

## H. SOCIOECONOMIC

### Comment H-1

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?

(Memorandum from Mr. & Mrs. Vitek, to the Town of East Fishkill Planning Board, dated March 22, 2005)

### Response H-1

*Section 194-164 of the Town of East Fishkill Zoning Code provides the requirements and incentives for providing affordable housing in the Town of East Fishkill.*

*Within CRD "Conservation Residential District" zones, no less than 10% of the base number of permitted uses must meet the requirements of affordable housing as outlined in the zoning code.*

*Within the R-1 "Residential with 1 Acre Minimum Lot Size" district, which is the zoning for the proposed developed portion of the site, affordable housing is not a requirement of the zoning code. The code does permit however, as an incentive, a density bonus of up to 15% of the base number of the permitted units within a conventional cluster or cluster subdivision, such that for every affordable housing unit that the developer agrees to construct, the developer is allowed to build one additional market-rate unit, above the maximum number otherwise permitted under the provisions of the zoning code. The approved DEIS scoping document requested, however, that the applicant describe and evaluate a site design alternative that shows 10% of the units as affordable housing.*

*The applicant has elected not to pursue this alternative.*

## **Comment H-2**

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 Lake Walton Park project fit into the overall growth pattern with respect to the types of housing planned (affordable vs. upscale).

(Memorandum from Mr. & Mrs. Vitek, residents, to the Town of East Fishkill Planning Board, dated March 22, 2005)

## **Response H-2**

*The proposed project, consisting of 94 homes, comprises approximately 4% of the total residential units noted in this comment. This is not considered a significant percentage, and in addition, the proposed homes replace some existing residential units (mobile homes) already on the property, so the net impact is even less, approximately 1%.*

*Section III.A of the DEIS discusses how the proposed project conforms to local and regional plans. Because the site is already developed as a residential trailer home park, the redevelopment of the site fits in with the existing residential land use.*

*See Response H-1 regarding affordable housing.*

*Lake Walton Park is proposed as an upscale community.*