was performed, all deciduous vegetation had lost their foliage. Although the development may be partially visible from some of the viewpoints during the time of year when no leaf cover is available, foliage will provide additional screening during leaf-on season. The actual apparent color and massing of the dwellings can be greatly affected through the use of building materials and color blending, and by environmental variables, including but not limited to, atmospheric pressure, temperature, haze, smog, cloud cover, and the intensity and direction of the light source.

The photographs depicted in this report are only intended to provide a general conception of the visibility of the proposed development.

The Applicant has designed the site so that the least amount of grading and clearing of vegetation will be required. Specifically, the plan proposes to maintain the trees that currently exist along the borders, including the existing trees along Creek Bend Road that will provide screening for the residents adjacent to the site.

Figures I.3-1 *House A Elevation* and Figure I.3-2 *House B Elevation* provides illustrations of the proposed building design. Figure I.3-3 *First Story Floor Plan House A,* Figure I.3-4 *Second Story Floor Plan House A,* Figure I.3-5 *First Story Floor Plan House B,* Figure I.3-6 *Second Story Floor Plan House B* provides an example of typical designs proposed by the Applicant.

Residences will be constructed using a combination of architectural features to avoid the creation of a monotonous housing development. The exterior design intention for this project is to create a residential development that incorporates a variety of architectural features that will create several layers to the fenestration of the residences versus the typical one-dimensional residences typical throughout Dutchess County.

Viewpoint 1: View looking north along Creek Bend Road with the subject parcel, to the left..

Viewpoint 1: View looking south along Creek Bend Road with parcel on the right.

Figure I.1-1: Existing Views Looking Along Creek Bend Road
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

Viewpoint 2: View looking east into property from Creek Bend Road.

Viewpoint 2: View looking southeast along Creek Bend Road into parcel.

Figure I.1-2: Existing Views Into Property Across Creek Bend Road
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

Viewpoint 3: View looking west from site across Creek Bend Road to neighboring properties.

Viewpoint 3: View looking southeast across Creek Bend Road from parcel.

Figure I.1-3: Existing View From Property
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

Viewpoint 4: View looking south into property from neighboring parcel.

Viewpoint 5: View looking north into property from neighboring parcel..

Figure I.1-4: Existing View From Adjacent Properties
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC

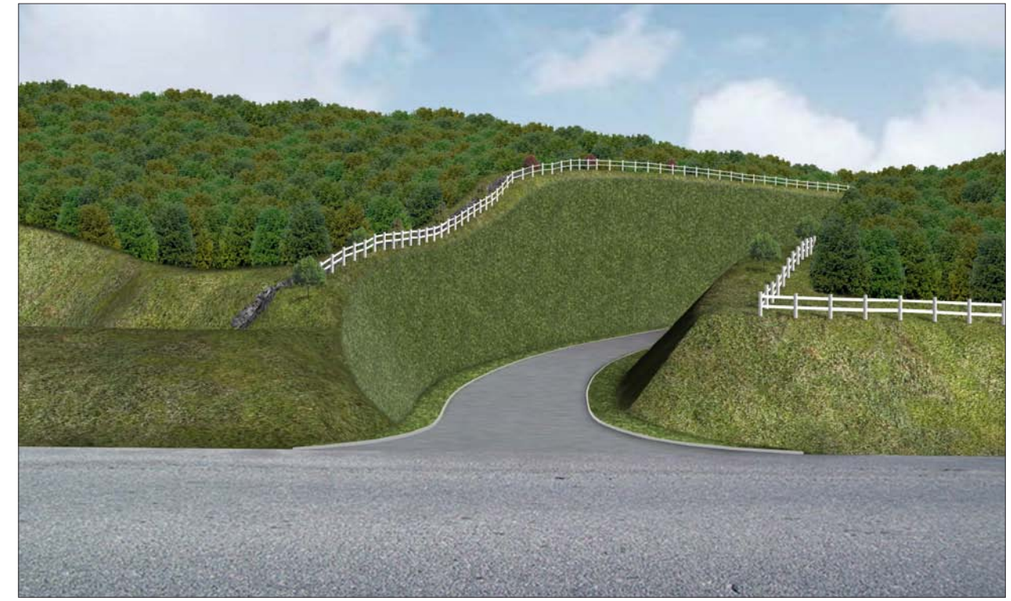
Viewpoint 6: View of property interior.

Viewpoint 7: View looking at steep slopes on property.

Figure I.1-5: Existing Views From Adjacent Properties
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

Viewpoint 1 - View looking north on Creek Bend Road with parcel on right



Future View from Creek Bend Road

Representative post-development view looking north with parcel on right

Future View from Creek Bend Road - from angle

Figure I.2-1 Existing and Representative Post-Development Views
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC and TMA
N.T.S.

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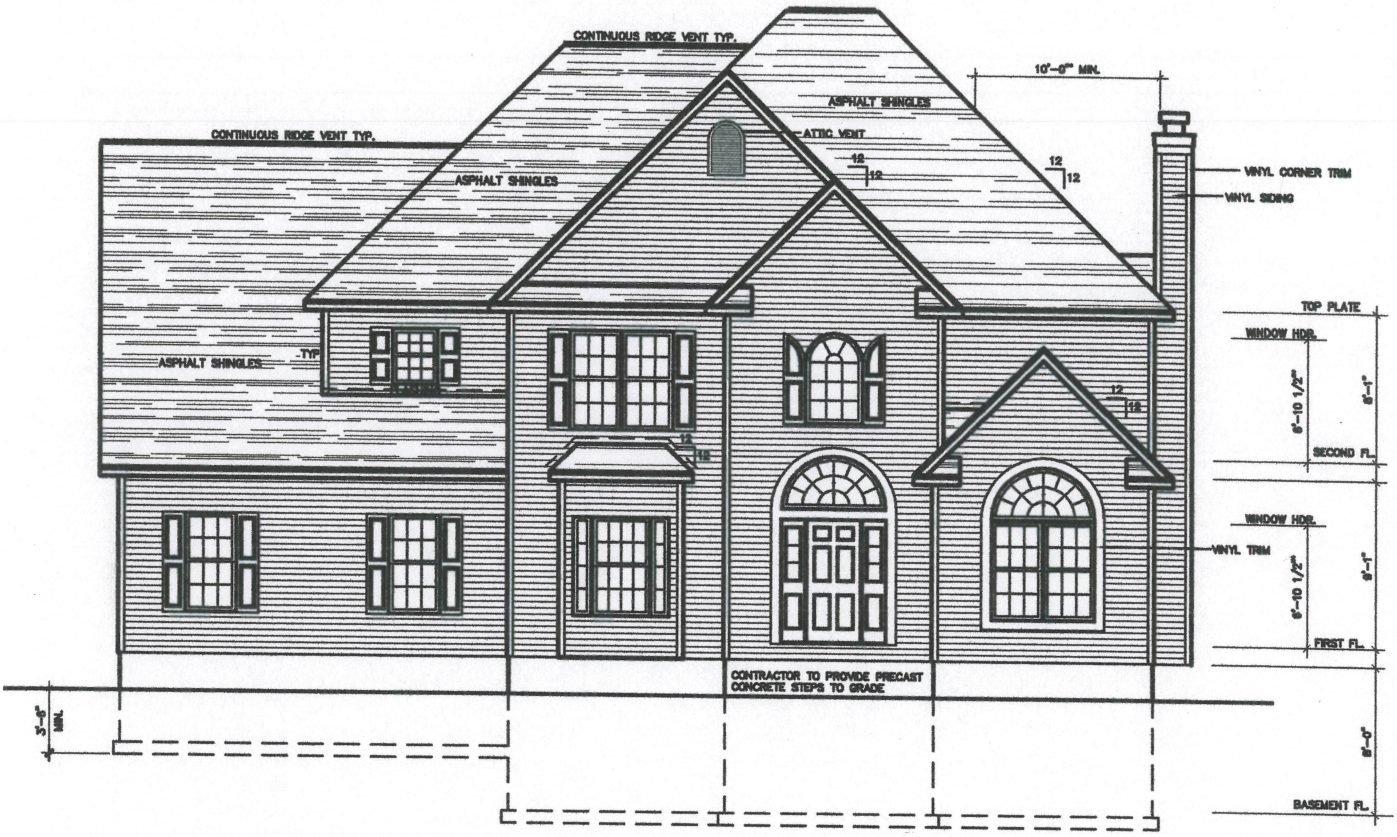
JS/12054

Viewpoint 1 - View looking north on Creek Bend Road with parcel on right

Representative post-development view looking north with parcel on right

Figure I.2-2: Pre-Development and Representative Post-Development Views
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: TMA

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418



FRONT ELEVATION

N.T.S.

Figure I.3-1: House A (Typical)
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC
NTS

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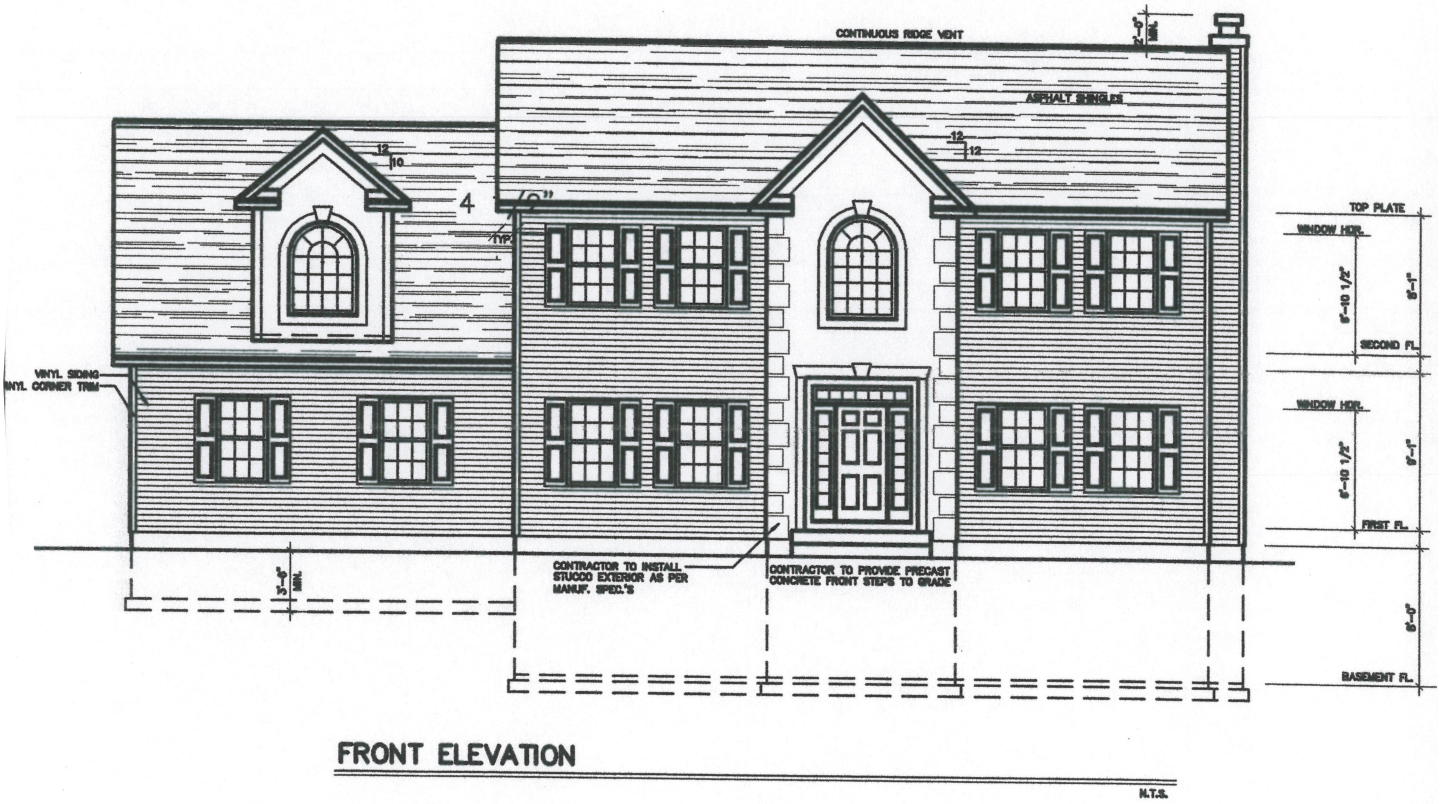

FRONT ELEVATION

N.T.S.

Figure I.3-2: House B (Typical)
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC
NTS

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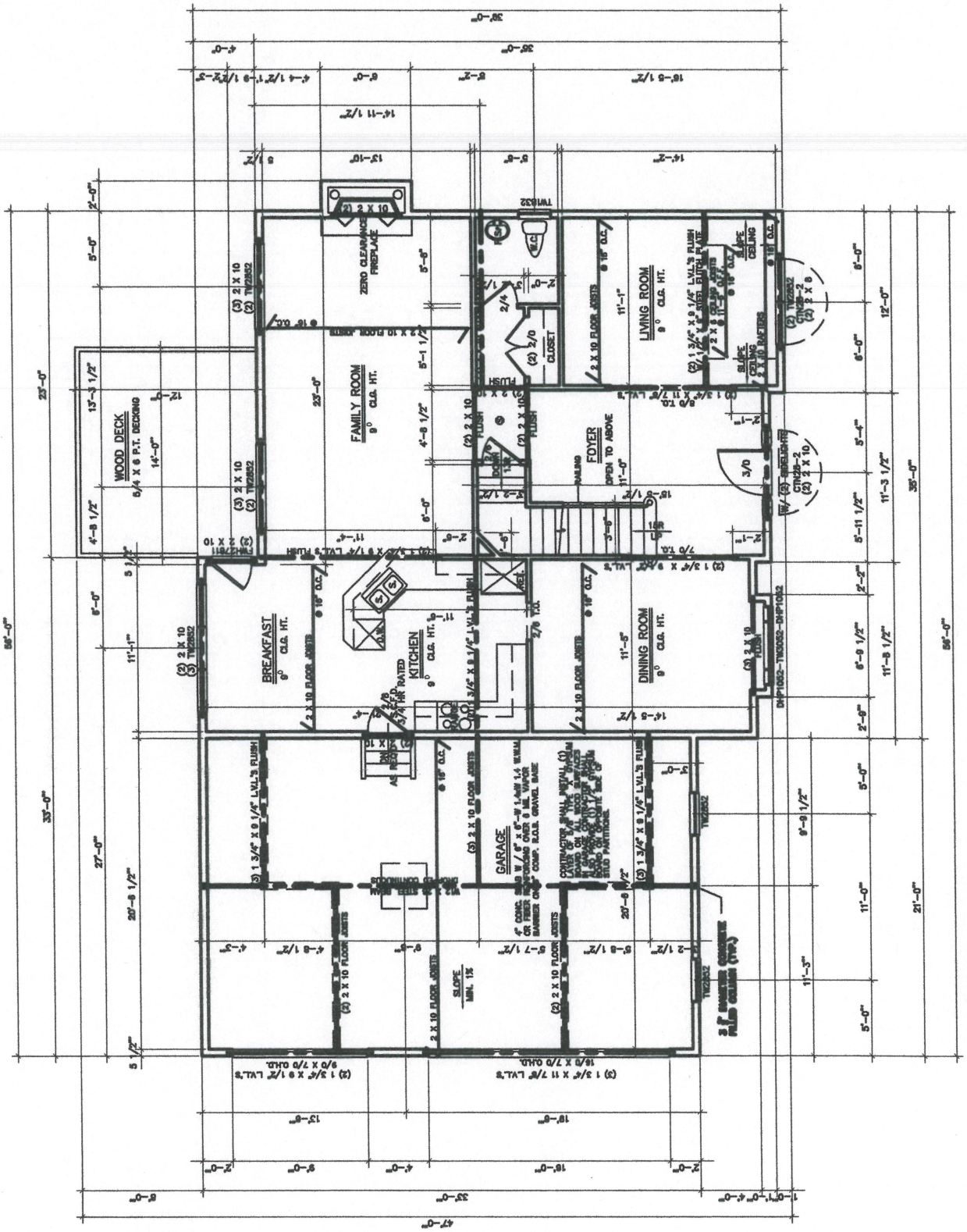

Figure I.3-3: House A (Typical)

Hilltop Manor Residential Subdivision

Town of East Fishkill, Dutchess County, New York

Source: M. Gillespie & Associates Consulting Engineers, PLLC

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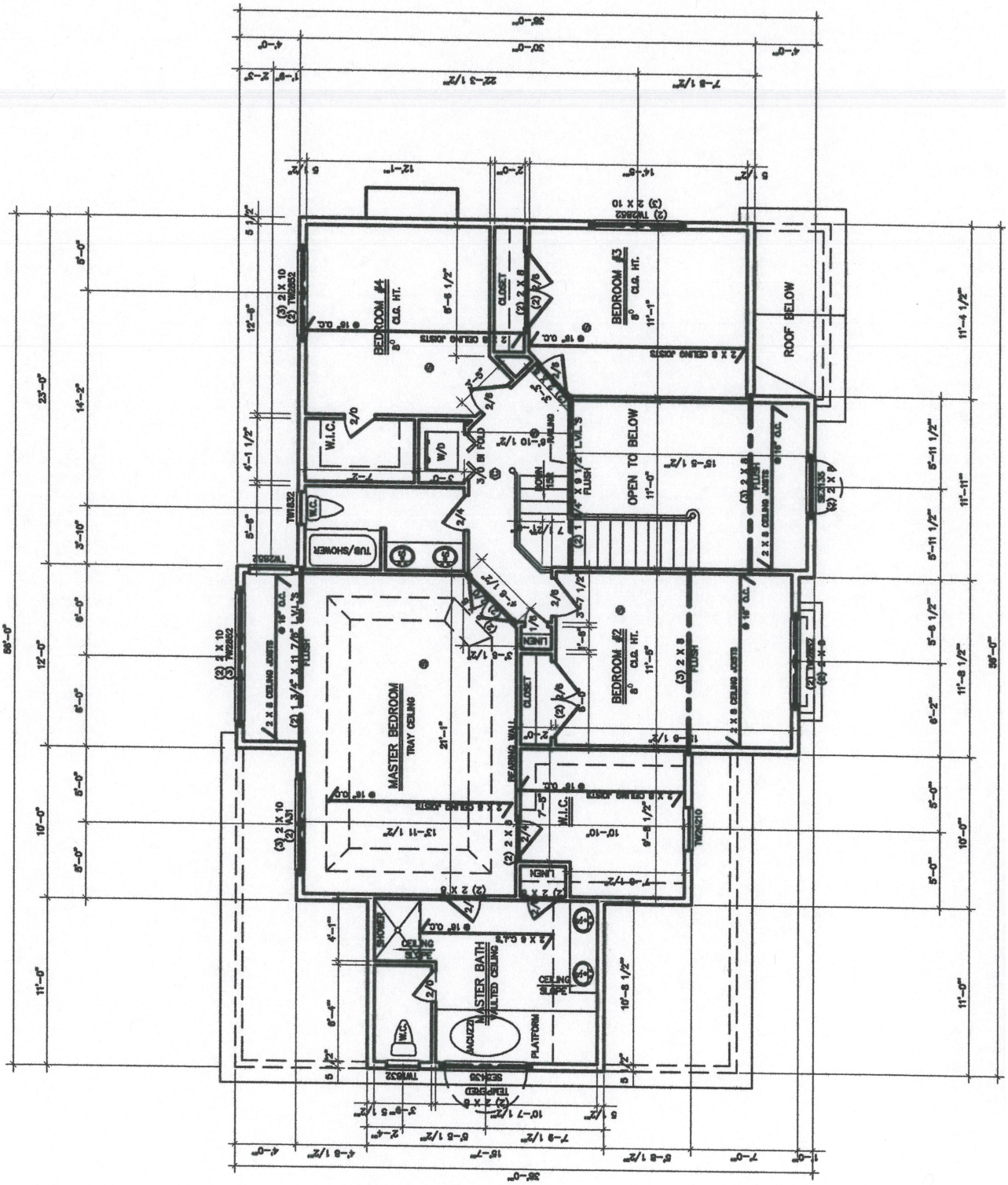

Figure I.3-4: House A (Typical)
Hilltop Manor Residential Subdivision
Town of East Fishkill, Dutchess County, New York
Source: M. Gillespie & Associates Consulting Engineers, PLLC
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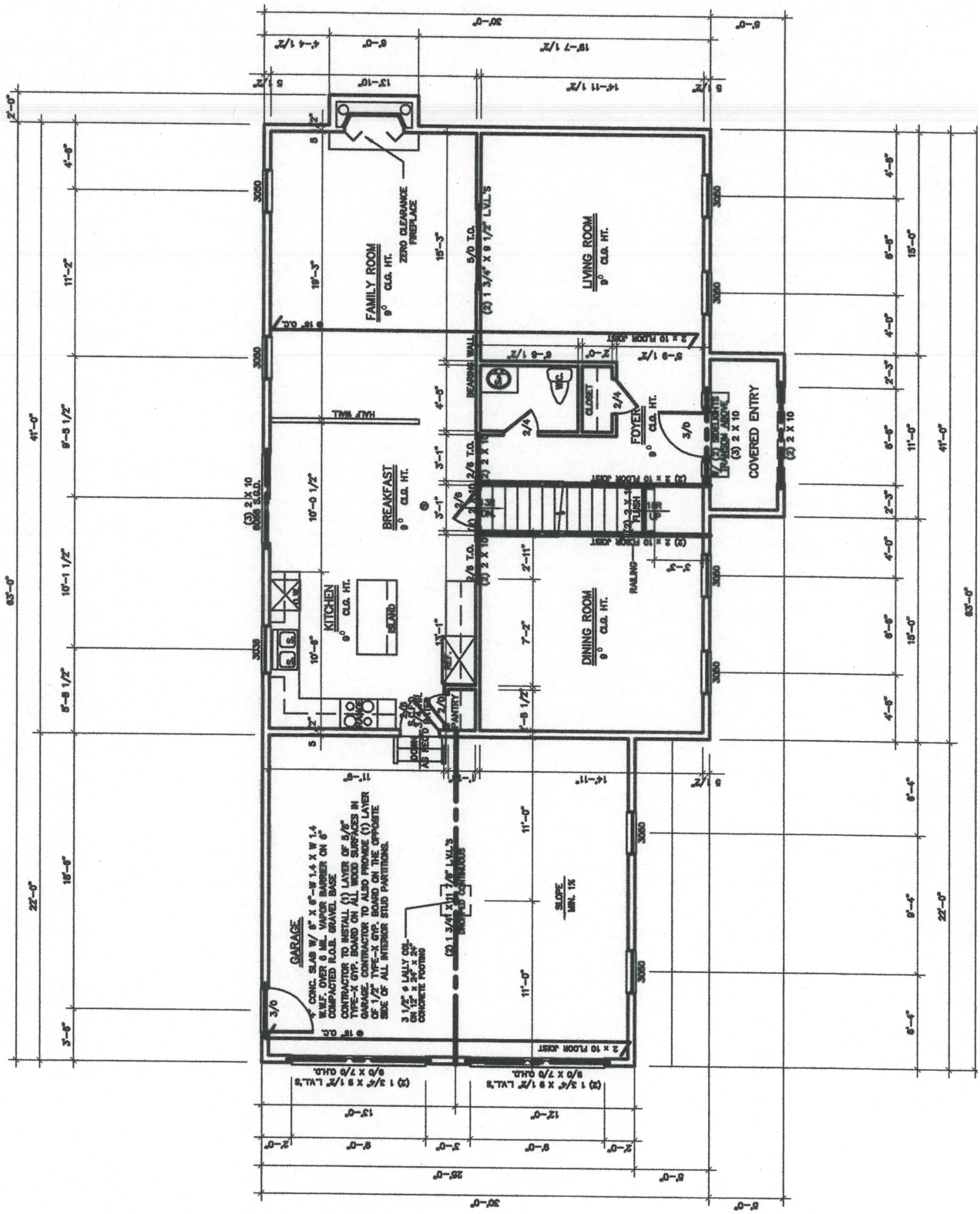

Figure I.3-5: House B (Typical)

Hilltop Manor Residential Subdivision

Town of East Fishkill, Dutchess County, New York

Source: M. Gillespie & Associates Consulting Engineers, PLLC

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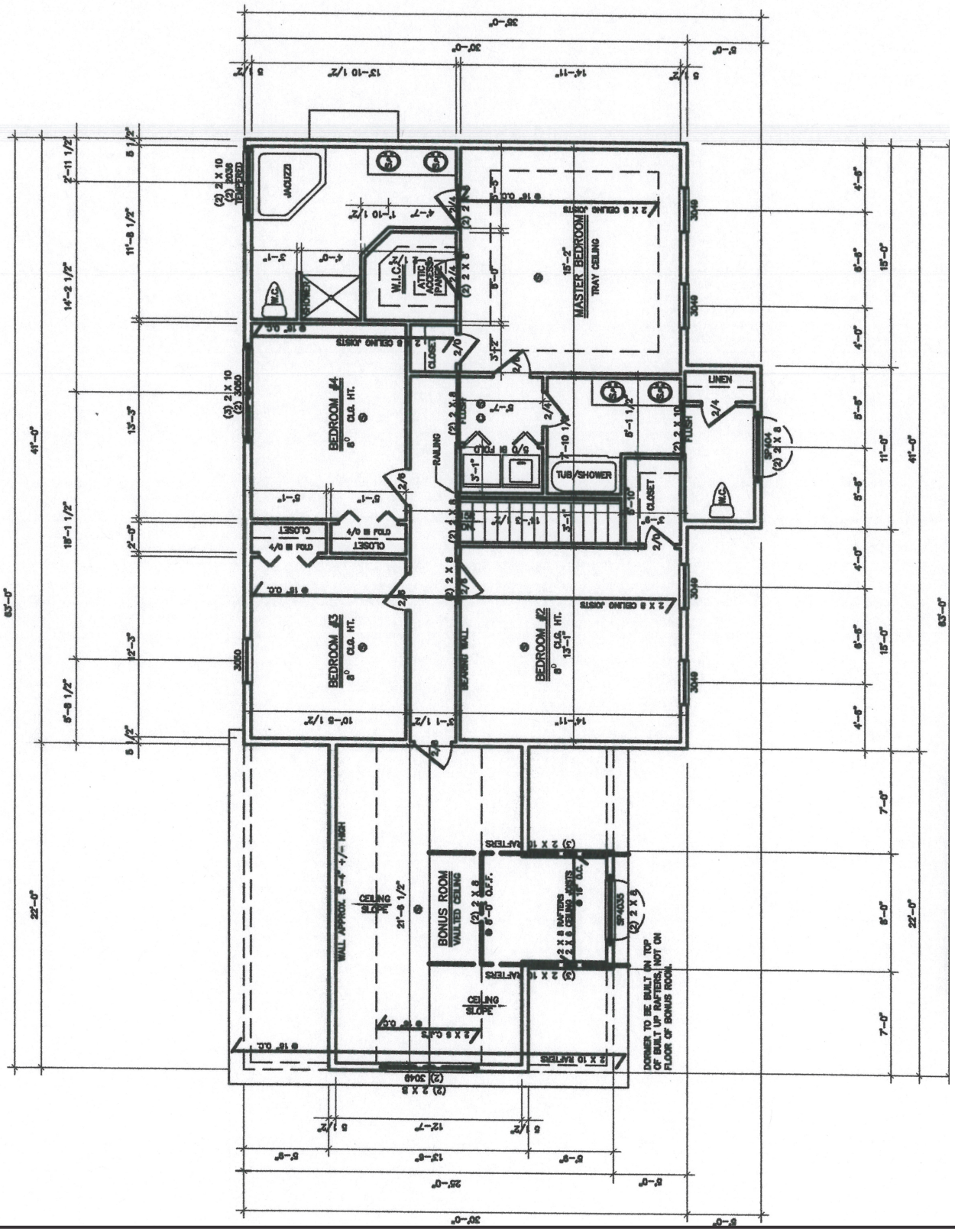

Figure I.3-6: House B (Typical)

Hilltop Manor Residential Subdivision

Town of East Fishkill, Dutchess County, New York

Source: M. Gillespie & Associates Consulting Engineers, PLLC

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