

# APPENDIX D

**Table 1.1.3  
Development Alternatives Comparison  
Quantitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<b>Brief Description</b>	Development under proposed Zoning Amendments	Development under existing HRDD Zoning	Reduced development density	Incorporation of Route 9-9G Connector and CSX R.O.W.	Integration of Residential into the Commercial Area	Continuation of present conditions
<b>Residential Component</b>						
1-bedroom Apartments	200	112	136	200	200	0
2-bedroom Apartments	300	168	204	300	300	0
Townhomes (3-bedroom)	225	0	140	225	225	0
Single-Family Homes (4-bedroom)	25	20	20	25	25	0
<i>Total Dwelling Units</i>	750	300	500	750	750	0
<b>Commercial Component</b>						
Commercial Space (square feet)	350,000	350,000	250,000	350,000	250,000	0
Hotel (bedroom units)	80	80	80	80	80	0
<b>Site Development Impacts</b>						
Site Disturbance (acres)	106.47	81.76	94.39	109.05	104.62	N/A
Aquatic Resources (acres)	0	0	0	-0.36	0	0
Forest, Shrubland, Meadow Habitats Loss (acres)	-30±	-19±	-21±	-29±	-27±	0
Impervious Surface (acres)	64±	49±	57±	65±	63±	36±
Remaining Open Space (acres)	67±	88±	78±	66±	69±	0
Solid Waste (tons/year)	1,408±	708±	970±	1,408±	1,368±	0
Water Demand (GPD)	237,718	122,548	168,308	237,718	226,718	0
Wastewater Output (GPD)	228,784	113,614	159,374	228,784	217,784	0
<b>Traffic Impacts<sup>1</sup></b>						
Peak AM Trips	742	532	560	742	680	0
Peak PM Trips	1,316	1,106	1,013	1,316	1,138	0
<b>Demographic and Economic Impacts</b>						
Total New Residents	1,872	749	1,249	1,872	1,872	0
Public School-Aged Children <sup>5</sup>	301	120	201	301	301	0
Operations-Phase New Jobs	636	636	470	636	470	0
Annual Dutchess County Tax District Revenue <sup>6</sup>	\$617,979	\$367,362	\$442,158	\$617,979	\$581,169	\$9,359
Annual Town of Poughkeepsie Tax District Revenue <sup>2</sup>	\$1,468,877	\$888,730	\$1,054,740	\$1,468,877	\$1,376,535	\$23,478
Annual Hyde Park School District Tax District Revenue	3,967,871	\$2,369,212	\$2,841,603	\$3,967,871	\$3,728,309	\$59,163
Annual Public Library District Tax District Revenue	\$225,722	\$136,348	\$162,028	\$225,722	\$211,602	\$891
Annual Fairview Fire District Tax District Revenue <sup>3</sup>	\$1,247,785	\$741,755	\$892,778	\$1,247,785	\$1,173,459	\$18,897
Annual Consolidated Lighting Tax District Revenue	\$58,350	\$35,242	\$41,884	\$58,350	\$54,702	\$928
<b><i>Total Annual Property Tax Revenue<sup>4</sup></i></b>	<b>\$7,586,584</b>	<b>\$4,538,649</b>	<b>\$5,435,189</b>	<b>\$7,586,584</b>	<b>\$7,125,776</b>	<b>\$112,716</b>

<sup>1</sup> Represents new trips added to external roadway system accounting for "pass-by and internal trips."

<sup>2</sup> The Town's Police Department is funded through and captured within the Town of Poughkeepsie Tax Revenue line item.

<sup>3</sup> Emergency Medical Services are funded through and captured within the Fairview Fire District Tax Revenue line item.

<sup>4</sup> The various Taxing Districts are subsets of (and included within) the summed Total Annual Property Tax Revenue line item.

<sup>5</sup> Public School-Aged Children estimates use 2006 multipliers from Rutgers University.

<sup>6</sup> All revenues are based on 2015 tax rates.

**Table 1.1.3-b  
Development Alternatives Comparison  
Qualitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Land Use</b>						
	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	No change from present – site would remain vacant and underutilized
<b>Zoning</b>						
	Amendments would allow greater residential density, more variety and flexibility of uses, and more commercial square footage (compared to current HRDD)	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No change from present – site zoning remains HRDD; no effect on zoning
<b>Public Policy</b>						
	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance <i>with</i> amendments, but does not include Route 9-9G Connector	Conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance without need for zoning amendments	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance without need for amendment for increased density	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance and includes Route 9-9G Connector	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance with mixed-uses integrated in site	No change from present – no effect on public policy

**Table 1.1.3-b Development Alternatives  
Comparison Qualitative Impacts at Full  
Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Community Character &amp; Visual Impacts</b>						
(The 3 prominent, HRPC buildings on-site studied for the DEIS visual simulations and referenced here are the Administration Building, Smokestack and Cheney Building, or existing conditions (“EC”))	Improvements in site appearance; new Town Center neighborhood; increase in residential units (+750) & commercial space (+350,000 sf); fewer nuisance-related incidents; new development increases building footprint but lower heights than existing buildings so generally less visible than EC	Improvements in site appearance; new Town Center neighborhood; -450 residential units & same commercial space sf as PP; fewer nuisance-related incidents; smaller building footprint than PP but same building heights so less visible than EC but comparable to PP	Improvements in site appearance; new Town Center neighborhood; -250 residential units & -100,000 sf commercial space than PP; fewer nuisance-related incidents; smaller building footprint than PP but same building heights so less visible than EC but comparable to PP	Improvements in site appearance; new Town Center neighborhood; same residential units & commercial space as PP; fewer nuisance-related incidents; similar building footprint as PP and same building heights so less visible than EC and comparable to PP; addition of Route 9-9G Connector and more fast-moving cars would have negative visual impacts to the site and surrounding area	Improvements in site appearance; new Town Center neighborhood; same residential units but -100,000 sf commercial space than PP; fewer nuisance-related incidents; new development increases building footprint but lower heights than existing buildings so generally less visible than EC	No change from present – site would remain vacant and buildings would continue to decay
<b>Geology</b>						
	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	No change from present – site would remain vacant, no soil disturbance

**Table 1.1.3-b Development Alternatives  
Comparison Qualitative Impacts at Full  
Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Historic &amp; Cultural Resources</b>						
	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	No change from present – site would remain vacant, buildings would continue to decay, no preservation
<b>Noise</b>						
	Temporary increase in noise levels during construction, minimal increase in operational noise	Temporary increase in noise levels during construction, minimal increase in operational noise, less than PP	Temporary increase in noise levels during construction, minimal increase in operational noise, less than PP	Temporary increase in noise levels during construction, minimal increase in operational noise, increase from PP (noise from traffic)	Temporary increase in noise levels during construction, minimal increase in operational noise, comparable to PP	No change from present – site would remain vacant, noise impacts limited to nuisance-related occurrences
<b>Air</b>						
	Temporary increase in dust emissions during construction, minimal increase in operational air pollution from EC (vehicular traffic)	Temporary increase in dust emissions during construction, less operational air pollution than PP (vehicular traffic)	Temporary increase in dust emissions during construction, less operational air pollution than PP (vehicular traffic)	Temporary increase in dust emissions during construction, increase in operational air pollution from PP (vehicular traffic)	Temporary increase in dust emissions during construction, comparable operational air pollution as PP (vehicular traffic)	No change from present – site would remain vacant, air impacts limited to potential smoke from future fires

**Table 1.1.3-b Development Alternatives  
Comparison Qualitative Impacts at Full  
Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Construction</b>						
	Temporary increase in construction vehicles in area; potential dust emissions; stormwater impacts (erosion and sedimentation); noise (demolition and construction equipment, site grading; demolition of buildings with hazardous materials)	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP; less noise (demolition and construction equipment) than PP; site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP; less noise (demolition and construction equipment) than PP; site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; greater stormwater impacts (erosion and sedimentation) with impervious surface of Connector road; higher noise levels (demolition and construction equipment) and from increased traffic, site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP with less commercial sf; noise (demolition and construction equipment), site grading; demolition of buildings with hazardous materials	No change from present – site would remain vacant, no new construction

**Table 2.1.8 - Parking Counts by Block for Commercial Program (see Figure 2.1.8)**

Commercial Program									
Block	Building	Description	Floors	Total Square Feet	Parking Spaces Provided (+/- Required)	Front Setbacks	Side Setbacks	Rear Setbacks	Building Heights
A	A1	Retail	1	170,000		5' minimum from back of curb	0' minimum	0' minimum	40' Maximum
	A2	Bank Pad	1	5,200					
	A3	Gas/Service	1	7,700					
	Subtotal A				182,900				
B	B1	Retail	1	26,000					
	B2	Retail	1	22,500					
	B3	Retail	1	22,500					
	Subtotal B				71,000				
C	C1	Pharmacy	1	13,600					
	Subtotal C				13,600				
D	D1	Restaurant / Retail	1	7,000					
	D2	Restaurant / Retail	1	9,500					
	D3	Restaurant / Retail	1	8,000					
	D4	Restaurant / Retail	1	8,000					
	Subtotal D				32,500				
E	E1	Restaurant / Retail	1	9,500					
	E2	Restaurant / Retail	1	8,000					
	E3	Restaurant / Retail	1	4,000					
	E4	Restaurant / Retail	1	9,500					
	E5	Restaurant / Retail	1	9,500					
	E6	Restaurant / Retail	1	9,500					
		Existing	Existing	Existing					
	Subtotal E				50,000	338 (+77)			
<b>Total</b>				<b>350,000</b>	<b>1827 (+0)</b>				
<b>Total Acreage for Commercial Program</b>				<b>33 Acres</b>					

Table 2.1.10  
Commercial Bulk & Area Standards

	Minimum Lot Area (SF)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Usable Open Space set Aside (SF)	Maximum Lot Coverage (%)	Maximum Impervious Surface (%)	Maximum Height (Feet)
Large Scale Commercial Building				0' min.	0' min.	10' or 20' if adjacent to residential uses				40'
Small Scale Commercial Building				0' min.	0' min.	10' or 20' if adjacent to residential uses				40'
Resturant and Pad Buildings				0' min.	0' min.	10' or 20' if adjacent to residential uses				40'



Table 2.1.10  
Residential Bulk & Area Standards

	Minimum Lot Area (SF)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Usable Open Space set Aside (SF)	Maximum Lot Coverage (%)	Maximum Impervious Surface (%)	Maximum Height (Feet)
Apartments				Minimum 5 feet from forward most portion of structure to property line, Apartments that do not front on a street, 5 feet from nearest sidewalk or property line, steps/stoops/entry railings/columns or associated entry elements may be 3 feet from property line or sidewalk	15' min. between buildings	Varies depending on specific site conditions				50'
Townhouses				minimum 5 Feet from forward most portion of structure to property line, steps/stoops/entry railings/columns or associated entry elements may be 3 feet from property line	Attached or 5' min.	5' to Alley				50'
Single-Family Homes				minimum 5 Feet from forward most portion of structure to property line, steps/stoops/entry railings/columns or associated entry elements may be 3 feet from property line	5' min.	5' to Alley				50'

**Table 2.1.9 - Parking Counts by Block for Residential Program (see Figure 2.1.9)**

Hotel Area										
Block	Description	Floors	Floor Plate	Rooms	Tuck-under Parking	Off-Street Parking	On-Street Diagonal	On-Street Parallel	TOTAL Parking Provided	TOTAL Parking Required
K	Hotel	Existing	Existing	80	-	80	25	13	118	90

Residential Area										
Information		Dwelling Units								
Block	Description	Single-Family	Townhome	Multi-Family	Tuck-under Parking	Off-Street Parking	On-Street Diagonal	On-Street Parallel	TOTAL Parking Provided	TOTAL Parking Required
A	Single-Family	25	0	0		50			50	44
B	Townhomes	0	28	0		56			56	49
C	Townhomes	0	23	0		46			46	40
D	Townhomes	0	35	0		70			70	61
E	Townhomes	0	26	0		52			52	46
F	Townhomes	0	24	0		48			48	42
G	Townhomes	0	27	0		54			54	47
H	Multi-family	0	0	56	24	66	-	-	90	98
J	Townhomes	0	22	0		44			44	39
	Multi-family	0	0	118	45					
	Garage	0	0	0	13					
	Sub-total	0	22	118	58	294	-	29	381	245
L	Multi-family	0	0	184	80	261	-	22	363	322
M	Multi-family	0	0	142	72	294	-	12	378	249
N	Stacked Townhomes	0	40	0	25	98	-	18	141	70

Dwelling Units									
Single-Family	Townhome	Multi-Family	Tuck-under Parking	Off-Street Parking	On-Street Diagonal	On-Street Parallel	TOTAL Parking Provided	TOTAL Parking Required	
25	225	500	259	1433	0	81	1773	1313	
750									

Table 2.2.1	
Number	Nature and Location of Easment
1	Town easement (water line) located along northern property boundary line
2	Town easement (water line) located in the northeast quadrant of the Site
3	Town easement (utilities) located in the upper right quadrant of the Site
4	Verizon easement (telephone utilities) located along western property boundary line
5	Central Hudson easement (gas line) located on the southern property boundary line
6	Town easement (sanitary sewer line) located in the southwest quadrant of the Site
7	Town easement (sanitary sewer line) located centrally on the Site

Table 3.11.2				
Impacts to Habitats				
Habitat Name	Existing Area (Acres)	Impacted Area (Acres)	Proposed Area (Acres)	Percentage of Retained Habitat
Upland Hardwood Forest	20.94	- 7.70	13.24	63%
Mixed Hardwood Forest	4.88	- 4.52	0.36	7%
Upland Shrubland	8.69	- 2.84	5.85	67%
Upland Meadow	44.3	- 18.67	25.63	58%
Human Habitat - Landscaped Area	76.39	+ 30.08	106.47	139%
Aquatic Resources	0.7	0.00	0.7	100%
Potentially Restored Habitat Area	0	+ 3.65	3.65	365%
TOTAL	<b>155.90</b>		<b>155.90</b>	

Table 3.13.4

Town of Poughkeepsie Off-Site Recreational Resources					
Facility	Operating Entity	Address	Driving Distance from Project	Size	Description
Bowdoin Park	Dutchess County	85 Sheafe Road	12.1 miles	267.9 acres	301 acre park, open areas for picnicking, handicapped-accessible playground area, water spray park, soccer and softball fields, cross-country race course
Dutchess Rail Trail	Dutchess County	50 Overocker Road	5.7 miles	13 miles	Linear park that runs through the middle of the county. Links to the Walkway Over the Hudson and regional trail network. Good for walking or biking
Quiet Cove Riverfront Park	Dutchess County	1 Clearwater Drive	0.6 miles	42.67 acres	Closed from November to early April. Covers 32 acres and includes picnic tables, grills, fishing, walking trails and science overlooks.
Casperskill Golf Club	Private	110 Golf Course Drive	8.4 miles	233.0 acres	Public course, 18 holes
Dutchess Golf Club	Private	2628 South Road	6.3 miles	132.4 acres	18 holes, Built in 1897
McCann Memorial Golf Course	Private	155 Wilbur Boulevard	7.1 miles	126.4 acres	Open 1972, operated by not-for-profit, 18 holes
Vassar Golf Course	Private	Raymond Avenue	6.2 miles	70.3 acres	9 hole public course on Vassar College Campus
Fern Tor Nature Preserve	Private - Marist College	Rt. 9	1.0 mile	15.1 acres	Arboretum and nature trails located on the North End of Marist College Campus
Longview Park	Private - Marist College	Rt. 9	3.1 miles	5.1 acres	A biking and walking path along the Hudson River's east shore. The park covers 12 acres and hosts intercollegiate rowing regattas.
Vassar Farm and Ecological Preserve	Private - Vassar College	20 Vassar Farm Lane	6.5 miles	437 acres	527.5 acres of farm land that provides wooded trails, open meadows, sports fields, and space for several organizations.
Carriage Hill Park	Town of Poughkeepsie	4 Old Silvermine Place	6.6 miles	0.8 acres	Playground equipment and basketball court
Country Club Estates Park	Town of Poughkeepsie	37 Kerr Road	12.2 miles	1.35 acres	Tennis Courts and play equipment
Crestwood Park	Town of Poughkeepsie	22 Crestwood Boulevard	4.1 miles	3.81 acres	Baseball field, tennis courts, playground and a veteran's memorial
Crown Heights Park	Town of Poughkeepsie	34 Nassau Road	8.9 miles	3.42 acres	Space includes baseball fields, basketball court and playground equipment. Also houses the "Crown Heights Clubhouse" run by Poughkeepsie Cal Ripken Baseball.
Fairview Park	Town of Poughkeepsie	113 Fairview Avenue	2.0 miles	2.21 acres	Includes veterans memorial arch, baseball field and playground

Table 3.13.4 Cont.

Town of Poughkeepsie Off-Site Recreational Resources, Cont.

Facility	Operating Entity	Address	Driving Distance from Project	Size	Description
Greenvale Park	Town of Poughkeepsie	2260 New Hackensack Rd	7.6 miles	31.7 acres	Site of day camp and concerts programs for the Town and the local youth soccer program. Large pavilion available for rental. Baseball field, tennis court and playground.
Hagantown Park	Town of Poughkeepsie	40 Millbank Road	7.8 miles	2.5 acres	Park includes basketball court, tennis court, baseball field and playground
Hillis Park	Town of Poughkeepsie	32 Hampton Road	11.5 miles	3.5 acres	Baseball field and basketball court
New Hamburg Park	Town of Poughkeepsie	34 Main Street	4.2 miles	3.3 acres	Tennis courts, playground, a baseball field, and part of the Wappinger Greenway Trail
Overocker Park	Town of Poughkeepsie	127 Overocker Road	6.1 miles	3.26 acres	Basketball court, playground, tennis court and baseball field
Peach Hill Park	Town of Poughkeepsie	34 Edgewood Drive	4.7 miles	124.4 acres	159 acre Park Preserve which contains the highest point in town. Old apple orchard and wetland area, marked walking trails.
Pine Echo Park	Town of Poughkeepsie	25 Corrine Drive	2.3 miles	1.1 acres	Swing set, half a basketball court and playfield
Red Oak Mills Park	Town of Poughkeepsie	11 Alda Drive	8.6 miles	10.9 acres	2 baseball fields, 2 basketball courts, tennis courts and a playground
Riverfront Park	Town of Poughkeepsie	11 River Road	19.7 miles	0.7 acres	Playground and train play set
Riverview Park	Town of Poughkeepsie	12 Twin Road	12.6 miles	2.6 acres	Baseball field, basketball court and playground
Rochdale Park	Town of Poughkeepsie	166 1/2 Rochdale Road	7.0 miles	3.8 acres	Playground, basketball court, tennis courts, Wappingers Creek adjoins this property - canoe or kayak hand launch is possible
Senior Center	Town of Poughkeepsie	14 Abe's Way	8.5 miles	1.2 acres	Includes 6,000 square foot building with two large meeting rooms available for rental.
Sheafe Road Park	Town of Poughkeepsie	379 Sheafe Road	10.8 miles	6.6 acres	Softball field, basketball court, playground
Stanley Still Park	Town of Poughkeepsie	80 Jackson Road	10.7 miles	12.0 acres	Baseball field, two girls softball fields, basketball court, 1/3 mile walking track, a playground, a creek-side natural trail
Sunnyside Park	Town of Poughkeepsie	13 Lori Street	12.6 miles	5.0 acres	Playground and basketball court
Townsend Park	Town of Poughkeepsie	25 Caroline Avenue	6.1 miles	1.3 acres	Baseball field, basketball court and playground
Wappinger-Poughkeepsie Greenway Trail	Town of Poughkeepsie	34 Main Street	4.2 miles	10.7 miles	10.7 miles long, connects parks and public spaces along the mouth of the Wappinger Creek

Table 3.15.61

Summary of Fiscal Impact (Current – 2019)					
	Impact of Project			Future without Project	Impact of other Pending/Proposed Projects
	Change in Expenses	Change in Revenues*	Net Change in Expenses	Net Change in Expenses	Net Change in Expenses
Fairview Fire District	\$ 1,132	\$ -	\$ 1,132	\$ (99,750)	\$ 499,719

\*Excludes new property taxes to be paid by Project

Table 3.15.68

Summary of Fiscal Impact (Current – 2019)					
	Impact of Project			Future without Project	Impact of other Pending/Proposed Projects
	Change in Expenses	Change in Revenues*	Net Change in Expenses	Net Change in Expenses	Net Change in Expenses
Town of Poughkeepsie Total	\$ 352,039	\$ 27,410	\$ 324,629	\$ 12,953	**
Town of Poughkeepsie (excluding PD)	\$ 49,886	\$ 27,410	\$ 22,476	\$ 10,504	**
Police Department***	\$ 302,153	\$ -	\$ 302,153	\$ 2,449	\$ 19,178
Library District	\$ -	\$ -	\$ -	\$ (2,376)	**
Fairview Fire District	\$ 1,132	\$ -	\$ 1,132	\$ (99,750)	\$ 499,719
Hyde Park School District	\$ -	\$ -	\$ -	\$ (3,692,210)	**

\*Excludes new property taxes to be paid by Project

\*\*Not requested in Scope

\*\*\*Note that the Police Department did not comment on equipment and staffing needs for the other pending/proposed projects

Table 3.15.74

Phase 2 Annual Property Tax Revenues					
Jurisdiction	Homestead Phase 2 Taxable Value = \$19,114,935		Non-Homestead Phase 2 Taxable Value = \$113,207,518		Total Tax Revenue
	Tax Rate per \$1,000	Tax Revenue	Tax Rate per \$1,000	Tax Revenue	
Town of Poughkeepsie	4.97800	\$ 95,154	9.234134	\$ 1,045,373	\$ 1,140,528
Consolidated Lighting District	0.21294	\$ 4,070	0.364869	\$ 41,306	\$ 45,376
Poughkeepsie Public Library District	0.81912	\$ 15,657	1.412050	\$ 159,855	\$ 175,512
Fairview Fire District	7.43257	\$ 142,073	7.432573	\$ 841,423	\$ 983,496
Dutchess County	3.68106	\$ 70,363	3.681063	\$ 416,724	\$ 487,087
Hyde Park Central School District	23.95614	\$ 457,920	23.956141	\$ 2,712,015	\$ 3,169,935
<b>Total</b>		<b>\$ 785,239</b>		<b>\$ 5,216,696</b>	<b>\$ 6,001,935</b>

Note: This analysis assumes that tax rates remain unchanged from their 2015 values.

Source: Applicant, Dutchess County tax rates

Table 3.15.75

Total Annual Property Tax Revenues at Full Buildout					
Jurisdiction	Homestead Full Buildout Taxable Value = \$19,114,935		Non-Homestead Full Buildout Taxable Value = \$148,765,699		Total Tax Revenue
	Tax Rate per \$1,000	Tax Revenue	Tax Rate per \$1,000	Tax Revenue	
Town of Poughkeepsie	4.97800	\$ 95,154	9.234134	\$ 1,373,722	\$ 1,468,877
Consolidated Lighting District	0.21294	\$ 4,070	0.364869	\$ 54,280	\$ 58,350
Poughkeepsie Public Library District	0.81912	\$ 15,657	1.412050	\$ 210,065	\$ 225,722
Fairview Fire District	7.43257	\$ 142,073	7.432573	\$ 1,105,712	\$ 1,247,785
Dutchess County	3.68106	\$ 70,363	3.681063	\$ 547,616	\$ 617,979
Hyde Park Central School District	23.95614	\$ 457,920	23.956141	\$ 3,563,852	\$ 4,021,772
<b>Total</b>		<b>\$ 785,239</b>		<b>\$ 6,855,247</b>	<b>\$ 7,640,485</b>

Note: This analysis assumes that tax rates remain unchanged from their 2015 values.

Source: Applicant, Dutchess County tax rates

Table 3.15.76

Summary of Fiscal Impact - Completion of Phase 1 - 2019			
	Net Change in Expenses	Property Tax Revenues from Project	Net Fiscal Benefit
Town of Poughkeepsie	\$ 324,629	\$ 328,349	\$ 3,720
Library District	\$ -	\$ 50,210	\$ 50,210
Fairview Fire District	\$ 1,132	\$ 264,289	\$ 263,157
Hyde Park School District	\$ -	\$ 851,837	\$ 851,837

Note: The Phase 1 net fiscal benefit does not net out current property taxes being paid on the property. Some portion of current property taxes would continue to be assessed against the portion of the property not occupied by Phase 1. See Table 3.15.77 for the net fiscal benefit at full buildout.

Table 3.15.77

Summary of Fiscal Impact - Full Buildout - 2025				
	A	B	C	D
	Net Change in Expenses	Property Tax Revenues from Project	Current Property Taxes	Net Fiscal Benefit (A+B-C)
Town of Poughkeepsie	\$ 911,638	\$ 1,468,877	\$ 23,478	\$ 533,760
Library District	\$ 31,327	\$ 225,722	\$ 3,590	\$ 190,805
Fairview Fire District	\$ 624,759	\$ 1,247,785	\$ 18,897	\$ 604,128
Hyde Park School District	\$ 3,461,691	\$ 4,021,772	\$ 60,908	\$ 499,173



Table 3.15.87

Annual Household Spending				
Category	Annual per HH Spending*	% Spent in Town**	Amount Spent per HH in Town	Aggregate Net New Town Spending (750 households)
Food	\$ 6,489	80%	\$ 5,191	\$ 3,893,400
Utilities, fuels, and public services	\$ 4,113	25%	\$ 1,028	\$ 771,188
Household furnishings and equipment	\$ 3,117	75%	\$ 2,338	\$ 1,753,313
Apparel and services	\$ 1,602	75%	\$ 1,202	\$ 901,125
Transportation	\$ 9,488	80%	\$ 7,590	\$ 5,692,800
Health care	\$ 4,702	25%	\$ 1,176	\$ 881,625
Entertainment	\$ 2,548	50%	\$ 1,274	\$ 955,500
Personal care products and services	\$ 570	80%	\$ 456	\$ 342,000
Education	\$ 856	25%	\$ 214	\$ 160,500
Personal insurance and pensions	\$ 4,743	10%	\$ 474	\$ 355,725
Miscellaneous	\$ 2,832	50%	\$ 1,416	\$ 1,062,000
<b>Annual Household Spending</b>	<b>\$ 41,060</b>	<b>54%</b>	<b>\$ 22,359</b>	<b>\$ 16,769,175</b>

\*BLS Consumer Expenditure Survey values for the \$50,000 to \$69,999 income range.

\*\*Estimate based on Esri Retail MarketPlace Profile and retail patterns in Town of Poughkeepsie

Note: numbers may not sum due to rounding

Source: 2014 Consumer Expenditure Survey, Bureau of Labor Statistics

**Table 4.1.1  
Development Alternatives Comparison  
Quantitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<b>Brief Description</b>	Development under proposed Zoning Amendments	Development under existing HRDD Zoning	Reduced development density	Incorporation of Route 9-9G Connector and CSX R.O.W.	Integration of Residential into the Commercial Area	Continuation of present conditions
<b>Residential Component</b>						
1-bedroom Apartments	200	112	136	200	200	0
2-bedroom Apartments	300	168	204	300	300	0
Townhomes (3-bedroom)	225	0	140	225	225	0
Single-Family Homes (4-bedroom)	25	20	20	25	25	0
<i>Total Dwelling Units</i>	750	300	500	750	750	0
<b>Commercial Component</b>						
Commercial Space (square feet)	350,000	350,000	250,000	350,000	250,000	0
Hotel (bedroom units)	80	80	80	80	80	0
<b>Site Development Impacts</b>						
Site Disturbance (acres)	106.47	81.76	94.39	109.05	104.62	N/A
Aquatic Resources (acres)	0	0	0	-0.36	0	0
Forest, Shrubland, Meadow Habitats Loss (acres)	-30±	-19±	-21±	-29±	-27±	0
Impervious Surface (acres)	64±	49±	57±	65±	63±	36±
Remaining Open Space (acres)	67±	88±	78±	66±	69±	0
Solid Waste (tons/year)	1,408±	708±	970±	1,408±	1,368±	0
Water Demand (GPD)	237,718	122,548	168,308	237,718	226,718	0
Wastewater Output (GPD)	228,784	113,614	159,374	228,784	217,784	0
<b>Traffic Impacts<sup>1</sup></b>						
Peak AM Trips	742	532	560	742	680	0
Peak PM Trips	1,316	1,106	1,013	1,316	1,138	0
<b>Demographic and Economic Impacts</b>						
Total New Residents	1,872	749	1,249	1,872	1,872	0
Public School-Aged Children <sup>5</sup>	301	120	201	301	301	0
Operations-Phase New Jobs	636	636	470	636	470	0
Annual Dutchess County Tax District Revenue <sup>6</sup>	\$617,979	\$367,362	\$442,158	\$617,979	\$581,169	\$9,359
Annual Town of Poughkeepsie Tax District Revenue <sup>2</sup>	\$1,468,877	\$888,730	\$1,054,740	\$1,468,877	\$1,376,535	\$23,478
Annual Hyde Park School District Tax District Revenue	3,967,871	\$2,369,212	\$2,841,603	\$3,967,871	\$3,728,309	\$59,163
Annual Public Library District Tax District Revenue	\$225,722	\$136,348	\$162,028	\$225,722	\$211,602	\$891
Annual Fairview Fire District Tax District Revenue <sup>3</sup>	\$1,247,785	\$741,755	\$892,778	\$1,247,785	\$1,173,459	\$18,897
Annual Consolidated Lighting Tax District Revenue	\$58,350	\$35,242	\$41,884	\$58,350	\$54,702	\$928
<b><i>Total Annual Property Tax Revenue<sup>4</sup></i></b>	<b>\$7,586,584</b>	<b>\$4,538,649</b>	<b>\$5,435,189</b>	<b>\$7,586,584</b>	<b>\$7,125,776</b>	<b>\$112,716</b>

<sup>1</sup> Represents new trips added to external roadway system accounting for "pass-by and internal trips."

<sup>2</sup> The Town's Police Department is funded through and captured within the Town of Poughkeepsie Tax Revenue line item.

<sup>3</sup> Emergency Medical Services are funded through and captured within the Fairview Fire District Tax Revenue line item.

<sup>4</sup> The various Taxing Districts are subsets of (and included within) the summed Total Annual Property Tax Revenue line item.

<sup>5</sup> Public School-Aged Children estimates use 2006 multipliers from Rutgers University.

<sup>6</sup> All revenues are based on 2015 tax rates.

**Table 4.1.1-b  
Development Alternatives Comparison  
Qualitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Land Use</b>						
	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	Site land use would change from 'Vacant' to a mixed-use site development	No change from present – site would remain vacant and underutilized
<b>Zoning</b>						
	Amendments would allow greater residential density, more variety and flexibility of uses, and more commercial square footage (compared to current HRDD)	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No zoning amendments necessary; no effect on zoning	No change from present – site zoning remains HRDD; no effect on zoning
<b>Public Policy</b>						
	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance <i>with</i> amendments, but does not include Route 9-9G Connector	Conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance without need for zoning amendments	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance without need for amendment for increased density	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance and includes Route 9-9G Connector	Project conforms with overall goals of 2007 Town Plan, Town LWRP, Significant Habitats in the Town of Poughkeepsie, Revitalizing Hudson Riverfronts, Mid-Hudson Regional Sustainability Plan Town Code and Zoning Ordinance with mixed-uses integrated in site	No change from present – no effect on public policy

**Table 4.1.1-b  
Development Alternatives Comparison  
Qualitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Community Character &amp; Visual Impacts</b>						
(The 3 prominent, HRPC buildings on-site studied for the DEIS visual simulations and referenced here are the Administration Building, Smokestack and Cheney Building, or existing conditions (“EC”))	Improvements in site appearance; new Town Center neighborhood; increase in residential units (+750) & commercial space (+350,000 sf); fewer nuisance-related incidents; new development increases building footprint but lower heights than existing buildings so generally less visible than EC	Improvements in site appearance; new Town Center neighborhood; -450 residential units & same commercial space sf as PP; fewer nuisance-related incidents; smaller building footprint than PP but same building heights so less visible than EC but comparable to PP	Improvements in site appearance; new Town Center neighborhood; -250 residential units & -100,000 sf commercial space than PP; fewer nuisance-related incidents; smaller building footprint than PP but same building heights so less visible than EC but comparable to PP	Improvements in site appearance; new Town Center neighborhood; same residential units & commercial space as PP; fewer nuisance-related incidents; similar building footprint as PP and same building heights so less visible than EC and comparable to PP; addition of Route 9-9G Connector and more fast-moving cars would have negative visual impacts to the site and surrounding area	Improvements in site appearance; new Town Center neighborhood; same residential units but -100,000 sf commercial space than PP; fewer nuisance-related incidents; new development increases building footprint but lower heights than existing buildings so generally less visible than EC	No change from present – site would remain vacant and buildings would continue to decay
<b>Geology</b>						
	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	Blasting of bedrock, potential for soil erosion	No change from present – site would remain vacant, no soil disturbance

**Table 4.1.1-b  
Development Alternatives Comparison  
Qualitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Historic &amp; Cultural Resources</b>						
	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	Demolition of structures, loss of integrity of former HRPC site	No change from present – site would remain vacant, buildings would continue to decay, no preservation
<b>Noise</b>						
	Temporary increase in noise levels during construction, minimal increase in operational noise	Temporary increase in noise levels during construction, minimal increase in operational noise, less than PP	Temporary increase in noise levels during construction, minimal increase in operational noise, less than PP	Temporary increase in noise levels during construction, minimal increase in operational noise, increase from PP (noise from traffic)	Temporary increase in noise levels during construction, minimal increase in operational noise, comparable to PP	No change from present – site would remain vacant, noise impacts limited to nuisance-related occurrences
<b>Air</b>						
	Temporary increase in dust emissions during construction, minimal increase in operational air pollution from EC (vehicular traffic)	Temporary increase in dust emissions during construction, less operational air pollution than PP (vehicular traffic)	Temporary increase in dust emissions during construction, less operational air pollution than PP (vehicular traffic)	Temporary increase in dust emissions during construction, increase in operational air pollution from PP (vehicular traffic)	Temporary increase in dust emissions during construction, comparable operational air pollution as PP (vehicular traffic)	No change from present – site would remain vacant, air impacts limited to potential smoke from future fires

**Table 4.1.1-b  
Development Alternatives Comparison  
Qualitative Impacts at Full Project Build-Out**

	<b>Proposed Project</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>	<b>No Action</b>
<i>Brief Description of Development Scenario</i>	<i>Development with proposed Zoning Amendments</i>	<i>Development under existing HRDD Zoning</i>	<i>Reduced development density</i>	<i>Incorporation of Route 9-9G Connector and CSX R.O.W.</i>	<i>Integration of Residential into the Commercial Area</i>	<i>Continuation of present conditions</i>
<b>Construction</b>						
	Temporary increase in construction vehicles in area; potential dust emissions; stormwater impacts (erosion and sedimentation); noise (demolition and construction equipment, site grading; demolition of buildings with hazardous materials)	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP; less noise (demolition and construction equipment) than PP; site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP; less noise (demolition and construction equipment) than PP; site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; greater stormwater impacts (erosion and sedimentation) with impervious surface of Connector road; higher noise levels (demolition and construction equipment) and from increased traffic, site grading; demolition of buildings with hazardous materials	Temporary increase in construction vehicles in area; potential dust emissions; fewer stormwater impacts (erosion and sedimentation) than PP with less commercial sf; noise (demolition and construction equipment), site grading; demolition of buildings with hazardous materials	No change from present – site would remain vacant, no new construction

**TABLE 4.1.2  
DEVELOPMENT ALTERNATIVES - PROPOSED PROJECT  
PROJECTED WATER DEMAND/WASTEWATER FLOW<sup>(10)</sup>**

Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Wastewater Flow (gpd)	Average Daily Water Demand (gpd)
<b>Residential</b>							
Multi-Family Apartments	1-Bedroom	200	110 <sup>(3)</sup>	---	110	22,000	22,000
	2-Bedroom	300	220 <sup>(3)</sup>	---	220	66,000	66,000
Town Homes	3-Bedroom	225	330 <sup>(3)</sup>	---	330	74,250	74,250
Single-Family Homes	4-Bedroom	25	440 <sup>(3)</sup>	---	440	11,000	11,000
<b>Commercial</b>							
Retail/Gas Station/Bank	sf	350,000	0.1	20%	0.08	28,000	28,000
Employees <sup>(4)</sup>	employee	875	15	20%	12	10,500	10,500
<b>Hotel &amp; Spa</b>							
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800	8,800
Restaurant	seat	60	35	20%	28	1,680	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280	1,280
<b>Bed &amp; Breakfast</b>							
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650	1,650
<b>Civic/Community</b>							
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192	192
<b>Irrigation</b>							
Public Parks/Open Space	acre	13	608 <sup>(11)</sup>	0%	608	---	7,904
Landscaped Areas along Blvds	acre	1.8	572 <sup>(11)</sup>	0%	572	---	1,030
<b>Avg Daily Flow:</b>						228,784	237,718
<b>Max Day Peak Factor:</b>						2.0	2.0
<b>Max Daily Flow (gpd):</b>						457,568	475,435
<b>Max Daily Flow (gpm):</b>						318	330
<b>Hourly Peak Factor:</b>						4.0	4.0
<b>Peak Hourly Flow (gpd):</b>						915,136	950,870
<b>Peak Hourly Flow (gpm):</b>						636	660

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities. Water demand taken as equivalent to wastewater flow
- Irrigation demand for turf and landscaped areas estimated using "Guidelines for Estimating Unmetered Landscaping Water Use" (PNNL-19498) prepared for the U.S. Dept of Energy assuming 3.31 gal/sf/year for turf and 3.12 gal/sf/year for landscaped areas and 65% sprinkler system efficiency

**TABLE 4.1.3  
DEVELOPMENT ALTERNATIVES - ALTERNATIVE 1  
PROJECTED WATER DEMAND/WASTEWATER FLOW<sup>(10)</sup>**

Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Wastewater Flow (gpd)	Average Daily Water Demand (gpd)
<b>Residential</b>							
Multi-Family Apartments	1-Bedroom	112	110 <sup>(3)</sup>	---	110	12,320	12,320
	2-Bedroom	168	220 <sup>(3)</sup>	---	220	36,960	36,960
Town Homes	3-Bedroom	0	330 <sup>(3)</sup>	---	330	0	0
Single-Family Homes	4-Bedroom	20	440 <sup>(3)</sup>	---	440	8,800	8,800
<b>Commercial</b>							
Retail/Gas Station/Bank	sf	350,000	0.1	20%	0.08	28,000	28,000
Employees <sup>(4)</sup>	employee	875	15	20%	12	10,500	10,500
<b>Hotel &amp; Spa</b>							
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800	8,800
Restaurant	seat	60	35	20%	28	1,680	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280	1,280
<b>Bed &amp; Breakfast</b>							
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650	1,650
<b>Civic/Community</b>							
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192	192
<b>Irrigation</b>							
Public Parks/Open Space	acre	13	608 <sup>(11)</sup>	0%	608	---	7,904
Landscaped Areas along Blvds	acre	1.8	572 <sup>(11)</sup>	0%	572	---	1,030
<b>Avg Daily Flow:</b>						113,614	122,548
<b>Max Day Peak Factor:</b>						2.0	2.0
<b>Max Daily Flow (gpd):</b>						227,228	245,095
<b>Max Daily Flow (gpm):</b>						158	170
<b>Hourly Peak Factor:</b>						4.0	4.0
<b>Peak Hourly Flow (gpd):</b>						454,456	490,190
<b>Peak Hourly Flow (gpm):</b>						316	340

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities. Water demand taken as equivalent to wastewater flow
- Irrigation demand for turf and landscaped areas estimated using "Guidelines for Estimating Unmetered Landscaping Water Use" (PNNL-19498) prepared for the U.S. Dept of Energy assuming 3.31 gal/sf/year for turf and 3.12 gal/sf/year for landscaped areas and 65% sprinkler system efficiency



**TABLE 4.1.4  
DEVELOPMENT ALTERNATIVES - ALTERNATIVE 2  
PROJECTED WATER DEMAND/WASTEWATER FLOW<sup>(10)</sup>**

Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Wastewater Flow (gpd)	Average Daily Water Demand (gpd)
<b>Residential</b>							
Multi-Family Apartments	1-Bedroom	136	110 <sup>(3)</sup>	---	110	14,960	14,960
	2-Bedroom	204	220 <sup>(3)</sup>	---	220	44,880	44,880
Town Homes	3-Bedroom	140	330 <sup>(3)</sup>	---	330	46,200	46,200
Single-Family Homes	4-Bedroom	20	440 <sup>(3)</sup>	---	440	8,800	8,800
<b>Commercial</b>							
Retail/Gas Station/Bank	sf	250,000	0.1	20%	0.08	20,000	20,000
Employees <sup>(4)</sup>	employee	625	15	20%	12	7,500	7,500
<b>Hotel &amp; Spa</b>							
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800	8,800
Restaurant	seat	60	35	20%	28	1,680	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280	1,280
<b>Bed &amp; Breakfast</b>							
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650	1,650
<b>Civic/Community</b>							
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192	192
<b>Irrigation</b>							
Public Parks/Open Space	acre	13	608 <sup>(11)</sup>	0%	608	---	7,904
Landscaped Areas along Blvds	acre	1.8	572 <sup>(11)</sup>	0%	572	---	1,030
<b>Avg Daily Flow:</b>						159,374	168,308
<b>Max Day Peak Factor:</b>						2.0	2.0
<b>Max Daily Flow (gpd):</b>						318,748	336,615
<b>Max Daily Flow (gpm):</b>						221	234
<b>Hourly Peak Factor:</b>						4.0	4.0
<b>Peak Hourly Flow (gpd):</b>						637,496	673,230
<b>Peak Hourly Flow (gpm):</b>						443	468

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities. Water demand taken as equivalent to wastewater flow
- Irrigation demand for turf and landscaped areas estimated using "Guidelines for Estimating Unmetered Landscaping Water Use" (PNNL-19498) prepared for the U.S. Dept of Energy assuming 3.31 gal/sf/year for turf and 3.12 gal/sf/year for landscaped areas and 65% sprinkler system efficiency

**TABLE 4.1.5  
DEVELOPMENT ALTERNATIVES - ALTERNATIVE 3  
PROJECTED WATER DEMAND/WASTEWATER FLOW<sup>(10)</sup>**

Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Wastewater Flow (gpd)	Average Daily Water Demand (gpd)
<b>Residential</b>							
Multi-Family Apartments	1-Bedroom	200	110 <sup>(3)</sup>	---	110	22,000	22,000
	2-Bedroom	300	220 <sup>(3)</sup>	---	220	66,000	66,000
Town Homes	3-Bedroom	225	330 <sup>(3)</sup>	---	330	74,250	74,250
Single-Family Homes	4-Bedroom	25	440 <sup>(3)</sup>	---	440	11,000	11,000
<b>Commercial</b>							
Retail/Gas Station/Bank	sf	350,000	0.1	20%	0.08	28,000	28,000
Employees <sup>(4)</sup>	employee	875	15	20%	12	10,500	10,500
<b>Hotel &amp; Spa</b>							
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800	8,800
Restaurant	seat	60	35	20%	28	1,680	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280	1,280
<b>Bed &amp; Breakfast</b>							
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650	1,650
<b>Civic/Community</b>							
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192	192
<b>Irrigation</b>							
Public Parks/Open Space	acre	13	608 <sup>(11)</sup>	0%	608	---	7,904
Landscaped Areas along Blvds	acre	1.8	572 <sup>(11)</sup>	0%	572	---	1,030
<b>Avg Daily Flow:</b>						228,784	237,718
<b>Max Day Peak Factor:</b>						2.0	2.0
<b>Max Daily Flow (gpd):</b>						457,568	475,435
<b>Max Daily Flow (gpm):</b>						318	330
<b>Hourly Peak Factor:</b>						4.0	4.0
<b>Peak Hourly Flow (gpd):</b>						915,136	950,870
<b>Peak Hourly Flow (gpm):</b>						636	660

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities. Water demand taken as equivalent to wastewater flow
- Irrigation demand for turf and landscaped areas estimated using "Guidelines for Estimating Unmetered Landscaping Water Use" (PNNL-19498) prepared for the U.S. Dept of Energy assuming 3.31 gal/sf/year for turf and 3.12 gal/sf/year for landscaped areas and 65% sprinkler system efficiency

**TABLE 4.1.6  
DEVELOPMENT ALTERNATIVES - ALTERNATIVE 4  
PROJECTED WATER DEMAND/WASTEWATER FLOW<sup>(10)</sup>**

Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Wastewater Flow (gpd)	Average Daily Water Demand (gpd)
<b>Residential</b>							
Multi-Family Apartments	1-Bedroom	200	110 <sup>(3)</sup>	---	110	22,000	22,000
	2-Bedroom	300	220 <sup>(3)</sup>	---	220	66,000	66,000
Town Homes	3-Bedroom	225	330 <sup>(3)</sup>	---	330	74,250	74,250
Single-Family Homes	4-Bedroom	25	440 <sup>(3)</sup>	---	440	11,000	11,000
<b>Commercial</b>							
Retail/Gas Station/Bank	sf	250,000	0.1	20%	0.08	20,000	20,000
Employees <sup>(4)</sup>	employee	625	15	20%	12	7,500	7,500
<b>Hotel &amp; Spa</b>							
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800	8,800
Restaurant	seat	60	35	20%	28	1,680	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280	1,280
<b>Bed &amp; Breakfast</b>							
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650	1,650
<b>Civic/Community</b>							
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192	192
<b>Irrigation</b>							
Public Parks/Open Space	acre	13	608 <sup>(11)</sup>	0%	608	---	7,904
Landscaped Areas along Blvds	acre	1.8	572 <sup>(11)</sup>	0%	572	---	1,030
<b>Avg Daily Flow:</b>						217,784	226,718
<b>Max Day Peak Factor:</b>						2.0	2.0
<b>Max Daily Flow (gpd):</b>						435,568	453,435
<b>Max Daily Flow (gpm):</b>						302	315
<b>Hourly Peak Factor:</b>						4.0	4.0
<b>Peak Hourly Flow (gpd):</b>						871,136	906,870
<b>Peak Hourly Flow (gpm):</b>						605	630

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities. Water demand taken as equivalent to wastewater flow
- Irrigation demand for turf and landscaped areas estimated using "Guidelines for Estimating Unmetered Landscaping Water Use" (PNNL-19498) prepared for the U.S. Dept of Energy assuming 3.31 gal/sf/year for turf and 3.12 gal/sf/year for landscaped areas and 65% sprinkler system efficiency

TABLE 4.1.7: HUDSON HERITAGE PROJECT Projected Water Demand and Wastewater Flow - Proposed Project by Phase						
Type of Use	Unit	Unit Qty	Hydraulic Loading Rate <sup>(1)</sup> (gpd/unit)	Water Saving Credit <sup>(2)</sup> (%)	Hydraulic Loading Rate w/ Credit (gpd/unit)	Average Daily Flow (gpd)
<b>Residential</b>						
Multi-Family Apartments	1-Bedroom	200	110 <sup>(3)</sup>	---	110	22,000
	2-Bedroom	300	220 <sup>(3)</sup>	---	220	66,000
Town Homes	3-Bedroom	225	330 <sup>(3)</sup>	---	330	74,250
Single-Family Homes	4-Bedroom	25	440 <sup>(3)</sup>	---	440	11,000
<b>Commercial</b>						
Retail/Gas Station/Bank	sf	350,000	0.1	20%	0.08	28,000
Employees <sup>(4)</sup>	employee	875	15	20%	12	10,500
<b>Hotel &amp; Spa</b>						
Hotel Rooms	sleeping unit	80	110 <sup>(5)</sup>	---	110	8,800
Restaurant	seat	60	35	20%	28	1,680
Spa (12,000 sf) - 80 patrons	patron	80	20 <sup>(6)</sup>	20%	16	1,280
<b>Bed &amp; Breakfast</b>						
Rooms	room	15	110 <sup>(5)</sup>	---	110	1,650
<b>Civic/Community</b>						
Club House (3,700 sf) <sup>(7)</sup>	seat	148	20 <sup>(7)</sup>	20%	16	2,368
Community Center (13,276 sf) <sup>(8)</sup>	patron	266	5 <sup>(8)</sup>	20%	4	1,064
Employees <sup>(9)</sup>	employee	16	15	20%	12	192
<b>Avg Daily Flow:</b>						228,784
<b>Max Day Peak Factor:</b>						2.0
<b>Max Daily Flow (gpd):</b>						457,568
<b>Max Daily Flow (gpm):</b>						318
<b>Hourly Peak Factor:</b>						4.0
<b>Peak Hourly Flow (gpd):</b>						915,136
<b>Peak Hourly Flow (gpm):</b>						636

PHASE 1	PHASE 2
Average Daily Flow (gpd)	Average Daily Flow (gpd)
	22,000
	66,000
	74,250
	11,000
28,000	
10,500	
	8,800
	1,680
	1,280
	1,650
	2,368
	1,064
	192
38,500	190,284
77,000	380,568
53	264
154,000	761,136
107	529

**Notes:**

- Hydraulic Loading Rates from Table B-3 of NYS Design Standards for Wastewater Treatment Systems (2014) unless otherwise noted below
- NYSDEC allows for up to 20% reduction in flows for installations equipped with certified water-saving plumbing fixtures.
- Unit rate of 110 gpd/bedroom includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Assumed 2.5 employees/1,000 sf of retail floor space per Development Impact Assessment Handbook, Urban Land Institute 1994
- Unit rate for room or sleeping unit includes the 20% reduction for use of water-saving post 1994 plumbing fixtures
- Category or use not specifically listed in Table B-3 of 2014 NYSDEC Standard. In lieu, use Hydraulic Loading Rate of 20 gpd per Health Club patron per Table B-3.
- Assumed 25 sf of gross floor space per seat and rate of 20 gpd/seat for Lounge/Bar per Table B-3 of 2014 NYSDEC Standard
- Assumed 50 sf of gross floor space/occupant and rate of 5 gpd/patron for Library/Museum per Table B-3 of NYSDEC Standard
- Assumed 1.25 employees per 1,000 sf of community center gross floor space
- Projected water demand/wastewater flow assumes full buildout and maximum occupancy of proposed facilities

Table 4.1.11

Impacted Habitat Communities Summary – Comparison of Proposed Project and Alternatives 1 – 4

Habitat Type	EXISTING CONDITIONS		PROPOSED PROJECT				ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3				ALTERNATIVE 4			
	Existing Area (Ac)	Percentage of Total Site	Proposed Area (Ac)	Proposed Area (%)	Change from Existing Area (Ac)	Change from Existing Area (%)	Proposed Area (Ac)	Proposed Area (%)	Change from Existing Area (Ac)	Change from Existing Area (%)	Proposed Area (Ac)	Proposed Area (%)	Change from Existing Area (Ac)	Change from Existing Area (%)	Proposed Area (Ac)	Proposed Area (%)	Change from Existing Area (Ac)	Change from Existing Area (%)	Proposed Area (Ac)	Proposed Area (%)	Change from Existing Area (Ac)	Change from Existing Area (%)
Upland Hardwood Forest	20.94	13%	13.24	8%	-7.70	-37%	17.58	11%	-3.36	-16%	15.94	10%	-5	-24%	12.71	8%	-8.23	-39%	12.92	8%	-8.02	-38%
Mixed Hardwood Forest	4.88	3%	0.36	0%	-4.52	-93%	1.99	1%	-2.89	-59%	1.45	1%	-3.43	-70%	0.26	0%	-4.62	-95%	0.68	0%	-4.20	-86%
Upland Shrubland	8.69	6%	5.85	4%	-2.84	-33%	6.41	4%	-2.28	-26%	6.45	4%	-2.24	-26%	5.18	3%	-3.51	-40%	5.31	3%	-3.38	-39%
Upland Meadow	44.3	28%	25.63	16%	-18.67	-42%	29.01	19%	-15.29	-35%	28.46	18%	-15.84	-36%	23.83	15%	-20.47	-46%	25.96	17%	-18.34	-41%
Human Habitat/Landscaped	76.39	49%	106.47	68%	30.08	39%	81.76	52%	5.37	7%	94.36	61%	17.97	24%	109.05	70%	32.66	43%	104.62	67%	28.23	37%
Aquatic Resources	0.7	0.45%	0.70	0.45%	0.00	0%	0.70	0%	0	0%	0.7	0%	0	0%	0.34	0%	-0.36	-51%	0.70	0%	0.00	0%
Potential Restored Area	0	0%	3.65	2%	3.65	365%	18.54	12%	18.54	1854%	8.51	5%	8.51	851%	4.53	3%	4.53	453%	5.71	4%	5.71	571%
<b>TOTAL</b>	<b>155.90</b>	<b>100%</b>	<b>155.90</b>	<b>100%</b>			<b>155.99</b>	<b>100%</b>			<b>155.87</b>	<b>100%</b>			<b>155.90</b>	<b>100%</b>			<b>155.90</b>	<b>100%</b>		

**Table 4.1.12**

**Proposed Area (Ac) Comparison - Proposed Project and Project Alternatives**

Development Scenario	EXISTING CONDITIONS		PROPOSED	PROJECT ALTERNATIVES			
	Existing Area (Ac)	Percentage of Total Site	Proposed Project	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Habitat Type</b>							
Upland Hardwood Forest	20.94	13%	13.24	17.58	15.94	12.71	12.92
Mixed Hardwood Forest	4.88	3%	0.36	1.99	1.45	0.26	0.68
Upland Shrubland	8.69	6%	5.85	6.41	6.45	5.18	5.31
Upland Meadow	44.3	28%	25.63	29.01	28.46	23.83	25.96
Human Habitat/Landscaped	76.39	49%	106.47	81.76	94.36	109.05	104.62
Aquatic Resources	0.7	0.45%	0.70	0.70	0.7	0.34	0.70
Potential Restored Area	0	0%	3.65	18.54	8.51	4.53	5.71
<b>TOTAL</b>	<b>155.90</b>	<b>100%</b>	<b>155.90</b>	155.99	155.87	155.90	155.90

**Table 4.1.13**

**Change from Existing Area (Ac) Comparison - Proposed Project and Project Alternatives**

Development Scenario	EXISTING CONDITIONS		PROPOSED	ALTERNATIVES 1 - 4			
	Existing Area (Ac)	Percentage of Total Site	Proposed Project	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Habitat Type</b>							
Upland Hardwood Forest	20.94	13%	-7.70	-3.36	-5	-8.23	-8.02
Mixed Hardwood Forest	4.88	3%	-4.52	-2.89	-3.43	-4.62	-4.20
Upland Shrubland	8.69	6%	-2.84	-2.28	-2.24	-3.51	-3.38
Upland Meadow	44.3	28%	-18.67	-15.29	-15.84	-20.47	-18.34
Human Habitat/Landscaped	76.39	49%	30.08	5.37	17.97	32.66	28.23
Aquatic Resources	0.7	0.45%	0	0	0	0	0
Potential Restored Area	0	0%	3.65	18.54	8.51	4.53	5.71
<b>TOTAL</b>	<b>155.90</b>	<b>100%</b>					

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.1 Land Use</b></p>	<p>Demolition phase impacts would include the loss of fifty (50) of the fifty-five (55) HRPC buildings, most of which are significantly deteriorated.</p>	<p>Construction would alter existing patterns of land-use.</p>	<p>No significant short term land-use impacts were identified.</p>	<p>Long-term and/or permanent impacts would include the transition of the Site from a deteriorated, unused parcel to a mixed-use development parcel to become a utilized, functional component of the Town.</p>	<p>None.</p>
<p><b>3.2 Zoning</b></p>	<p>There would be no impacts to Zoning during the demolition phase.</p>	<p>There would be no impacts to Zoning during the construction phase.</p>	<p>There would be no short term zoning impacts.</p>	<p>Long-term and/or permanent impacts would include approval of the proposed Zoning amendments, which would result in higher residential density (750 units), more commercial square footage (350,000 S.F.), greater flexibility in allowed uses (see Table 3.2.2), and more clearly defined design standards.</p>	<p>None.</p>
<p><b>3.3 Public Policy</b></p>	<p>There would be no impacts to Public Policy during the demolition phase.</p>	<p>There would be no impacts to Public Policy during the construction phase.</p>	<p>There would be no short-term impacts to Public Policy.</p>	<p>There would be no long-term and/or permanent impacts to Public Policy.</p>	<p>None.</p>



**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.4 Community Character and Visual Impacts</b></p>	<p>Demolition phase impacts include the loss of fifty (50) of the fifty-five (55) HRPC buildings, but would result in minimal visual change to the Site, primarily due to existing topography and foliage creating a visual buffer to most structures.</p>	<p>The Project would result in typical construction equipment on-site and in the vicinity.</p>	<p>The Project would change the visual character of the now-vacant site in the short-term as buildings and features are developed in phases.</p>	<p>The completed Project would change the visual character of the site in terms of massing, architecture, land use, lighting, views both on- and off-site, and the appearance and visibility of the site from the surrounding area due to changes in landscaping, foliage growth and the redevelopment of buildings.</p>	<p>Policy 25 of the CMP will be honored by the Proposed Project. Visual simulations of the Project indicate it will not be more obtrusive or visible than existing buildings.</p>
<p><b>3.5 Geology – Soils, Topography and Steep Slopes</b></p>	<p>There would be no impacts to geology during the demolition phase.</p>	<p>Construction phase impacts would include grading changes, blasting of bedrock, and the potential for localized, fugitive dust emissions.</p>	<p>Short-term impacts would include the potential for localized, fugitive dust emissions, soil erosion and increased impervious surface coverage as phased development progresses.</p>	<p>Long-term and/or permanent impacts would include grading changes, soil erosion, and increased impervious surface coverage.</p>	<p>Air quality concerns from dust emissions and noise from blasting would be mitigated in accordance with all measures listed in chapter 3.5. Use of explosives would be carefully managed by the blasting engineer.</p>
<p><b>3.6 Subsurface and Surface Water Resources</b></p>	<p>There would be no impacts to Subsurface or Surface Water Resources during the demolition phase.</p>	<p>There would be no impacts to Subsurface or Surface Water Resources during the construction phase.</p>	<p>There would be no short-term impacts to Subsurface or Surface Water Resources.</p>	<p>There would be no long-term and/or permanent impacts to Subsurface or Surface Water Resources.</p>	<p>None.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.7 Stormwater Management</b></p>	<p>There would be minimal or no impacts to Stormwater Management during the demolition phase.</p>	<p>Construction phase impacts would include in an increase in stormwater runoff and new patterns of stormwater runoff.</p>	<p>Short-term impacts would include in an increase in and new patterns of stormwater runoff until all stormwater management practices and design points are implemented.</p>	<p>Long-term and/or permanent impacts would not be significant due to stormwater management practices designed to minimize peak rate and volume of runoff.</p>	<p>Consideration of use of porous surfaces to lessen stormwater runoff, and maintenance of pre-construction hydrologic conditions in accordance with the Master SWPPP.</p>
<p><b>3.8 Water</b></p>	<p>There would be no impacts to Water during the demolition phase.</p>	<p>Construction phase impacts would include the replacement of some existing water supply lines in the distribution system.</p>	<p>Short-term impacts would include an increase in water consumption compared to existing conditions.</p>	<p>Long-term and/or permanent impacts would include an increase in water consumption compared to existing conditions.</p>	<p>In compliance with Section 15- 0314 (State Environmental Conservation Law), estimated flows for the Project are reduced by 20% attributable to water- saving fixtures. No capital improvements to the Town or City's infrastructure are required.</p>
<p><b>3.9 Wastewater</b></p>	<p>There would be no impacts to Wastewater during the demolition phase.</p>	<p>Construction phase impacts would include the replacement of some existing wastewater supply lines in the distribution system.</p>	<p>Short-term impacts would include an increase in wastewater flow to the Town conveyance and treatment facilities.</p>	<p>Long-term and/or permanent impacts would include an increase in wastewater flow to the Town conveyance and treatment facilities.</p>	<p>Temporary bypass pumping during construction phases would be required. Odors would be temporary and likely negligible off the property. Noise would be limited to construction.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.10 Solid Waste</b></p>	<p>Demolition phase impacts would include an increase in solid waste, construction and demolition debris generation on the Site compared to existing conditions.</p>	<p>Construction phase impacts would include an increase in solid waste generation on the Site compared to existing conditions.</p>	<p>Short-term impacts would include an increase in solid waste generation on the Site compared to existing conditions that would continue until full buildout.</p>	<p>Long-term and/or permanent impacts would include an increase in solid waste generation on the Site compared to existing conditions that would continue until full buildout, but would stabilize post-development.</p>	<p>None.</p>
<p><b>3.11 Vegetation and Wildlife</b></p>	<p>There would be no significant impacts to vegetation and wildlife resources during the demolition phase, as demolition will only occur in and impact already developed areas.</p>	<p>Construction phase impacts are limited by the redevelopment plan which is primarily focused in previously developed/ impacted areas, but would include loss of portions of certain habitats (see chapter 3.11 for details) and loss of some permeable surfaces compared to existing conditions.</p>	<p>Short-term impacts would include loss of portions of certain habitats (see chapter 3.11) and loss of some permeable surfaces compared to existing conditions.</p>	<p>Long-term and/or permanent impacts would include loss of portions of certain habitats (see chapter 3.11) and loss of some permeable surfaces compared to existing conditions, but these would stabilize post-development.</p>	<p>None – impacts have been avoided and/or minimized to the extent practicable. The Project will add new, higher quality habitat areas on the site.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.12 Traffic, Transportation, Pedestrians and Transit</b></p>	<p>Demolition phase impacts would result in slightly increased truck traffic on the site and nearby or surrounding roadways assisting in transportation of demolition materials.</p>	<p>Construction phase impacts would include increased truck traffic on-site and nearby or surrounding roadways assisting in transportation of construction materials.</p>	<p>Short-term impacts would include increased vehicle traffic on-site and nearby or surrounding roadways as the phased development progresses and various project components open.</p>	<p>Long-term and/or permanent impacts would include increased vehicle traffic on-site and nearby or surrounding roadways compared to existing conditions, as the phased development progresses and various project components open.</p>	<p>Mitigation measures include intersection signalization, road widening, traffic signal timing and coordination, sidewalk reconstruction, new signals added, and monitoring of signals post-completion of project. Tables S-1 and S-2, Appendix B of the TIS Report summarizes all mitigation measures required to address safety, capacity, delay and LOS associated with the Project. Possible future replacement of pedestrian activated signal with fully actuated pedestrian only phase signal at Rt. 9 to Quiet Cove pedestrian crossing.</p>
<p><b>3.13 Demographics and Community Facilities</b></p>	<p>There would be no impacts to Demographics and Community Facilities during the demolition phase.</p>	<p>There would be no impacts to existing Demographics and Community Facilities during the construction phase, however, the project would include construction of new public facilities.</p>	<p>Short-term impacts would include increased population, increased usership of public facilities, increased school-aged children, and increased private and public open space and amenities, and implementation of new, public open space features.</p>	<p>Long-term and/or permanent impacts would include increased population, increased usership of public facilities, increased school-aged children, and increased private and public open space and amenities.</p>	<p>Potential impacts would be mitigated by new tax revenues generated by the Project.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.14 Human Health and Safety</b></p>	<p>There would be no impacts to Human Health and Safety during the demolition phase.</p>	<p>There would be no impacts to Human Health and Safety during the construction phase other than a possible increase in emergency service calls due to construction accidents.</p>	<p>Short-term impacts would include an increase in population, requiring higher demand for fire and police services compared to existing conditions.</p>	<p>Long-term and/or permanent impacts would include an increase in population, requiring higher demand for fire and police services compared to existing conditions, but would stabilize post-development.</p>	<p>Potential impacts would be mitigated by new tax revenues generated by the Project. The Applicant is donating 2-acres of land to the Fire District for development of a new fire station.</p>
<p><b>3.15 Fiscal and Economic</b></p>	<p>There would be no Fiscal and Economic impacts during the demolition phase.</p>	<p>Construction phase impacts would include new construction jobs and construction-related spending.</p>	<p>Short-term impacts would include an increase in Town expenses, tax-based revenue, increased fixed, annual, and variable expenses, added public school-aged children, and an increased taxable value of the Site compared to existing conditions (see chapter 3.15 for detailed calculations).</p>	<p>Long-term and/or permanent impacts would include an increase in Town expenses, tax-based revenue, increased fixed, annual, and variable expenses, added public school-aged children, and an increased taxable value of the Site compared to existing conditions (see chapter 3.15 for detailed calculations).</p>	<p>Potential impacts would be mitigated by new tax revenues generated by the Project. The Applicant is donating 2-acres of land to the Fire District for development of a new fire station, reducing overall costs associated with growth.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.16 Historic and Cultural Resources</b></p>	<p>Demolition phase impacts would include demolition of buildings within a State-listed Historic District as well as partial demolition of the National Historic Landmark Administration Building, (maintaining the central portion for adaptive reuse).</p>	<p>No construction impacts.</p>	<p>Short-term would include the loss of most of the existing HRPC buildings on-site. There would be no archeological impacts as the investigation did not find materials of significance.</p>	<p>Long-term and/or permanent impacts would include the loss of most of the existing HRPC buildings on-site. There would be no archeological impacts as the investigation did not find materials of significance.</p>	<p>Adaptive reuse of six (6) HRPC buildings, inclusion of historical material about the site for public education about the HRPC, integration of salvaged material in site’s redevelopment, preservation of stained glass windows and retention of decorative elements for reuse, and investigation to locate the alleged time capsules.</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.17 Hazardous Materials</b></p>	<p>Demolition phase impacts would include abatement of asbestos, lead paint, and other potentially hazardous materials in the buildings to be removed, and remediation of impacted soils.</p>	<p>No construction impacts.</p>	<p>No short-term impacts.</p>	<p>Long-term and/or permanent impacts would include the permanent removal of hazardous materials from the site (buildings and soils), and the engineered modifications to adaptively reused buildings and land to reduce or eliminate potential contaminants.</p>	<p>According to BCP regulations, a Community Air Monitoring Program would be performed during certain phases of the Project, a Site Management Plan would be developed toward completion of the clean-up along with the Final Engineering Report (NYSDEC DER-10), and a Soil Management Plan would be included to outline procedures and protocol in certain events.</p>
<p><b>3.18 Noise</b></p>	<p>Demolition phase impacts would include temporary, unavoidable adverse noise impacts (demolition equipment, traffic, potential blasting, etc.)</p>	<p>Construction phase impacts would include temporary, unavoidable adverse noise impacts (construction equipment, traffic, tools, workers, etc.).</p>	<p>Short-term impacts would include an increase in noise volumes associated with an increase in population and the change in land use compared to existing conditions, though these are not anticipated to be significant.</p>	<p>Long-term and/or permanent impacts would include an increase in noise volumes with increased population and change in land use compared to existing conditions, but is not anticipated to be significant during the operational phase.</p>	<p>The NYSDEC Noise Policy's Best Management Practices and the FHWA Noise Mitigation Techniques would be implemented (see chapter 3.18).</p>

**Table 5.1.1**

**SIGNIFICANT IMPACTS SUMMARY – IMPACTS BY REDEVELOPMENT PHASE**

Title	Demolition	Construction	Short-term	Long-term and/or Permanent	Proposed Mitigation
<p><b>3.19 Air Quality</b></p>	<p>Demolition phase impacts to air quality would include airborne particulates. These would primarily be anticipated in the demolition plan (e.g. fugitive dust emissions) and potential impacts would be prevented or mitigated to the extent practicable.</p>	<p>Construction phase impacts would include increased air emissions from traffic and construction equipment and fugitive dust generation compared to existing conditions.</p>	<p>Short-term impacts would include an increase in airborne particulates and emissions from demolition and construction activities compared to existing conditions.</p>	<p>Long-term and/or permanent impacts would include an increase in air emissions from increased on-site traffic, boilers for heating and hot water, HVAC systems, etc.</p>	<p>Dust and air quality impacts would be mitigated through watering and wetting of soil, topsoil placement in a storage area, low on-site speeds, and all roads would be upgraded with pavement and drainage after construction.</p>
<p><b>3.20 Construction</b></p>	<p>N/A</p>	<p>Construction phase impacts would include a temporary increase in construction vehicles and traffic resulting in increased air emissions, increased fugitive dust generation, changes to site grading, temporary impacts to stormwater runoff resulting from soil disturbance and increased impervious surfaces, temporary increase in noise from site work, and temporary controlled demolition activities, compared to existing conditions.</p>	<p>Short-term impacts would also include a temporary increase in construction vehicles and traffic resulting in increased air emissions, increased fugitive dust generation, changes to site grading, temporary impacts to stormwater runoff resulting from soil disturbance and increased impervious surfaces, temporary increase in noise from site work, and temporary controlled demolition activities, compared to existing conditions.</p>	<p>There would be no construction-related, long-term and/or permanent impacts as these impacts would stabilize and cease once construction is complete.</p>	<p>Traffic impacts during construction will be mitigated by requiring vehicles to use a designated route, no idling and consistent vehicle maintenance. Air quality impacts will be mitigated by implementation of construction traffic measures and minimizing fugitive dust emissions by wetting and covering. Stormwater impacts will be mitigated by compliance with an approved SWPPP.</p>



