

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Village of Wappingers Falls**

Referring Agency: **Planning Board**

Tax Parcel Number(s): **0713250000**

Project Name: **Buckingham Properties Amended Site Plan**

Applicant: **BUCKINGHAM PROPERTIES**

Address of Property: **Nelson Ave, V. Wappingers Falls, NY 12590**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☒ State Property (with recreation area or public building)
- ☒ County Property (with recreation area or public building)
- ☒ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Jiava, Lori**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☐ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☒ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 7/18/2025	Notes:	☒ Major Project	
Date Received: 7/18/2025		Referral #: ZR25-185	
Date Requested:			
Date Required: 8/18/2025	☐ Also mailed hard copy	Reviewer: <i>Emily S. Dozier</i>	
Date Transmitted: 8/5/2025			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

August 5, 2025

To: Planning Board, Village of Wappingers Falls
Re: **ZR25-185, Buckingham Properties Amended Site Plan**
Lot: 071325, Nelson Ave

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant seeks amended site plan approval to construct 188 units in three apartment buildings (176 units) and three townhouse buildings (12 units). The proposed development also includes a central green with a clubhouse and gazebo, as well as site lighting, landscaping, and parking.

COMMENTS

We reviewed a previous version of this site plan in 2023 (ZR23-170) and supported the project overall, given the need for housing options and the site's proximity to the village center. We suggested altering the layout so the apartments front the green (vs the parking), providing a playground, extending the sidewalk along Nelson Ave, connecting to the Greenway Trail, and providing EV charging stations and bicycle parking.

Since then, the layout has not changed, but a playground, sidewalk extension, trail connection, EV charging stations, and bicycle parking have been added. We continue to support this project, and offer the following comments:

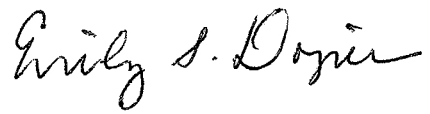
- **Entrance drive:** The driveway is proposed as two 12-foot lanes with a 6-foot-wide flush Belgium block median. We understand that the applicant worked with the Village Engineer and Fire Department on this design solution. We appreciate the addition of the median, which will visually narrow the road. However, if possible, we suggest 11-foot lanes, which would reduce speeds and impervious surface. A school bus can navigate 11-foot lanes. Larger vehicles such as fire trucks can use the flush median if needed.
- **Bike parking:** A loop bike rack is shown on sheet D-2. We recommend instead using a series of 'Inverted U' racks, as these are much easier to use and more functional. See the Dutchess County Transportation Council's bicycle parking guidance at www.dutchessny.gov/BikeParking. In addition, we encourage the applicant to consider options for the sheltered bike parking that are user-friendly and intuitive-- the type shown on sheet AD-1 may be challenging for some people to use.
- **Channingville Rd connection:** The trail connection to Channingville Road would not be usable for people on bicycles, as it is proposed to be wood chips. A compacted stone dust surface (or paved connection) would enable bicyclists to access Channingville Road and connect to the train station or village center.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By

A handwritten signature in black ink, reading "Emily S. Dozier". The signature is written in a cursive, flowing style.

Emily S. Dozier, AICP, Senior Planner



FOUR CORNERS
PLANNING

45 Montgomery Street
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845.757.1017
greig@hvc.rr.com

Innovative Planning
for Traditional Towns

To: Thomas E. Morris Jr. Chair
Village of Wappingers Falls Planning Board

From: Michèle R. Greig, AICP

Date: September 3, 2025

Subject: Buckingham Properties

For the referenced project, we have reviewed the following materials:

Site Plan entitled “Buckingham Property Management” prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.:

- Sheets OP-1, EX-1, SP-1.1, SP-1.2, SP-2 to SP-4, PR-1, and D-1 to D-5 dated December 15, 2022 and last revised August 14, 2025
- Sheet SP-5 dated February 17, 2024 and last revised August 14, 2025
- Sheet LP-1 dated February 1, 2023 and last revised August 14, 2025
- Sheets PR-2 and PR-3 dated June 12, 2025 and last revised August 14, 2025
- Sheet VM-1 dated August 22, 2023 and last revised August 14, 2025
- Sheet D-6 dated February 1, 2023 and last revised August 14, 2025
- Sheet D-7 dated August 14, 2025

Architectural Drawings entitled “Buckingham Properties” prepared by Charles P. May and Associates, P.C. (Sheets CS-1, A-1 to A-12, and AD-1) dated August 14, 2025.

Correspondence from the applicant’s representative, Insite Engineering dated August 14, 2025.

We offer the following comments for the Planning Board’s consideration. New comments are shown in ***bold italic*** beneath those from our previous memo. Additional comments may be provided as further materials are submitted for review.

1. **Trails.** The Planning Board should review the location of the proposed connection to the Greenway Trail near Building A.

Comment addressed.

2. **Access.** The Planning Board should discuss the design of the Belgian block median, which is proposed to be flush rather than slightly elevated.

The applicant is amenable to either alternative.

3. **Sidewalk.**

- (a) The Village Highway Superintendent has confirmed that there is sufficient right-of-way for the proposed sidewalk extension along Nelson Avenue. The Planning Board should discuss who will be responsible for removing snow from the sidewalk.

The applicant expresses concern regarding liability for maintenance of the sidewalk.

- (b) The applicant proposes a crosswalk in lieu of the previously recommended on-site sidewalk extension across the access drive to the proposed Nelson Avenue sidewalk. The Planning Board should discuss whether the crosswalk provides adequate pedestrian connectivity.

The crosswalk has been shifted further into the site and the sidewalk has been extended.

4. **Parking.**

- (a) The Planning Board should review the location of the proposed electric vehicle charging stations and the four future charging stations for which conduit is to be installed.

Comment addressed.

- (b) The Planning Board should review the proposed location of the short-term, uncovered bicycle racks.

Comment addressed.

- (c) The applicant should clarify the meaning of the numbers associated with the land-banked parking spaces.

Comment addressed.

5. **Landscaping.**

- (a) The landscape plan proposes 44 White Spruce trees. To enhance visual interest and reduce susceptibility to disease, the Planning Board may wish to consider substituting some White Spruce with Blue Spruce.

Comment addressed. (Seventeen White Spruce have been replaced with Blue Spruce.)

- (b) The plant labeled “LM” on the should be identified in the plant list.

Comment addressed.

- (c) Three arborvitae are proposed within the central green to screen potential future land-banked parking. The Planning Board should decide whether they should be installed at this time.

Arborvitae has been removed from the plans, and additional landscaping of the green has been proposed for the Planning Board's review.

- (d) Given the extent of site development, the Planning Board should discuss the feasibility of preserving any existing large specimen trees within the central green.

Comment addressed.

6. Lighting.

- (a) For construction inspection purposes, the sample ordering information for each lighting fixture should be replaced with actual fixture order numbers specifying BUG rating, lumens, color temperature, CRI, and other relevant specifications.

Comment addressed.

- (b) A manufacturer's cut sheet for the proposed ceiling-mounted balcony fixture must be provided. The fixture shall be flush-mounted or recessed, as required.

The applicant shall verify that the fixture is flush-mounted or recessed.

- (c) Lighting levels on the balconies are extremely high (up to 22.7 footcandles) and should be reduced.

The applicant shall provide average lighting levels for the balconies.

- (d) The proposed lighting fixtures for the clubhouse, water pump booster building, and the site entrance sign on the stone wall shall all be identified on Sheet LP-1.

The proposed lighting fixture for the site entrance sign shall be provided. The applicant shall also verify whether both stone walls will be illuminated, even though a sign is proposed on only one wall.

7. Signage Details.

- (a) The applicant should indicate where on the Site Plan the note appears stating that the site entrance sign on the stone wall shall not exceed five square feet in area.

Comment addressed.

- (b) Only one freestanding sign is permitted in the RMU District. The applicant should confirm that only one site entrance sign is proposed.

Comment addressed.

- (c) Directional signs are proposed within the site to guide visitors to specific buildings. The Planning Board may approve directional signs, which are

permitted to be a maximum of two (2) square feet in areas and five (5) feet in height. The Sign Data Table on Sheet SP-1 should be revised accordingly.

Sign height has been addressed. However, the footnote to the Sign Data Table on Sheet SP-1.1 is unclear, as it does not appear that it should apply to sign locations 8 to 11. This should be clarified.

- (d) The architectural drawings propose wall-mounted signs identifying individual multifamily buildings at 12 square feet in size, and a clubhouse sign at 10 square feet. The Planning Board should discuss the size and placement of these building identification signs.

Building identification signs are included on the revised elevations for the Planning Board's review.

- 8. **Bus Shelter.** The Planning Board should review the drawing of the proposed bus shelter provided on Sheet AD-1 of the architectural drawings.

Comment addressed.

- 9. **Mail Delivery.**

- (a) The applicant has stated that the Postmaster indicated mail may be delivered to a centralized location within the site. The applicant proposes outdoor mailboxes in the northwest corner of the central green, and a detail is provided on Sheet AD-1 of the architectural drawings. A mailroom is also shown in the clubhouse on Sheet A-6.

The applicant has revised Sheet SP-1.2 to show the location, layout, and landscaping of the proposed mail delivery area. A sidewalk has been added to connect this area to the clubhouse. The applicant shall clarify whether the "room with exterior door" for package deliveries is located within the clubhouse, and if so, add a corresponding note to the plans. At its July 10, 2025 meeting, the Planning Board requested an elevation showing the mailbox area, including all mailboxes and landscaping.

- (b) The Planning Board should discuss the preferred location for mail delivery. The applicant should provide written confirmation from the Postmaster regarding the final delivery arrangement.

Once the Planning Board has finalized the preferred mail delivery arrangement, the applicant shall provide written confirmation from the Postmaster verifying approval of the arrangement shown on the Site Plan.

- 10. **Refuse Enclosure.** The materials and colors of the proposed fence for the refuse enclosure should be specified. Section 151-68J of the Zoning Law requires that refuse enclosures be fully enclosed on three sides with a solid fence or wall made of durable materials, include solid gates, and be designed to be architecturally compatible with the principal structure(s), using similar or complementary materials and colors.

Bollards have been incorporated within the refuse enclosure. The applicant will provide samples of refuse enclosure materials and colors for review.

11. Recreational Amenities and Fee.

- (a) The clubhouse is proposed to include four elliptical machines, four treadmills, two rowing machines, and one free weight station.

The applicant's memo does not reference four elliptical machines, although these are still shown on the clubhouse floor plan. This discrepancy shall be clarified.

- (b) The applicant should provide details of the proposed playground equipment to assist the Planning Board in evaluating the adequacy of on-site recreational amenities, whether an offset to the recreation fee is warranted, and the amount of such offset.

Details of all proposed recreational amenities shall be provided so the Planning Board can determine whether, and to what extent, an offset to the recreation fee is warranted.

12. Water Pump Booster Building. A detail of the proposed water pump booster building is shown on Sheet AD-2 of the architectural drawings for Planning Board review.

The exterior finish of the water pump booster building has been revised to brick to match the other buildings on site, per the Planning Board's preference.

13. Variances. The Zoning Board of Appeals granted the necessary area variances for the project on condition that the Planning Board assess:

- (a) The feasibility of providing a pull-off or turnaround area near the bus shelter to address concerns about parents dropping off and picking up children and waiting in parked vehicles.

A pull-off area has been added adjacent to the water pump building; the Planning Board should review its location and landscaping. The plant species labelled "MA" is not listed in the plant legend and shall be identified.

- (b) The feasibility of incorporating traffic calming measures (e.g., speed bumps, stop signs) to address concerns about speeding traffic entering Nelson Avenue.

Comment addressed.

- (c) Anticipated noise levels generated by the water pump building and back-up generator, and measures to reduce noise.

Sound attenuation measures are proposed for the booster pumps and back-up generator for the Planning Board's review.

14. Oak Tree Gardens. The Code Enforcement Officer will notify Oak Tree Gardens that, to retain their refuse enclosure and parking spaces located on the Buckingham

property, they must obtain an easement from Buckingham Properties. If an easement is not granted, they will be required to submit an amended Site Plan application to relocate these features on their own parcel.

Pending.

15. **Architectural Notes.** The following notes should be added to Sheet CS-1 of the architectural drawings:

- (a) A reference note directing to Sheet LP-1 of the Site Plan for final lighting fixture specifications.
- (b) A note stating that any deviation from the approved exterior materials, finishes, colors, architectural details, or fenestration requires prior approval from the Planning Board.

Comments addressed.

16. **Plan Notes.** The Traffic Improvement Notes on Sheet OP-1 shall be revised for consistency with the Negative Declaration.

Comments addressed.

17. **239-m Review.** The Site Plan has been re-referred to the Dutchess County Department on Planning and Development due to changes in site access.

Dutchess County Planning submitted a review dated August 5, 2025. The Planning Board should review and consider all comments provided by the County, including those contained in its June 30, 2023 review.

cc: Todd W. Atkinson, P.E., J. Robert Folchetti & Associates, LLC
Lisa Cobb, Esq., Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb

Dutchess County Department of Planning and Development

Fax Info Only	To V/Wappingers Falls	Date 6/30/23	#pgs 3
	Co./Dept. Pl. Board	From Dutchess County Planning	
	Fax # 296-0379	Phone # 486-3600	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Village of Wappingers Falls**

Referring Agency: **Planning Board**

Tax Parcel Number(s): **0713250000**

Project Name: **Buckingham Properties**

Applicant: **Alford Equities LLC**

Address of Property: **Nelson Ave, V. Wappingers Falls, NY 12590**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☒ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **7/5/2023**

Entered By: **Perez, Mercedes**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☒ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **6/7/2023**

Date Received: **6/7/2023**

Date Requested: **7/5/2023**

Date Required: **7/6/2023**

Date Transmitted: **6/30/2023**

Notes:

☐ Also mailed hard copy

☒ Major Project

Referral #: **ZR23-170**

Reviewer:

Emily S. Dwyer

Date Printed: 6/30/2023



COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

June 30, 2023

To: Planning Board, Village of Wappingers Falls
Re: **ZR23-170, Buckingham Properties**
Lot: 071325, Channingville Rd and Nelson Ave

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval to construct 188 units in three apartment buildings (176 units) and three townhouse buildings (12 units). The proposed development also includes a central green with a clubhouse and gazebo, as well as site lighting, landscaping, parking, and signage.

COMMENTS

We reviewed an earlier version of this proposal in 2018, which included 200 apartments in four four-story buildings facing a central green, with parking on the exterior and the clubhouse off the entrance roadway. Since then, the site plan has changed, the unit count has decreased slightly and some of the unit types have changed.

The County Planning Department supports the development of apartments and townhomes, which will make a variety of housing types and sizes available, providing some relief to the ongoing tight housing market. The clustered nature of the proposed development and its proximity to the Village core (less than a half-mile walk) have environmental benefits compared to a more sprawling layout or remote location. In addition, we are not concerned about the views of this project.

Site Design and Architecture:

- The three apartment buildings are separated from the central green by parking. We suggest that the buildings front on the green with parking behind, as in the previous site plan.
- Given the number of two and three-bedroom units proposed, the applicant could consider including a playground.
- The provision of balconies for the apartment units activates the building design and creates a pattern of light and shadow that, along with the larger windows and proposed building and window detailing/trim, provides appropriate visual interest for buildings of this size. The use of a natural cladding material such as the proposed brick will help the structures visually blend into the surrounding wooded areas.

Access and Circulation:

- We support a sidewalk extension along Nelson Avenue and encourage the Village to work with the other property owners between this site and the existing sidewalks by the cemetery to provide a continuous sidewalk connection into the heart of the village.
- It is unclear if the emergency access through Oak Tree Gardens would be gated. If so, the gate(s) could be eliminated to make this access available to people walking and bicycling between the two communities.

- The proposed wood chip trail connection to Channingville Road would not be accessible to people on bicycles. A paved or compacted stone dust trail would be more appropriate to provide access between the site and Channingville Road for residents biking to the train station or village center.
 - If feasible, a similar connection to the Greenway Trail at the southeast corner of the site would provide an alternate connection into the village (via the Bleachery).
- The purpose of the bus stop shelter is not clear. The County's bus routes do not serve this site, and its Dial-A-Ride services go door-to-door. School buses would likely need to pick up and drop off closer to the residential buildings, so the proposed location on the driveway entrance at Nelson Avenue, with no turn-around area, may not serve a need. The applicant could reach out to the school district to determine their requirements and the best location for a school bus stop.

Parking:

- We support the reduced parking. The applicant could consider permeable paving for the parking areas.
- We understand that EV wiring is proposed for future charging stations. Multi-family housing is one of the most important locations for EV charging stations, and the number of tenants with EVs is likely to grow dramatically over the coming years. For these reasons, we encourage the Board to work with the applicant to install several charging stations for the apartment residents at the outset of the project and to provide wiring throughout the parking areas for additional stations in the future. The townhome garages should also be wired for EV charging.
- The application states that the basement of Building A could have sheltered bike storage. However, this would not be convenient or accessible for residents of the other buildings. Long-term bike parking should be available in each apartment building, in a secure, enclosed location (preferred over an outdoor space, where bicycles would be subject to the elements, unless fully enclosed). In addition, short term bike parking should be provided at convenient exterior locations around the site. See the Dutchess County Transportation Council's [Bicycle Parking Recommendations](#) and [APBP's Essentials of Bike Parking](#) for guidance.

Signage: A project sign is proposed at the entrance on Nelson Ave, but no sign details were provided for this or any other signs. All signs should be simple and clearly legible, and any sign illumination should be external, downlit, and dark sky compliant.

Lighting: The building elevations show two sconce fixtures per unit facing the green. The Board should ensure that the fixtures are dark-sky compliant with a color temperature no higher than 3,000K, and that the bulbs are recessed into the fixture's housing and not visible to passersby.

Stormwater: We understand that there may be a history of flooding in this area. We suggest that the Planning Board work with the applicant to ensure that stormwater is managed so as not to impact the adjacent Greenway Trail.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By



Emily S. Dozier, AICP, Senior Planner