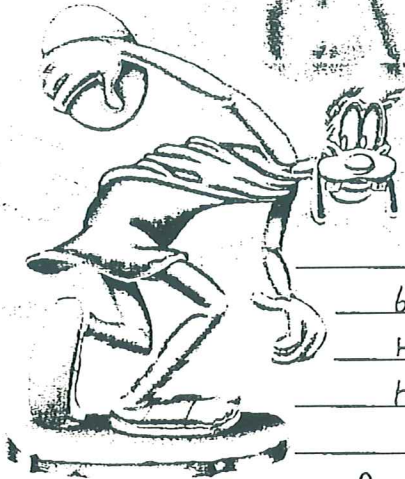


Rec'd @ PB Meeting

3-22-05



m e m o

If the town directs that 10% of the housing be "affordable", what would that price range be? How would nine additional lots be placed within the proposed development boundaries?

H-1

According to a list of major projects in Dutchess County in August, 2004, East Fishkill has 29 major projects with 2395 residential units planned. How does ~~the~~ the Lake Walter Park project fit into the overall growth pattern with respect to the types of housing planned (affordable vs. upscale).

H-2

Who will be responsible for the upkeep of the public access area? re: trash, sanitary facilities?

How will the storm water basins be protected to prevent mosquito breeding areas from forming?

C-1

Victor Vittek 845-226-7199

From 2/22/05

Volume 1, pg 16, #9 Community services, paragraph 2

Statement: "... Van Wyck Junior High School, ... appear to be able to absorb the projected "new" students and operate within their State rated capacities.

Observation: VWJHS has just installed modular classrooms outside of the school building proper, in addition to converting office space to classrooms, in order to handle the increasing student population. An increase of 36 students (assuming an even division in ages and grades of students from the proposed development) would appear to drive a requirement for additional classroom space.

\*\*\*

I-1

Question: Will a swimming area be included in the recreational area to reduce the potential impact on the utilization of Red Wing Park?

\*\*\*

I-17

Volume 1, pg 20, #10, Utilities

Re: Gas service. Would the infrastructure for such service be put in place at the time of initial construction, or at some future date? If at a future date, what additional disturbances to the environment and local area are foreseen, and what steps to mitigate the disturbances are planned?

\*\*\*

J-3

Volume 1, pg. 21, #11 Visual Quality, next to last paragraph

Does the 50' landscaped buffer include distance between proposed new homes and new roads and existing housing? Between property line of existing housing and new homes/new roads?

\*\*\*

L-1

Pg 27 Table

No action column misleading since, as a result of the proposed development, most of the dwelling units have been moved or abandoned. Since the existing use as a trailer park was part of an agreement between the town and Mr. Brinckerhoff, it is safe to assume that any attempt to return to those conditions at the time of the original proposal would be subject to extreme scrutiny by the board, which (while I do not presume to speak for the board) would most likely be prone not to approve.

\*\*\*

A-1

Re: retention of trees where possible

There has been an extreme amount of clearing of land to the north of the Brinckerhoff house, including in an area that, on the maps enclosed with the DEIS, would appear to be protected wetlands.

E-1

From 2/12/05

Vol II-3 Appendix L

Pg 3 #2- CR82 should be SR82  
\*\*\*

} M-1

Pg 6 C Public Transportation

What was the criteria used to determine "reasonable proximity" to the site? The loop bus stop listed is approximately 2 miles from the proposed development. How is a request made to have the bus come to the proposed development to obtain transportation from the development on the LOOP bus?  
\*\*\*

} F-3

Pg 6 D Pedestrian Activity

The report fails to mention the intersection of Lake Walton Road and Rickey Court. This latter road is located just south and opposite of the proposed "Road A" of the development.  
\*\*\*

} F-4

Appendix D

Forms are not completely filled out identifying roads, turns, and directions.  
\*\*\*

} M-2

Pg 15 IV Mitigation

Please note that Cottage Road will continue to be used as an access road to Lake Walton by the residents residing on Cottage and for some on Orchard Drive. In addition, depending on traffic conditions on Homestead, the Orchard/Cottage combination could be used as a "shortcut" for traffic exiting the proposed development. Are sightline improvements planned for Cottage Road?  
\*\*\*

} F-5

Appendix A Figure 2 et. al.

Proposed roads are misidentified (See "A" and "H").  
There is no notation showing Rickey Court on the westerly side of Lake Walton Road south of the intersection with Cottage Road. This is a bus stop.  
\*\*\*

} F-6

Re: Increasing lake depth

What is the evidence available to support the hypothesis that an additional two feet of clear water will prevent plant buildup in the lake? Also, since there will be created a new area with an approximate 18" depth, what will prevent plant growth in that area?  
\*\*\*

} C-11

From  
2/24/05

Page 229 Recreation:

Red Wing Park is located off of route 82, not 83.  
Season passes are \*not\* required to utilize the facility.  
\*\*\*

] I-15

Page 232 C

Will the 191 acres of open space be accessible to the development residents? What impact would access to those areas, some of which will be wetlands, have on those areas?  
\*\*\*

] I-16

NEW AS OF MARCH 22, 2005

What will the impact be on the island located in Lake Walton if the water level is raised two feet- it currently serves as a nesting area for a few species of birds; the island itself rises only about 3 feet above the surface of the lake according to the topographical maps in the DEIS.  
\*\*\*

] F-1

The town should consider closing off Cottage Drive completely from Lake Walton if the proposed "Road A" is built. This would eliminate what has been termed a limited sight road with no easy way of improving sightlines.  
\*\*\*

] G-7

**Birds listed in DEIS**

- American goldfinch
- American redstart
- American robin
- Baltimore oriole
- barn swallow
- belted kingfisher
- black-capped chickadee
- black duck
- blackburnian warbler
- blue jay
- blue winged teal
- broad-winged hawk
- brown-headed cowbird
- brown thrasher
- bufflehead
- Canada goose
- cardinal
- carolina wren
- cedar waxwing
- chestnut sided warbler
- chimney swift
- chipping sparrow
- common crow
- common grackle
- common yellowthroat
- downy woodpecker
- eastern bluebird
- eastern kingbird
- eastern phoebe
- great blue heron
- green heron
- Indigo bunting
- killdeer
- least flycatcher
- mallard
- merlin
- mocking bird
- mourning dove
- mute swan
- northern flicker
- ovenbird
- pileated woodpecker
- red-breasted nuthatch
- red-tailed hawk
- red eyed vireo
- red head duck
- red winged blackbird
- rose breasted grosbeak
- ruby-crowned kinglet
- ruby-throated hummingbird
- Scarlet Tanager
- starling
- tufted titmouse
- turkey vulture
- veery
- white-breasted nuthatch
- white throated sparrow
- wood duck
- wood pewee
- wood thrush
- yellow warbler

**Birds spotted by Karen Vitek**

- American Black Duck
- American Coot
- American Crow
- American Goldfinch
- American Kestral
- American Robin
- American Tree Sparrow
- Baltimore Oriole
- Barn Swallow
- Barred Owl
- Belted Kingfisher
- Black-Capped Chickadee
- Blackburnian Warbler
- Blue-Winged Teal
- Blue Jay
- Brown-headed Cowbird
- Carolina Wren
- Cedar Waxwing
- Chipping Sparrow
- Common Grackle
- Common Loon
- Common Yellowthroat
- Cooper's Hawk
- Double-crested Cormorant
- Downy Woodpecker
- Eastern Bluebird
- Eastern Kingbird
- Eastern Meadowlark
- Eastern Towhee
- Eastern Wood-Pewee
- European Starling
- Gray Catbird
- Great Blue Heron
- Great Crested Flycatcher
- Great Egret
- Green-Winged Teal
- Green Heron
- Hairy Woodpecker
- Herring gull
- Hooded Merganser
- House Finch
- House Sparrow
- House Wren
- Killdeer
- Least Sandpiper
- Mallard
- Mourning Dove
- Mute Swan
- Northern Cardinal
- Northern Flicker
- Northern Mockingbird
- Osprey
- Pied-billed Grebe
- Pileated Woodpecker
- Pine Siskin
- Pine Warbler
- Purple Finch
- Red-bellied Woodpecker
- Red-breasted nuthatch
- Red-Tailed Hawk
- Red-winged blackbird
- Ring-billed gull
- Ring-Necked Duck
- Rose-Breasted Grosbeak
- Ruby-Throated Hummingbird
- Ruddy Duck
- Scarlet Tanager
- Sharp-shinned Hawk
- Tree Swallow
- Tufted Titmouse
- Turkey Vulture
- White-breasted nuthatch
- White-Crowned Sparrow
- White-throated sparrow
- Wild Turkey
- Wood Duck
- Wood Thrush
- Yellow-rumped Warbler
- Yellow Warbler

F-2

+19 unique sighted by survey

Total unique species: 98