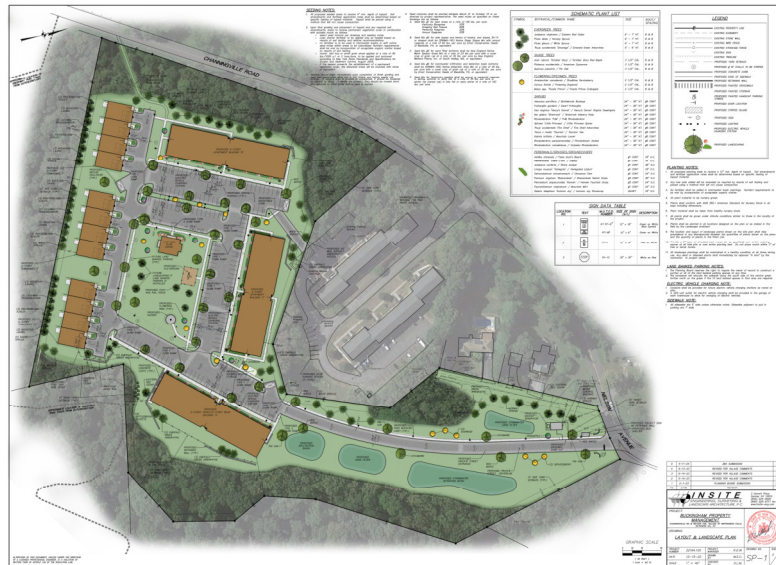


Buckingham Property

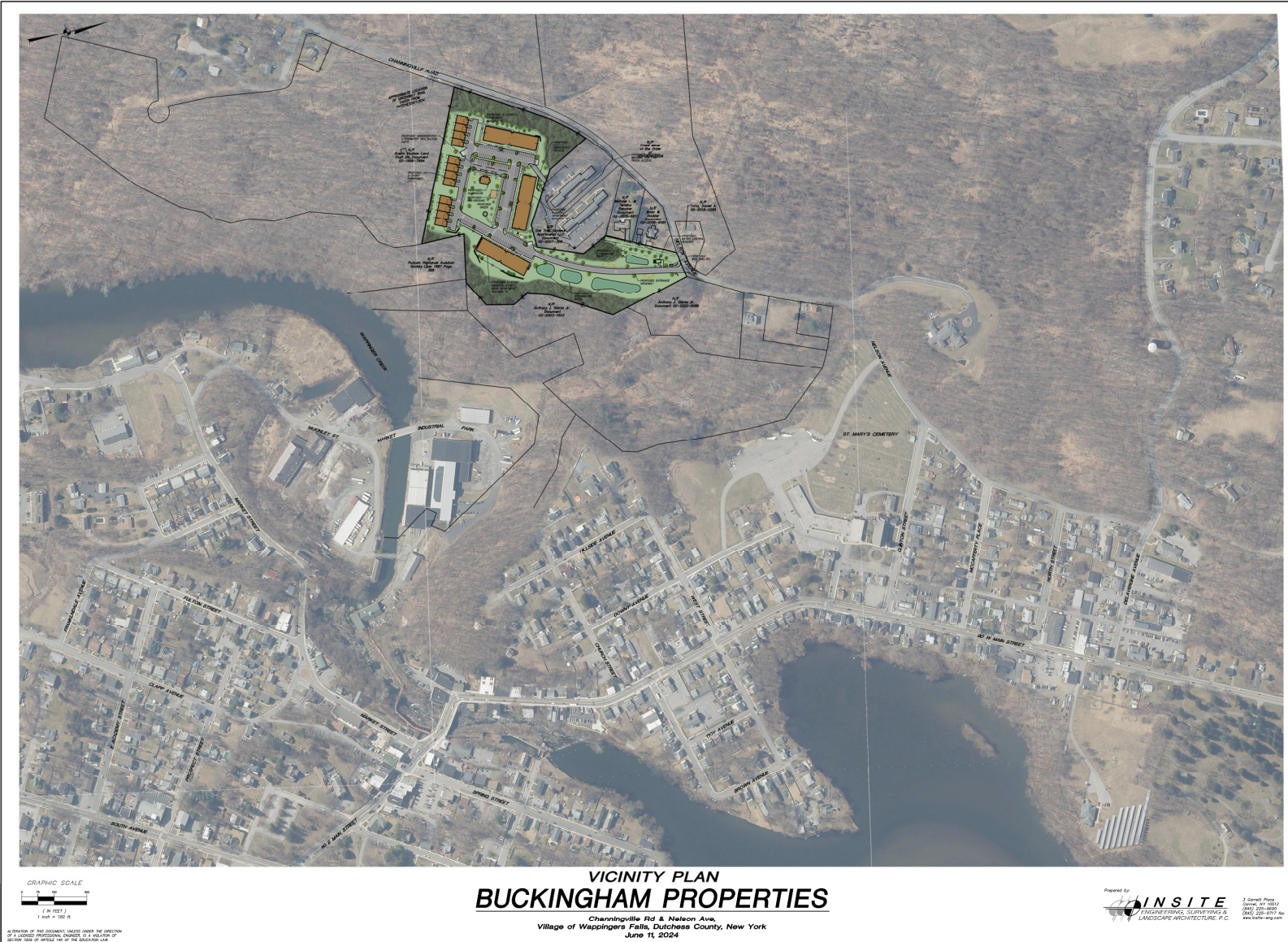
Nelson Avenue &
Channingville Road,
Wappingers Falls, New York



Introduction & Project Team

- Project Attorney
 - Berlandi, Nussbaum & Reitzas LLP
 - Dan Leary, Esq.
- Project Architect
 - Charles P. May & Associates
 - Jennifer Pepe, Project Architect
- Site Civil Engineer
 - Insite Engineering, Surveying and Landscape Architecture, P.C.
 - Richard Williams, P.E. & Eric Schlobohm, P.E.
- Environmental Consultant
 - Ecological Solutions
 - Michael Nowicki
- Visual Consultant
 - CLA Site Landscape Architecture, Engineering & Planning, PC
 - Peter Loyola, R.L.A.
- Traffic Engineer
 - Colliers Engineering and Design
 - Dr. Philip Greal, P.E.

Vicinity Plan



Overall Project History

- Initially submitted 2016 for 350 units, then reduced to 200 units
- **16** Planning Board Meetings between Nov 2017 and April 2022
- **4** Zoning Board of Appeals Meetings
- Resubmitted in 2023 with updated layout and 188 units.
 - **10** Planning Board Meetings between April 2023 and May 2024.
 - Public Hearing noticed then opened July 5, 2023
 - **7** Public Hearing Meetings
- **2** Water Board Meetings
- Tri-Municipal Sewer Board Meeting
- Informal Meeting with Dutchess County Department of Health

Recent Actions

- Redesigned and Resubmitted on February 21, 2023.
- Provided multiple layout alternatives from original plan per Planning Board request
- **A total of 13** meetings regarding project amongst various agencies since resubmittal.
- Resulted in the following changes:
 - Location of Buildings.
 - Number of units decreased from original plan of 350 to 200 to 188.
 - Added secondary emergency access at the request of the Fire Department.
 - Architecture / Finish Materials on Buildings.
 - Sewer location at the request of the village.
 - Significant reduction in amount of retaining walls and retaining wall height.
 - Townhomes broken into smaller blocks of units.
 - Parking moved interior of site.
 - Lighting moved away from property line.
 - Additional water and fire infrastructure installed.
 - Sewer connected along Channingville (per Village Highway Department & Village Engineer request).

Submitted Documents

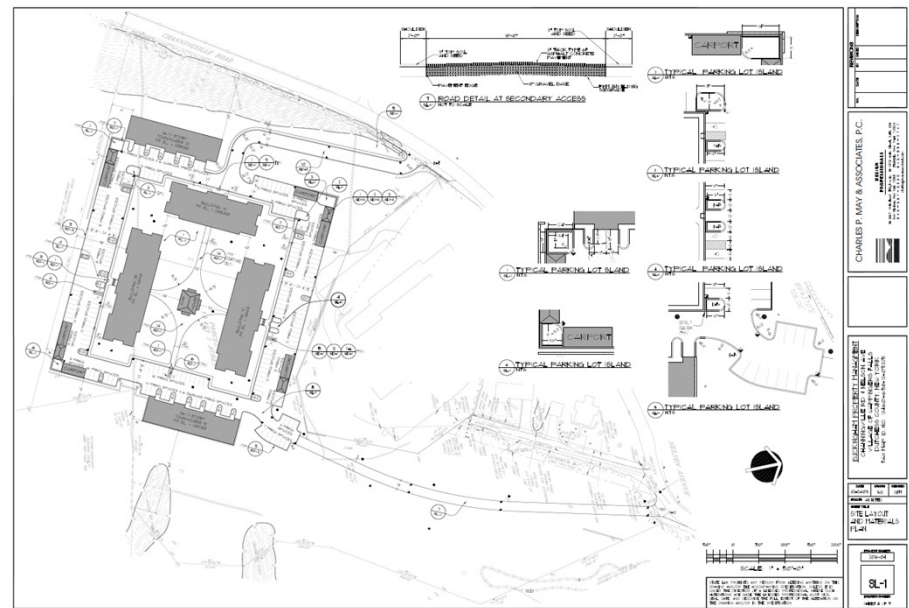
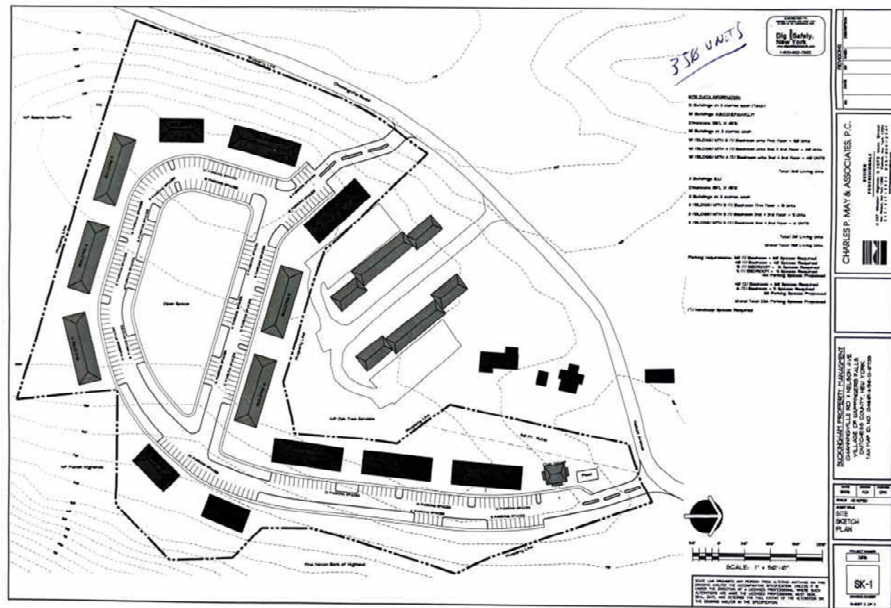
DRAWINGS SUBMITTED AND REVIEWED:

- Site Plans (16 Sheets)
- Lighting Plan
- Cut and Fill Drawing
- Vehicle Maneuvering Diagrams
- Architectural Drawings: (9 sheets)
- Visual Assessment

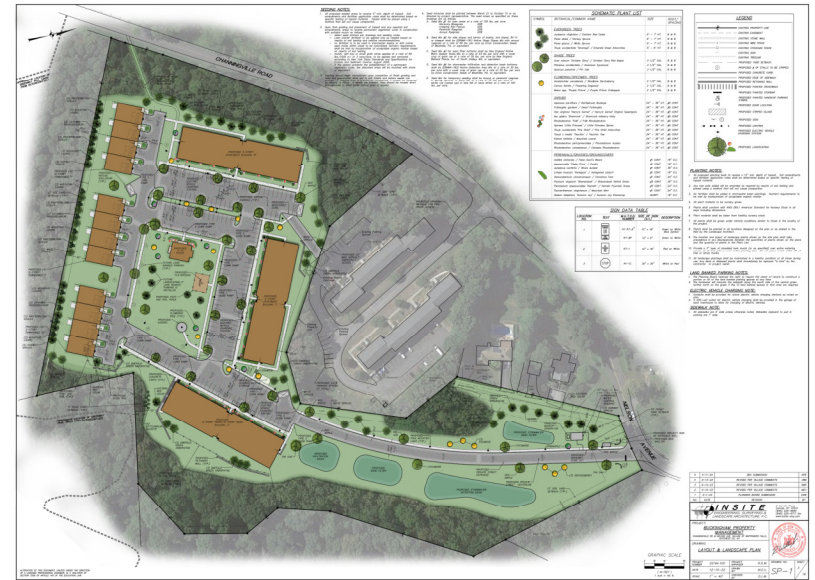
REPORTS AND DOCUMENTS SUBMITTED AND REVIEWED:

- Full Environmental Assessment Form
- Stormwater Pollution Prevention Plan
- Water Engineering Report
- Wastewater Engineering Report
- Traffic Impact Study
- Fiscal Impact Analysis
- Threatened and Endangered Species Habitat Suitability Assessment Report
- Rock Blasting and Processing prepared for Buckingham Properties
- Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey resulting in SHPO sign-off

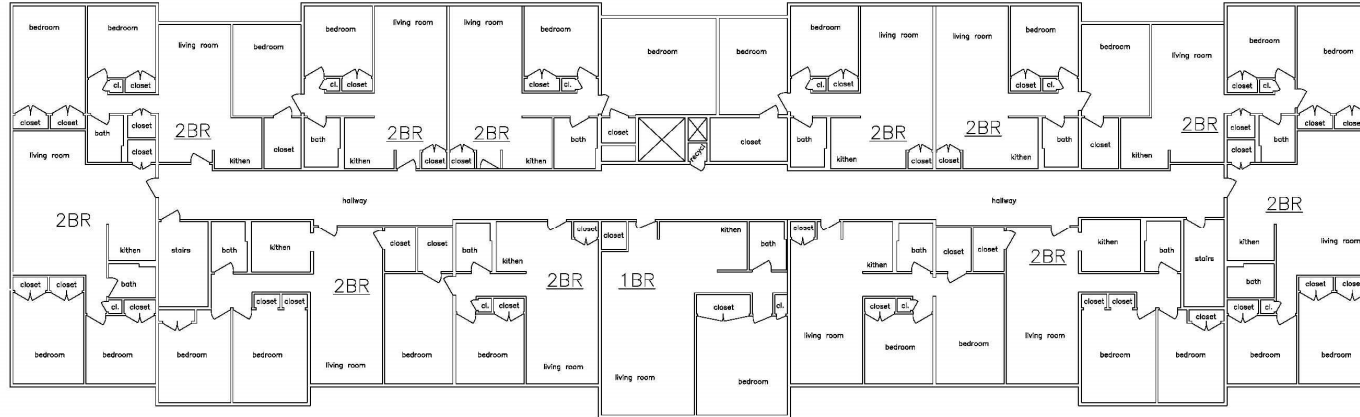
Original Site Plans – 350 Unit / 200 Unit



Layouts Provided



Original Architectural Elevations



FLOOR PLAN

SCALE: 1/8" = 1'-0"



ELEVATION PLAN

SCALE: 1/8" = 1'-0"

REVISIONS	
NO.	DATE

CHARLES P. MAY & ASSOCIATES, P.C.

ARCHITECT
PROFESSIONALS
 337 Westchester Highway • 100 West 200
 Street • New York, NY 10011-1717
 P: 212-691-1717
 www.charlesmay.com



BUCKINGHAM PROPERTIES

NELSON AVENUE
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX MAP ID. NO. 1346016180-13-01325

DATE	DRAWN	CHECKED
09-12-2016	YAN	CPM

SCALE: AS NOTED
 SHEET TITLE
 EXTERIOR
 ELEVATION &
 FLOOR PLAN

PROJECT NUMBER 2016-04
EE-1
DRAWING NUMBER
SHEET 15 OF 15

Current Architectural Elevations



1 PROPOSED APARTMENT RENDERING



MATERIALS:
ROOFING
 GAF Timberline HDZ Charcoal Laminated Architectural Roof Shingles, or equivalent.
EXTERIOR WALLS
 Bricks: Belden Brick Pace 926 MATTI, or equivalent.
PAINT
 Sherwin Williams Kilim Beige, or equivalent.

NO.	DATE	REVISIONS	BY	CHKD	DESCRIPTION

CHARLES P. MAY & ASSOCIATES, P.C.
 REGISTERED PROFESSIONALS
 1007 Rockledge Highway, 3rd Floor, Suite 300
 Westborough, MA 01581
 TEL: 508.735.3333 FAX: 508.735.3339
 www.charlesmay.com

BUCKINGHAM PROPERTIES
 NELSON AVENUE
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX MAP ID. NO. 134601-6158-13-071325

DATE	DRAWN	CHECKED
06/13/2023	SP	CPW

NOTED AS NOTED
APARTMENT RENDERING

PROJECT NUMBER
 -
A-7
 SHEET - OF -
 PRE-DESIGN DWG.

Current Architectural Elevations (Cont.)



1 PROPOSED TOWNHOUSE RENDERING
SCALE



MATERIALS:
ROOFING
 GAF Timberline HDZ Charcoal Laminated Architectural Roof Shingles, or equivalent.
EXTERIOR WALLS
 Brick: Belden Brick Face 920 936 MATT, or equivalent.
PAINT
 Sherwin Williams Kilim Boige, or equivalent

NO.	DATE	BY	REVISIONS	DESCRIPTION

CHARLES P. MAY & ASSOCIATES, P.C.
 ARCHITECTS
 1000 WASHINGTON AVENUE, SUITE 200
 WAPPINGERS FALLS, NEW YORK 11989
 TEL: 609.441.1171
 FAX: 609.441.1172
 WWW.CHARLES-P.MAY.COM

BUCKINGHAM PROPERTIES
 NELSON AVENUE
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX MAP ID. NO. 134601-6158-13-071325

DATE	DRAWN	CHECKED
06/13/2023	SP	DM

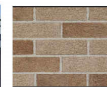
SCALE: AS NOTED
 SHEET TITLE
TOWNHOUSE RENDERING

PROJECT NUMBER
 SHEET - OF -
A-9
 SHEET - OF -
 PRE-DESIGN DWG.

Current Architectural Elevations (Cont.)



1 PROPOSED CLUBHOUSE RENDERING
2018.04



MATERIALS:
ROOFING
 GAF Timberline HDZ Charcoal Laminated Architectural Roof Shingles, or equivalent.
 CMG steel coil in Market Gray, or equivalent.
EXTERIOR WALLS
 Brick: Belden Brick Face 920-926 MATT, or equivalent.
PAINT
 Sherwin Williams Killim Reige, or equivalent.

NO.	DATE	BY	FOR	DESCRIPTION

CHARLES P. MAY & ASSOCIATES, P.C.
 DESIGN PROFESSIONALS
 637 Westside Highway, 10th Floor, Suite 200
 8400 17th Avenue, Suite 200
 8400 17th Avenue, Suite 200
 8400 17th Avenue, Suite 200

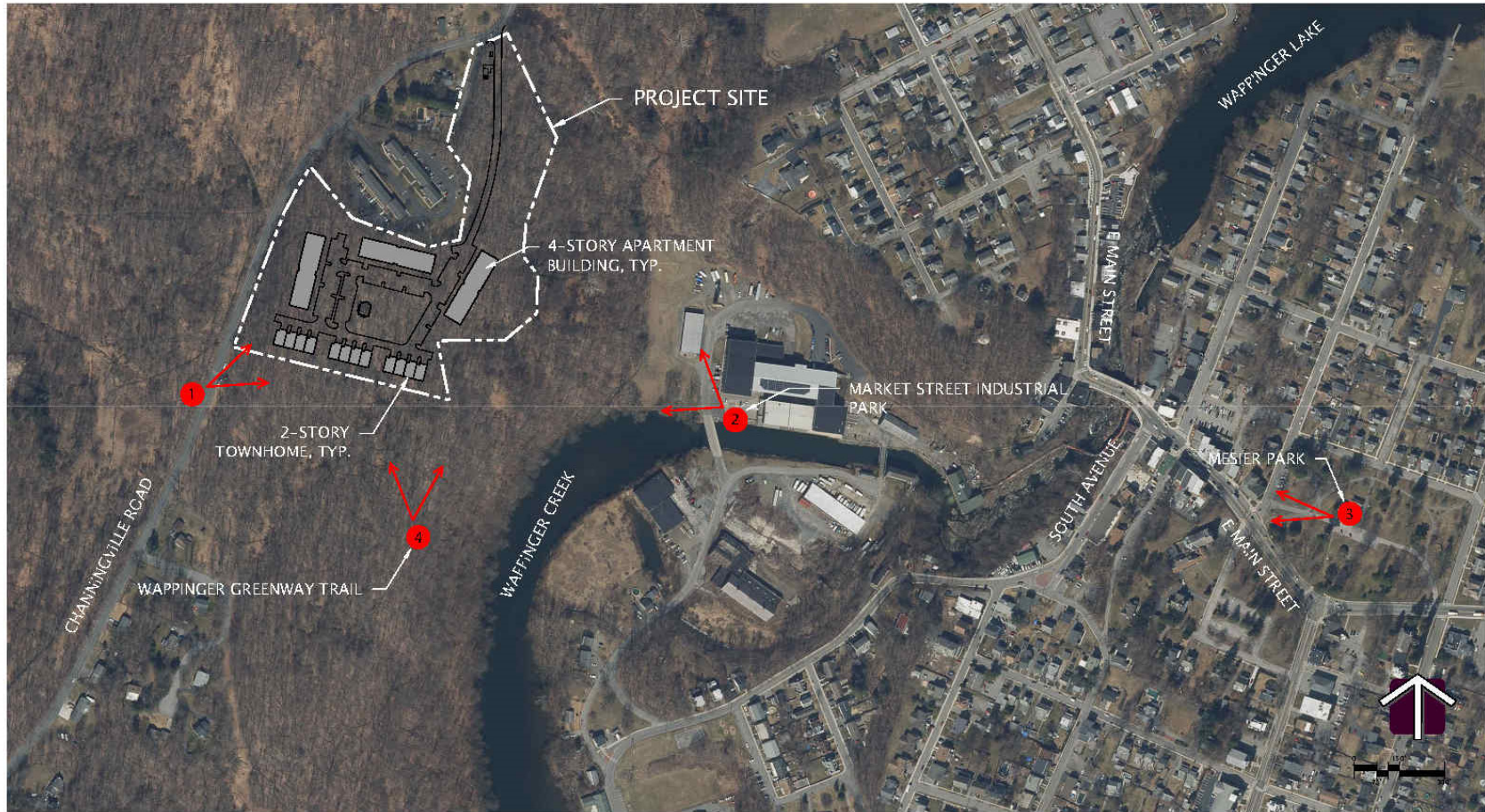
BUCKINGHAM PROPERTIES
 NELSON AVENUE
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX MAP ID. NO. 134601-0158-13-071325

DATE	DRAWN BY	CHECKED BY
08/13/2023		

WOULD BE NOTED
 SHEET TITLE
 CLUBHOUSE RENDERING

PROJECT NUMBER
 A-8
 DRAWING NUMBER
 SHEET - OF -
 PRE-DESIGN DWG.

Visual Analysis



CLASite
58 Church Street, Suite 200
Saratoga Springs,
New York 12866
Phone: 518.584.8661
www.cla.site.com
LANDSCAPE ARCHITECTURE ■ ENGINEERING ■ PLANNING, P.C.
Designs that Build

Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-05-26

Photo Location Map
FIGURE 1

Visual Analysis



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
Existing Photo
Photo 1



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
3D Model Overlay
Photo 1



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01

Photo Edit
Photo 1



Visual Analysis (Cont.)



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
Existing Photo
Photo 2



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
3D Model Overlay
Photo 2



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01

Photo Edit
Photo 2



Visual Analysis



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
Existing Photo
Photo 3



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
3D Model Overlay
Photo 3



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01

Photo Edit
Photo 3



Visual Analysis



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
Existing Photo
Photo 4



Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01
3D Model Overlay
Photo 4



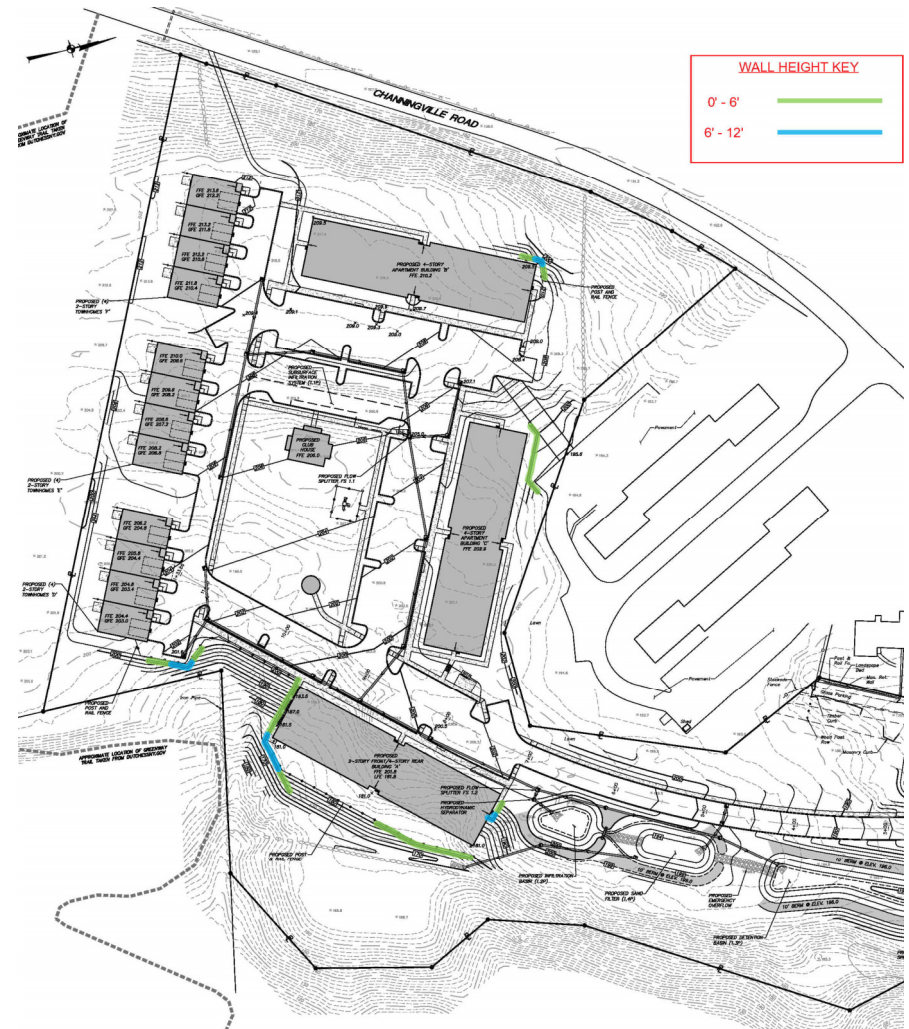
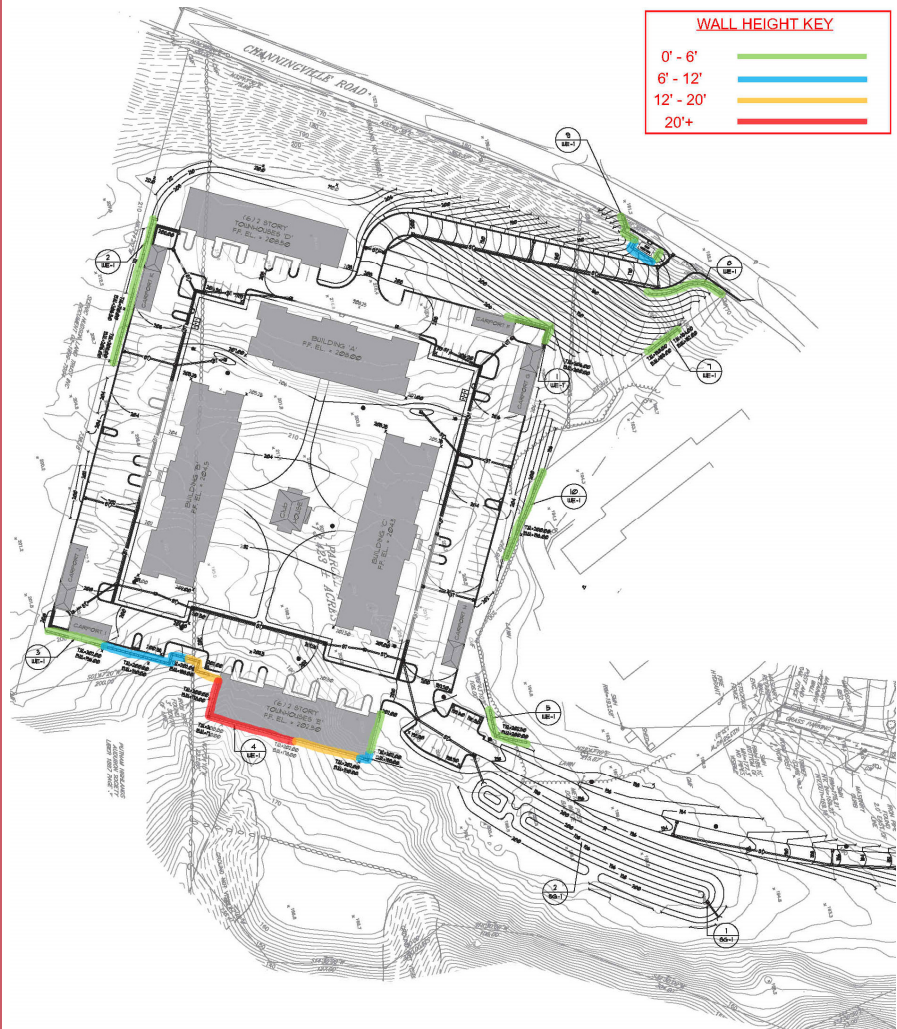
Buckingham Property Management
Visual Assessment
Village of Wappingers Falls
Dutchess County, New York

2023-06-01

Photo Edit
Photo 4

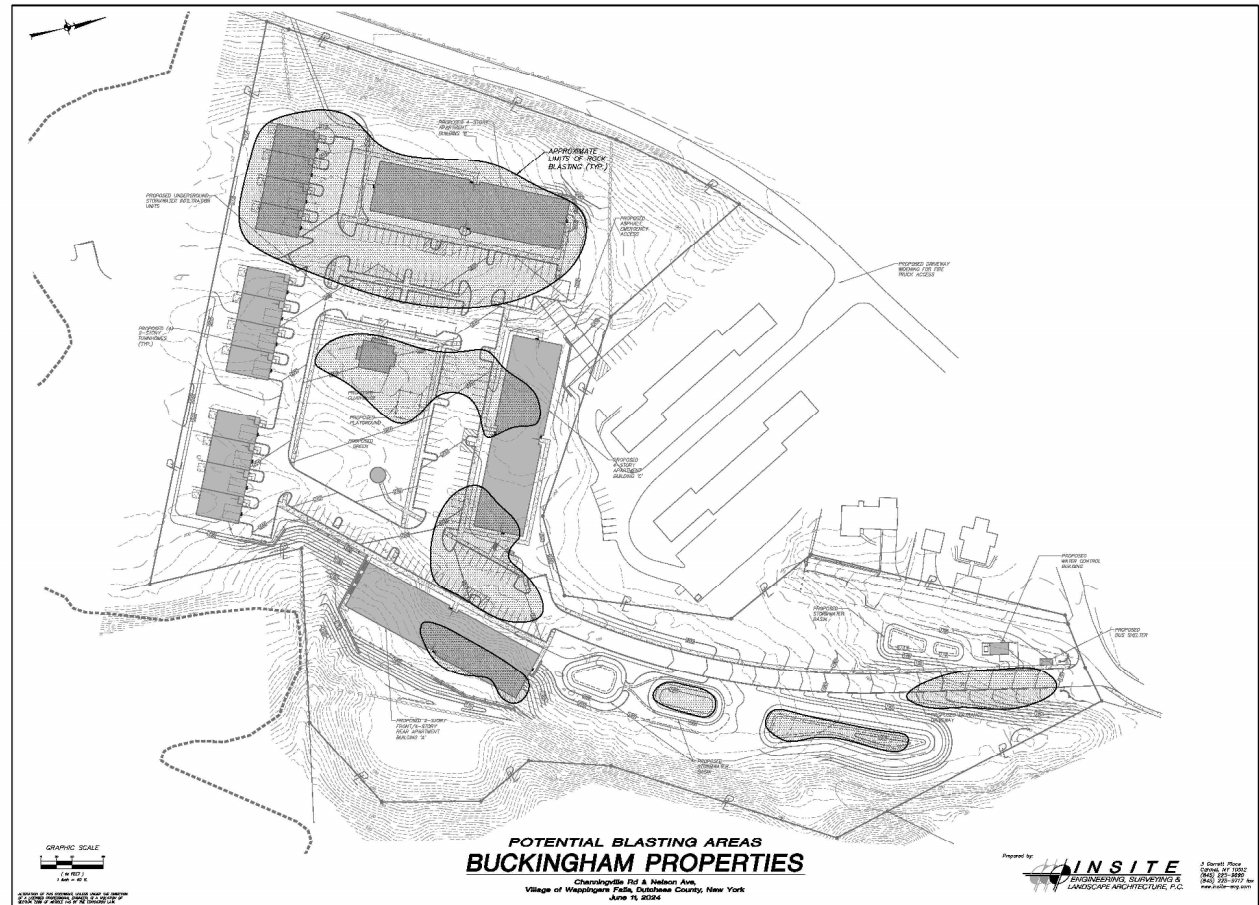


Site Retaining Walls



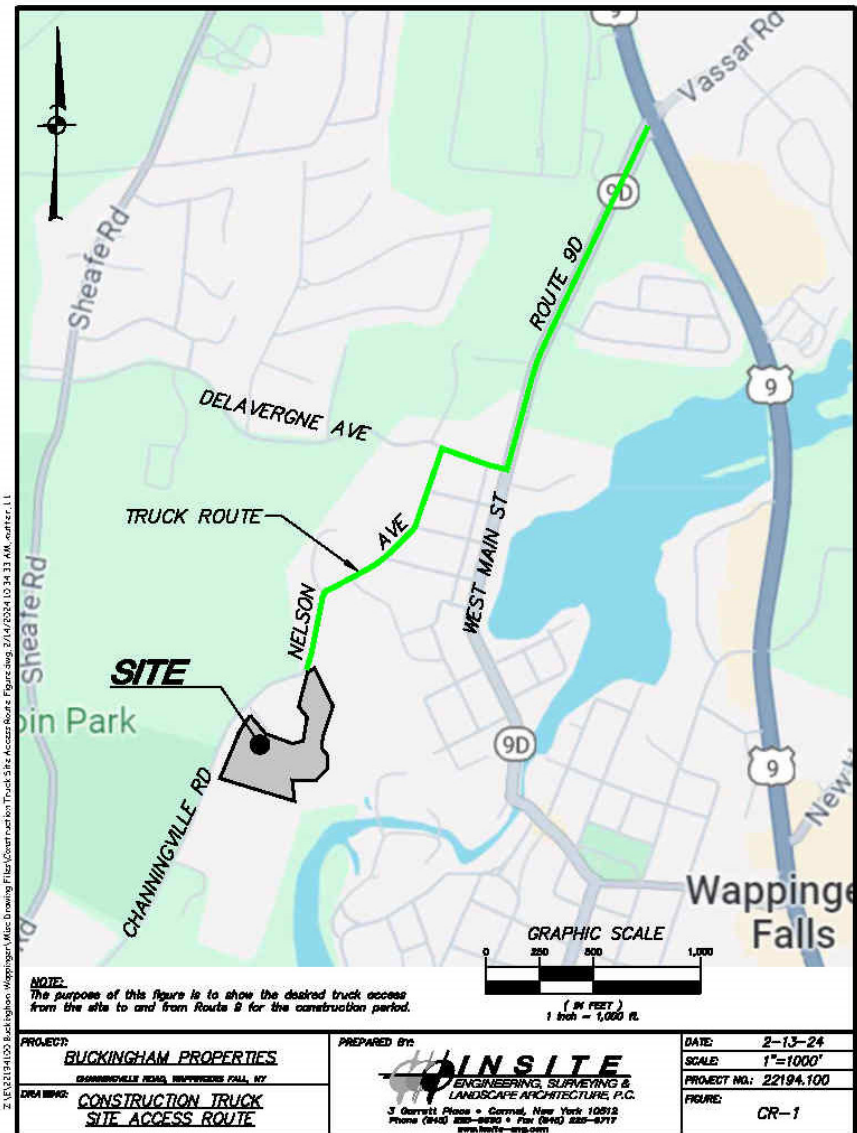
Blasting

- New York State Code
- US Bureau of Mines Report (8507)
- NFPA 495
- Will comply with applicable portions of Village Code
- Between 10,000 cubic yards and 15,000 cubic yards
- 84 business days of drilling and blasting
- 30 business days of processing
- 90 total business days
- Pre-blast survey



Construction Vehicle Traffic Restrictions

- Avoid Village Streets as much as possible
- Requested by Planning Board
- Section 143-49 of Village Code 7,500 lb. weight limit.
 - Exception for pickup and delivery of materials on such streets as Nelson Avenue.



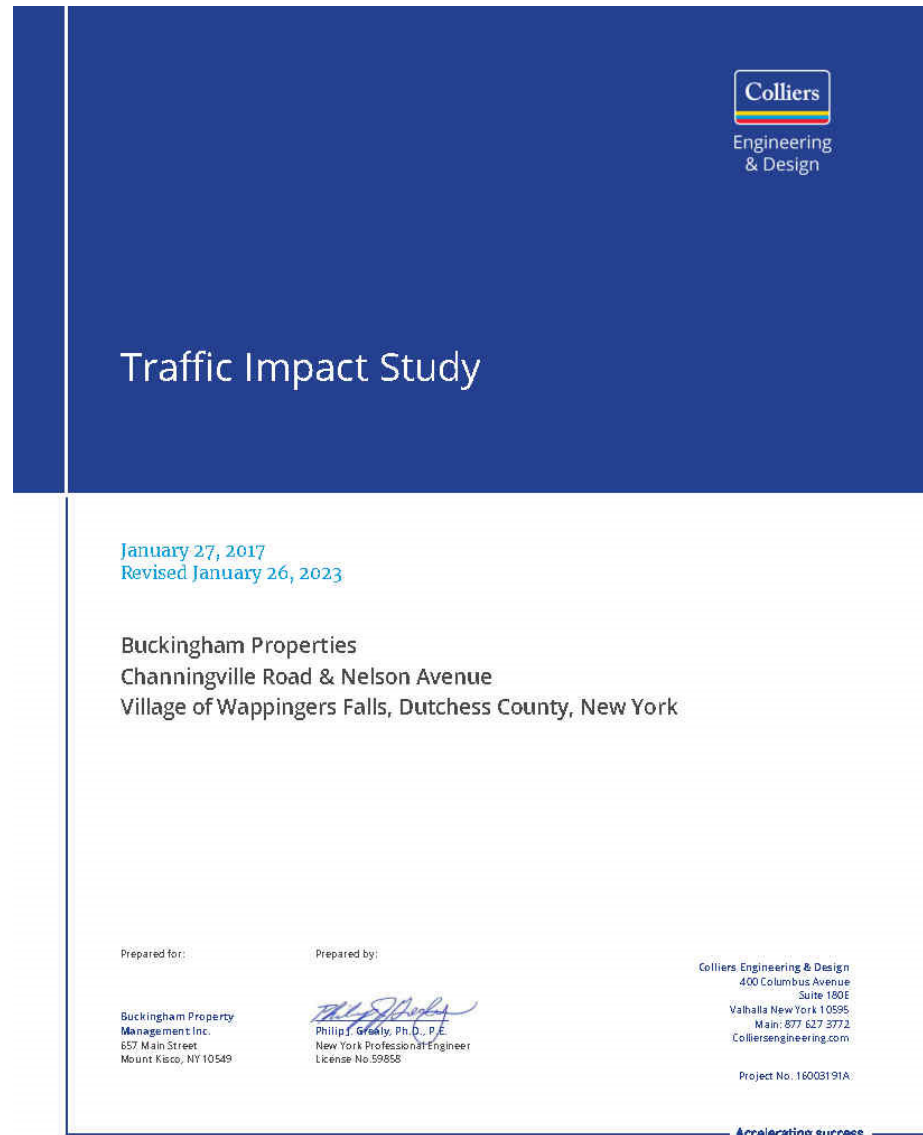
Traffic Impact Study

Submitted January 27, 2017

Revised April 6, 2017

Revised January 26, 2023

- 4 key intersections studied.
- Acceptable change in level of service for proposed condition.



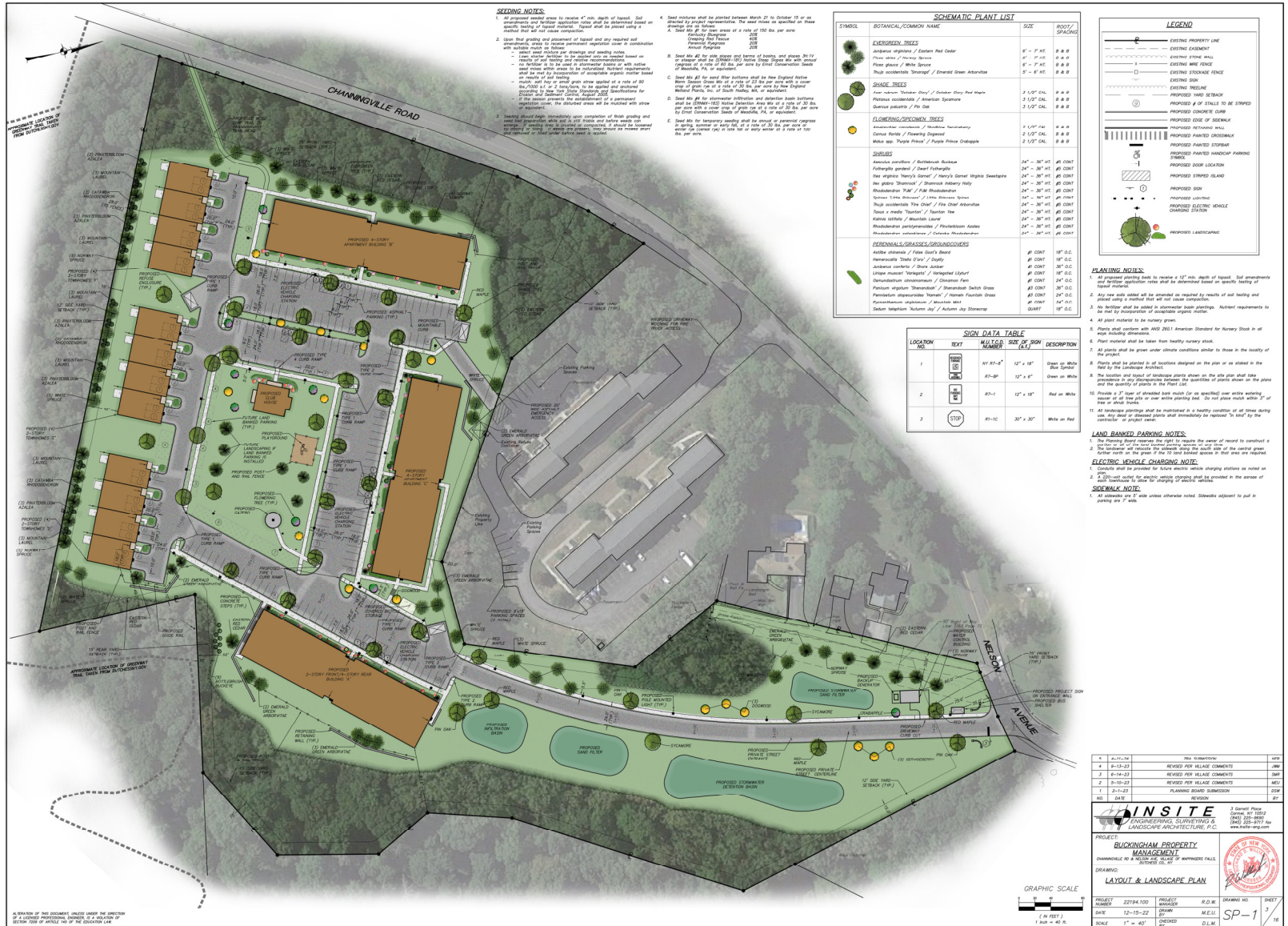
Threatened and Endangered Species & Habitat Suitability Assessment Report

- Four site surveys visits between 2016 to 2023
- The proposed project will not have significant impact on general populations of birds and mammals since birds are migratory and the mammal species are well adapted to human presence.
- Indiana bat and Northern long-eared bat
 - Tree Clearing Between October 1 to March 31
 - Lighting design to minimize light pollution.
- Bald eagle
 - The bald eagle nest is greater than required separation from project as confirmed by NYSDEC.
- Pied-billed Grebe
 - There is no appropriate habitat that will be impacted on the site.

Fiscal Impact Analysis

- Project generated municipal and school revenues of approximately \$1,454,297 annually.
- Increase tax revenue to the School District by approximately \$864,340.
- Project results in a net benefit to school district (*after covering costs*) of approximately \$531,439 annually.
- Project-generated annual revenues to the Village of approximately \$441,733 annually.
- Project-generated annual revenues to Dutchess County of approximately \$93,477 annually.
- Local retail spending by new residents anticipated to exceed \$5.0 million annually.
- The development would generate approximately 150 full time equivalent jobs in the various construction trades associated with this project.
- Anticipated number of school age children estimated & verified using:
 - Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers, 2006
 - Rutgers University Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy 'Who Lives in New Jersey Housing?', 2018
 - Spoke to Assistant Superintendent for Administration and Information Daren Lolkema, April 19, 2024, who found multipliers reasonable
- Anticipated 24 school age children to be generated by project.
- Peak enrollment 12,504 in 2006/2007, Current enrollment 10,420 in 2023/2024.

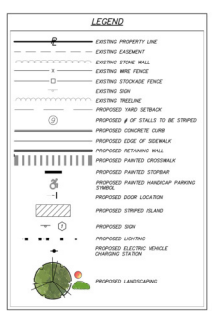
Current Site Plan



- SEEDING NOTES:**
1. All seed mixtures shall be applied between March 21 to October 31 or as directed by a certified professional. The seed mixture shall be specified on the drawing.
 2. Seed mixtures shall be applied between March 21 to October 31 or as directed by a certified professional. The seed mixture shall be specified on the drawing.
 3. Seed mixtures shall be applied between March 21 to October 31 or as directed by a certified professional. The seed mixture shall be specified on the drawing.
 4. Seed mixtures shall be applied between March 21 to October 31 or as directed by a certified professional. The seed mixture shall be specified on the drawing.

SCHEMATIC PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
	EVERGREEN TREES Juniperus horizontalis / Eastern Blue Cedar Thuja occidentalis / American Arborvitae Taxus canadensis / Eastern White Pine	6" - 7" Ht. 8" - 7" Ht. 8" - 7" Ht.	# # # # # # # # #
	SHRUBS Rosa rugosa / Old Blended Rose Forsythia intermedia / European Forsythia Viburnum acerifolium / American Viburnum	2 1/2' CAL. 2 1/2' CAL. 2 1/2' CAL.	# # # # # # # # #
	FLOWERING PERENNIALS Rudbeckia hirta / Black-eyed Susan Coneflower Canna lily	1 1/2' CAL. 1 1/2' CAL. 1 1/2' CAL.	# # # # # # # # #
	ANNUALS Petunia Impatiens Verbena Lupinus	24" - 36" Ht. 24" - 36" Ht. 24" - 36" Ht. 24" - 36" Ht.	# # CONT. # # CONT. # # CONT. # # CONT.
	PERENNIAL GRASSES/GROUNDCOVERS Festuca Poa Carex Sedum Thymus Phlox Lupinus Verbena Lupinus	# CONT. # CONT. # CONT. # CONT. # CONT. # CONT. # CONT. # CONT. # CONT. # CONT.	O.C. O.C. O.C. O.C. O.C. O.C. O.C. O.C. O.C. O.C.



SIGN DATA TABLE

LOCATION	TEXT	MESSAGE	SIZE	TEXT COLOR	DESCRIPTION
1	NO PARKING	NO PARKING	12" x 18"	White on Red	NO PARKING
2	NO PARKING	NO PARKING	12" x 18"	White on Red	NO PARKING
3	STOP	STOP	30" x 30"	White on Red	STOP

- PLANNING NOTES:**
1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on periodic testing of soil.
 2. Any new soils added shall be amended as required by results of soil testing and shall comply with all local codes.
 3. No fertilizer shall be added in otherwise best practices. Nutrient requirements to be met by application of composted organic matter.
 4. All plants shall be to nursery grade.
 5. Plants shall conform with ANSI Z603.1 American Standard for Nursery Stock in all major dimensions.
 6. Plant material shall be taken from healthy nursery stock.
 7. All plants shall be planted under suitable conditions under or above the healthy of the plant.
 8. The location and depth of subsurface plants shall be indicated on the plan and as noted in the notes.
 9. The location and depth of subsurface plants shall be indicated on the plan and as noted in the notes.
 10. Provide a 2" layer of gravel base under (or as specified) over entire walking surface of all paths or new existing parking area. To not place more than 2" of gravel in any one place.
 11. All necessary drainage shall be maintained in a healthy condition at all times during the life of the project.
- LAND RAMPED PARKING NOTES:**
1. The location and depth of subsurface plants shall be indicated on the plan and as noted in the notes.
 2. The location and depth of subsurface plants shall be indicated on the plan and as noted in the notes.
- ELECTRIC VEHICLE CHARGING NOTE:**
1. Provide a 2" layer of gravel base under (or as specified) over entire walking surface of all paths or new existing parking area. To not place more than 2" of gravel in any one place.
- SIDWALK NOTE:**
1. All sidewalks shall be 48" wide unless otherwise noted. Sidewalks adjacent to curb in parking area 2' wide.

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 South Pike
CUMMINGSVILLE, NC 28729
(704) 235-4600
FAX: (704) 235-4600
www.insite-nc.com

PROJECT: BUCKINGHAM PROPERTY MANAGEMENT
DRAWING: LAYOUT & LANDSCAPE PLAN

DATE: 12-15-22
SCALE: 1" = 40'

DRAWN BY: SP-1
CHECKED BY: [Signature]