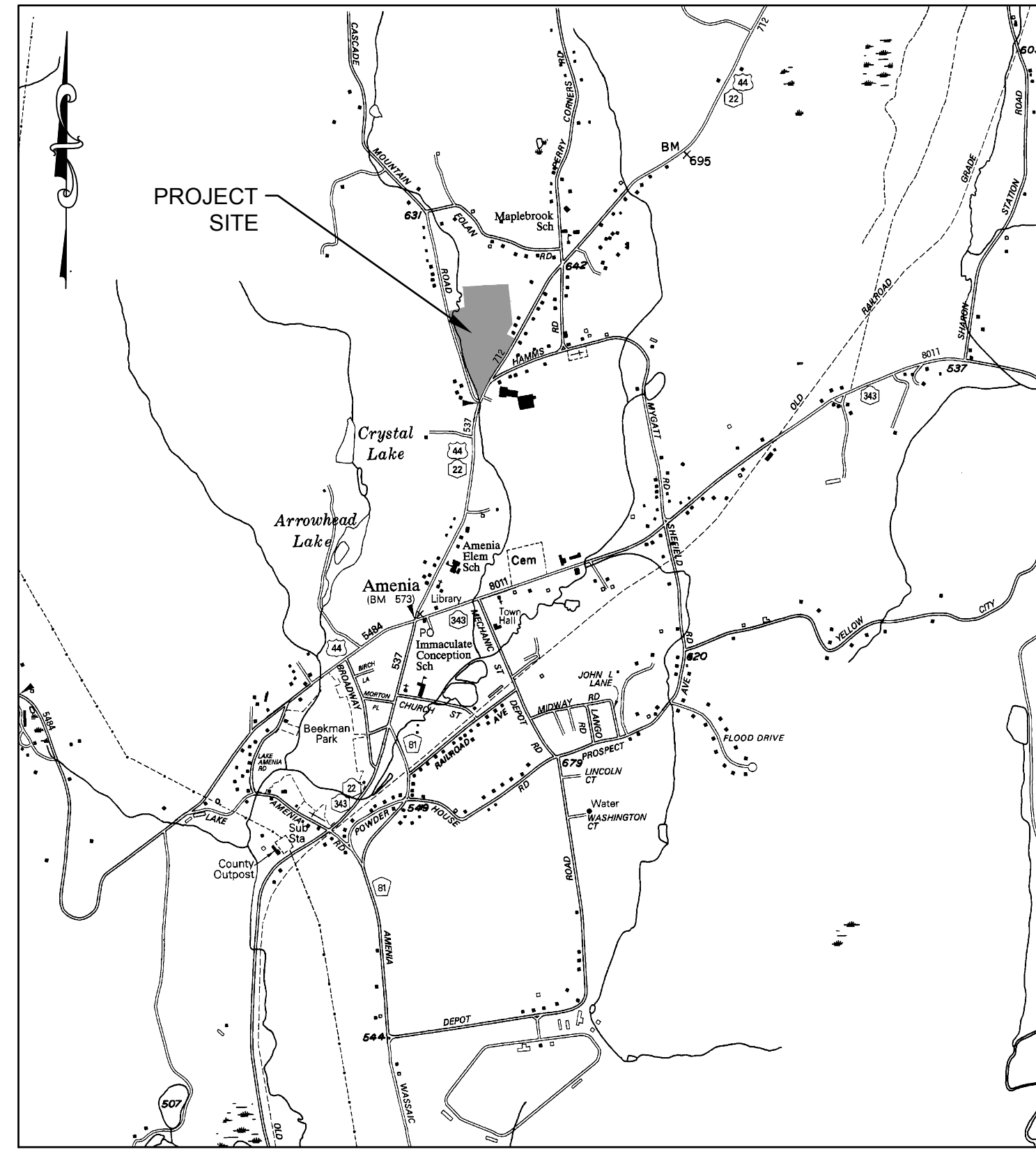


# VICINITY MAP



SCALE: 1" = 2000'

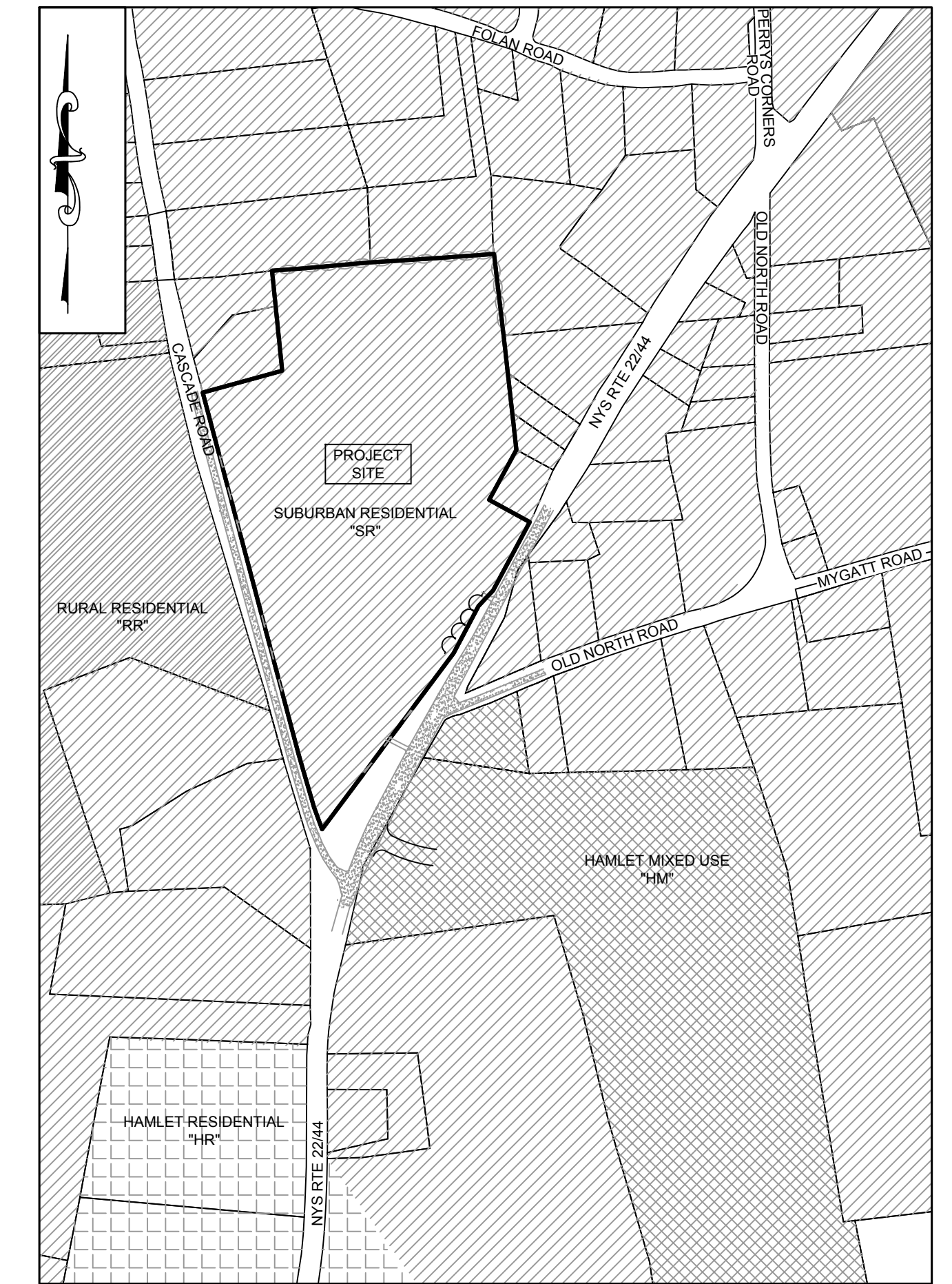
# CASCADE CREEK

## CONSERVATION ANALYSIS SKETCH PLAN TOWN OF AMENIA DUTCHESS COUNTY, NY

### PLANS PREPARED FOR:

HUDSON RIVER HOUSING INC.  
313 MILL STREET  
POUGHKEEPSIE, NY 12601

# AREA MAP



SCALE: 1" = 400'

- "SR"- SUBURBAN RESIDENTIAL
- "RR"- RURAL RESIDENTIAL
- "HM"- HAMLET MIXED USE
- "HR"- HAMLET RESIDENTIAL

### ADJACENT PROPERTY OWNERS

- |  |  |  |   |
|--|--|--|---|
| <p>A N D HOLDINGS LLC<br/>PO BOX 117<br/>MILLERTON, NY 12546<br/>FOR PROPERTY: 132000-7167-00-176837</p> <p>DAVID J. ALEXANDER<br/>5119 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-326000</p> <p>DAVID ALEXANDER<br/>5119 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-305980</p> <p>AMENIA K REALTY LLC<br/>444 S FULTON AVE<br/>MOUNT VERNON, NY 10553<br/>FOR PROPERTY: 132000-7167-00-340765</p> <p>AMENIA MEADOWS LLC<br/>444 S FULTON AVE FL 2<br/>MOUNT VERNON, NY 10553<br/>FOR PROPERTY: 132000-7167-00-280706</p> <p>GORDON S. ARMSTRONG, LT<br/>29 LAMBERT DR<br/>SPARTA, NJ 07871<br/>FOR PROPERTY: 132000-7167-00-330935</p> <p>DOUGLAS M. BARRON<br/>76 FOLAN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-328028</p> <p>ROBERT F. CAENERS<br/>54 FOLAN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-275999</p> <p>ELLEN M. CALDARELLI, LT<br/>PO BOX 35<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-172984</p> <p>JAMES F. CAPARELLI<br/>64 FOLAN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-287024</p> | <p>SIMONNE CEPOLLINA<br/>18 OLD NORTH RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-294842</p> <p>SUSAN P. CHAMBERLIN<br/>85 CASCADE MTN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-166014</p> <p>D WAYNE CHENEY<br/>84 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-2050120</p> <p>GEORGE W. CLINTON, JR<br/>5106 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-323915</p> <p>PARNELL CRITTENDEN<br/>5100 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-305898</p> <p>JOHN CULLIGAN<br/>69 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-175975</p> <p>ANNA DOMINELLI<br/>15 OLD NORTH RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-290870</p> <p>JULIE DORAN<br/>92 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-201034</p> <p>BRIAN W. FRANKS, TRUSTEE<br/>79 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-170994</p> <p>ESTHER LOPEZ HERNANDEZ<br/>PO BOX 605<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-347973</p> | <p>RYAN THOMAS HUNT<br/>5111 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-303950</p> <p>CATHERINE F. JANUS, TRUSTEE<br/>65 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-150965</p> <p>JLN AMENIA LLC<br/>1501 BROADWAY<br/>NEW YORK, NY 10036<br/>FOR PROPERTY: 132000-7168-00-021050</p> <p>JLN AMENIA LLC<br/>1501 BROADWAY<br/>NEW YORK, NY 10036<br/>FOR PROPERTY: 132000-7167-00-001874</p> <p>DOMINICK LOPANE, JR<br/>700 MCGHEE HILL<br/>MILLERTON, NY 12546<br/>FOR PROPERTY: 132000-7167-00-337950</p> <p>MAPLEBROOK SCHOOL INC<br/>5142 ROUTE 22<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-197807</p> <p>NICHOLAS MERRILL<br/>202 W 98TH ST APT 4C<br/>NEW YORK, NY 10025<br/>FOR PROPERTY: 132000-7167-00-350905</p> <p>KENNETH MERRITT<br/>60 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-201952</p> <p>TERESA MOSTACHETTI, TRUSTEE<br/>56 FOLAN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-280040</p> <p>NORTHERN DUTCHESS PROPERTIES<br/>ONE BRYANT PARK FL 49<br/>NEW YORK, NY 10036<br/>FOR PROPERTY: 132000-7167-00-245925</p> | <p>NORTHERN DUTCHESS PROPERTIES<br/>ONE BRYANT PARK FL 49<br/>NEW YORK, NY 10036<br/>FOR PROPERTY: 132000-7167-00-295938</p> <p>NORTHERN DUTCHESS PROPERTIES<br/>1 BRYANT PARK FL 49<br/>NEW YORK, NY 10036<br/>FOR PROPERTY: 132000-7167-00-289914</p> <p>ALAN PECK<br/>74 CASCADE RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-213991</p> <p>KYLE PECK<br/>74 CASCADE MOUNTAIN RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7168-00-254019</p> <p>VICKI PEROTTI<br/>PO BOX 236<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-020097</p> <p>TIMOTHY A. PRICE<br/>PO BOX 626<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-158737</p> <p>ALICIA M. SARTORI, TRUSTEE<br/>PO BOX 557<br/>MILLERTON, NY 12546<br/>FOR PROPERTY: 132000-7167-00-279838</p> <p>ANNE KATHERINE SHISLER<br/>117-01 PARK LN S UNIT A6H<br/>RICHMOND HILL, NY 11418<br/>FOR PROPERTY: 132000-7167-00-325890</p> <p>FITZ-VERITY SILVERA<br/>23 OLD NORTH RD<br/>AMENIA, NY 12501<br/>FOR PROPERTY: 132000-7167-00-304878</p> <p>ERIC J. STOETZNER<br/>2 SUGAR HILL RD<br/>FALLS VILLAGE, CT 06031<br/>FOR PROPERTY: 132000-7168-00-168004</p> |
|--|--|--|---|

### SITE DATA

ZONING DISTRICT: "SR" SUBURBAN RESIDENTIAL  
LOT SIZE: ±24.13 ACRES  
TAX GRID No.: 132000-7167-00-245925  
PROPERTY ADDRESS: 34 CASCADE ROAD  
AMENIA, NY 12501  
PROPERTY OWNER: DSLL LLC (THOMAS LEAHY)  
62 WYCKOFF STREET  
BROOKLYN, NY 11201  
APPLICANT: MARY LINGE (HUDSON RIVER HOUSING INC.)  
313 MILL STREET  
POUGHKEEPSIE, NY 12601

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ENGINEERING, DESIGN, & PLANS PREPARED BY:

## RENNIA ENGINEERING DESIGN, PLLC

CIVIL • ENVIRONMENTAL • STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522

Tel: (845) 877-0555 Fax: (845) 877-0556

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### DRAWING LIST

TITLE SHEET	SHEET 0 OF 3
EXISTING CONDITIONS PLAN	SHEET 1 OF 3
SKETCH PLAT	SHEET 2 OF 3
CONSTRUCTION PHASING PLAN	SHEET 3 OF 3

### PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

CHAIRPERSON

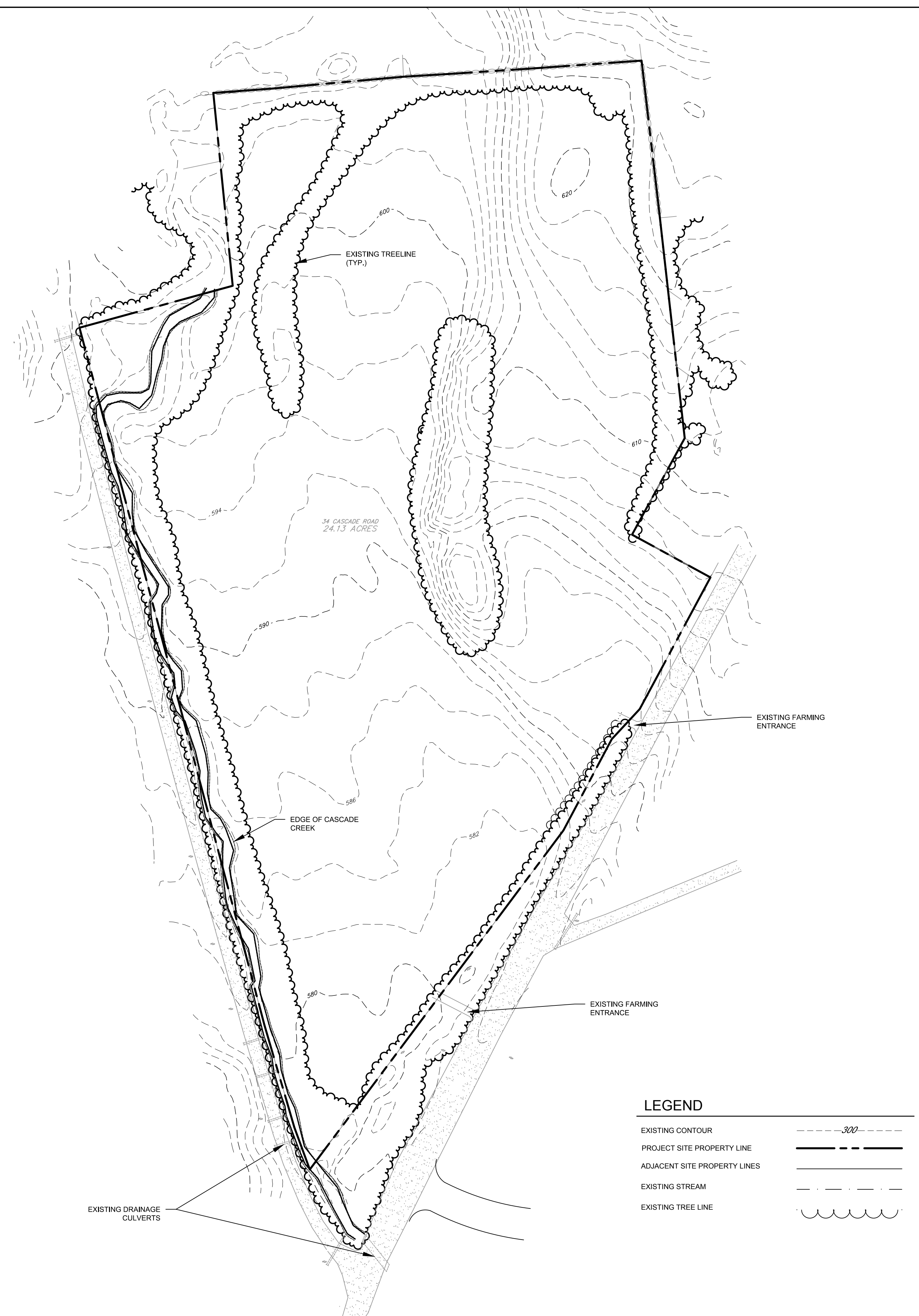
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE TOWN OF AMENIA, DUTCHESS COUNTY, NY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

OWNER'S SIGNATURE

DATE	REVISION	TITLE

DATE: 11/25/2024  
SHEET: 0 OF 3



**SITE DATA**  
 ZONING DISTRICT: "SR" SUBURBAN RESIDENTIAL  
 LOT SIZE: ±24.13 ACRES  
 TAX GRID No.: 132000-7167-00-245925  
 PROPERTY ADDRESS: 34 CASCADE ROAD  
 AMENIA, NY 12501  
 PROPERTY OWNER: DSL LLC (THOMAS LEAHY)  
 52 WYCKOFF STREET  
 BROOKLYN, NY 11201

**EXISTING CONDITIONS PLAN**  
 1" = 100'  
 0 100' 200'  
 GRAPHIC SCALE

**LEGEND**

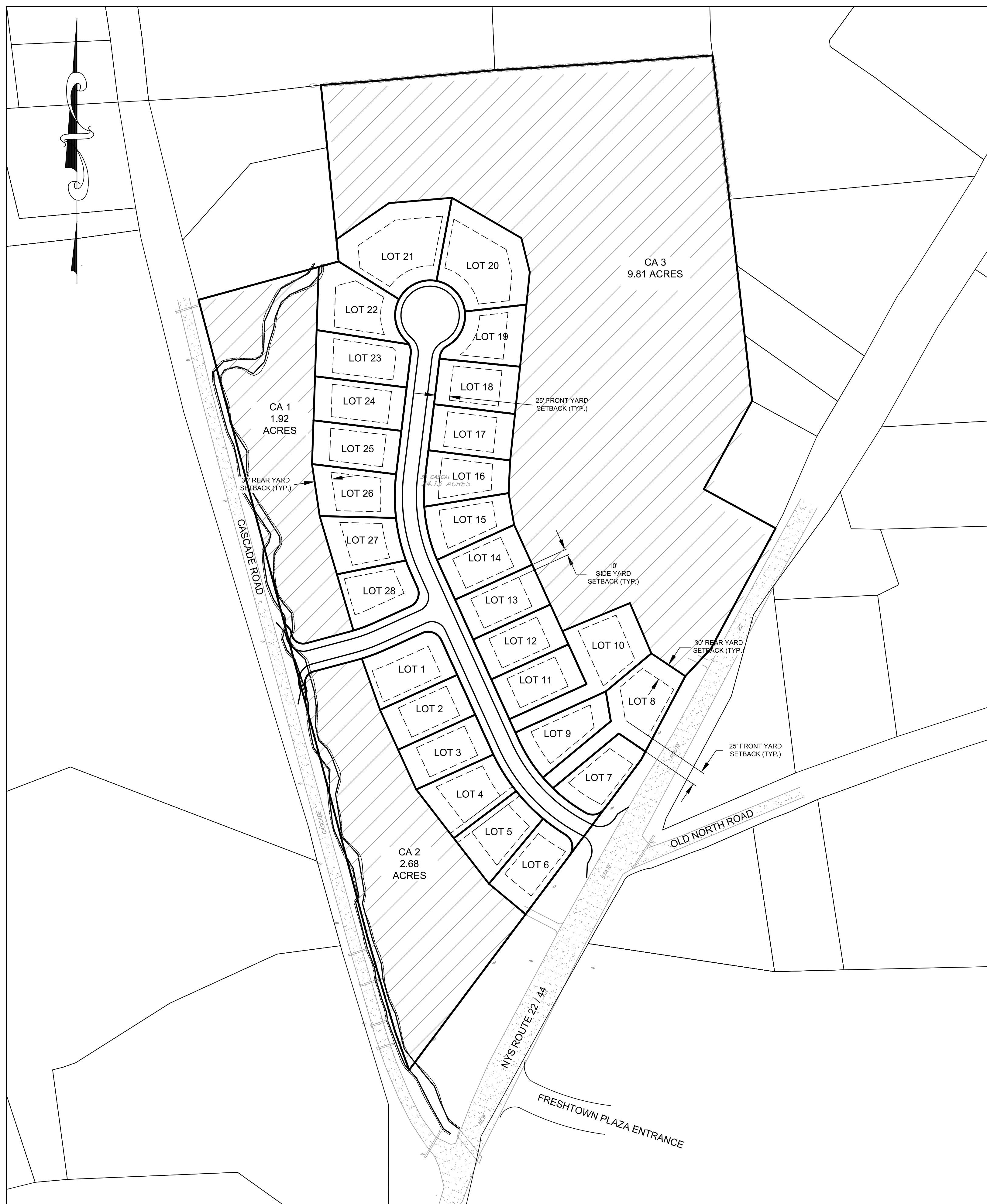
EXISTING CONTOUR	--- 300 ---
PROJECT SITE PROPERTY LINE	— — — — —
ADJACENT SITE PROPERTY LINES	— — — — —
EXISTING STREAM	— — — — —
EXISTING TREE LINE	~~~~~

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL • ENVIRONMENTAL • STRUCTURAL  
 6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522  
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**PRELIMINARY**

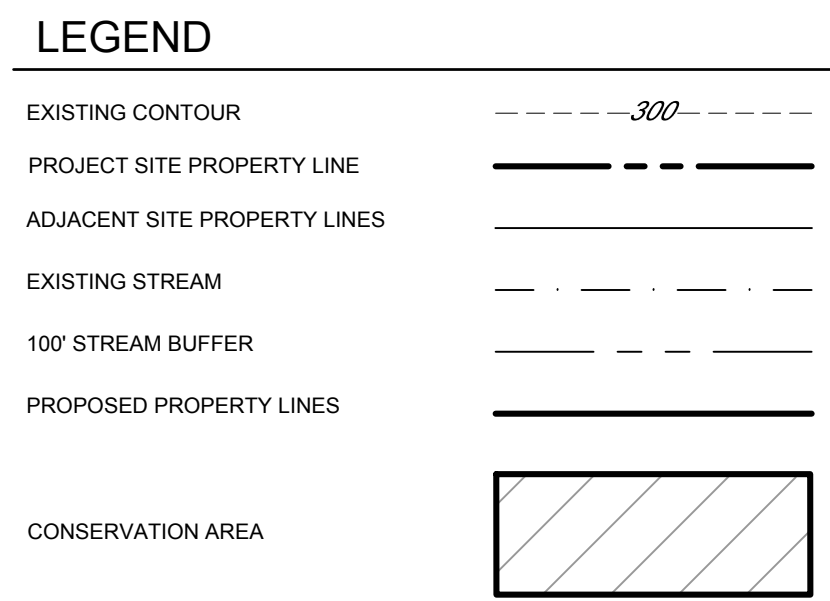
CASCADE CREEK SUBDIVISION					
TOWN OF AMENIA			DUTCHESS COUNTY, NY		
EXISTING CONDITIONS					
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET NO.
11/25/2024	1"=100'	RED	RED	RAR	24-019
					<b>1</b> of <b>3</b>



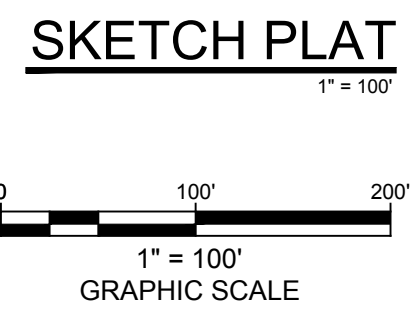
PROPOSED LOT AREAS			
CONSERVATION SUBDIVISION			
LOT #	PROPOSED ACREAGE (MIN. LOT SIZE 0.25-ACRES)	LOT #	PROPOSED ACREAGE (MIN. LOT SIZE 0.25-ACRES)
1	0.29	18	0.25
2	0.25	19	0.25
3	0.25	20	0.48
4	0.28	21	0.51
5	0.30	22	0.31
6	0.25	23	0.28
7	0.25	24	0.26
8	0.39	25	0.25
9	0.25	26	0.25
10	0.40	27	0.25
11	0.25	28	0.25
12	0.25	ENTRANCE ROAD	1.32
13	0.25	SECONDARY ENTRANCE ROAD	0.32
14	0.25	CONSERVATION AREA # 1	1.92
15	.025	CONSERVATION AREA # 2	2.68
16	0.25	CONSERVATION AREA # 3	9.81
17	0.25	TOTAL	24.13

BULK REGULATIONS			
SR, Suburban Residential			
PROVISION	SR REQUIRED	CONSERVATION SUBDIVISION REGULATIONS	PROPOSED FOR CONSERVATION SUBDIVISION
MIN. LOT AREA	1 ACRE	8,000 SF *	0.25 ACRE 10,890 SF *
MIN. FRONTAGE (FT)	200	50 **	75
MIN. FRONT YARD SETBACK (FT)	50	25/40 **	25
MIN. REAR YARD SETBACK (FT)	50	15 **	30
MIN. SIDE YARD SETBACK (FT)	30	10 **	10
MAX BUILDING HEIGHT (FT)	35	45 **	35

\* REFERENCE CHAPTER 121-20D FOR CONSERVATION SUBDIVISION LOT SIZING WITH COMMON WATER AND SEWER.  
 \*\* PER CHAPTER 121-20F FRONTAGE AND SETBACK FOR CONSERVATION SUBDIVISION IN HM, HAMLET MIXED USE DISTRICT



**SITE DATA**  
 ZONING DISTRICT: "SR" SUBURBAN RESIDENTIAL  
 LOT SIZE: ±24.13 ACRES  
 TAX GRID No.: 132000-7167-00-245925  
 PROPERTY ADDRESS: 34 CASCADE ROAD  
 AMENIA, NY 12501  
 PROPERTY OWNER: NORTHERN DUTCHESS PROPERTIES  
 ONE BRYANT PARK FLOOR 49  
 NEW YORK, NY 10036



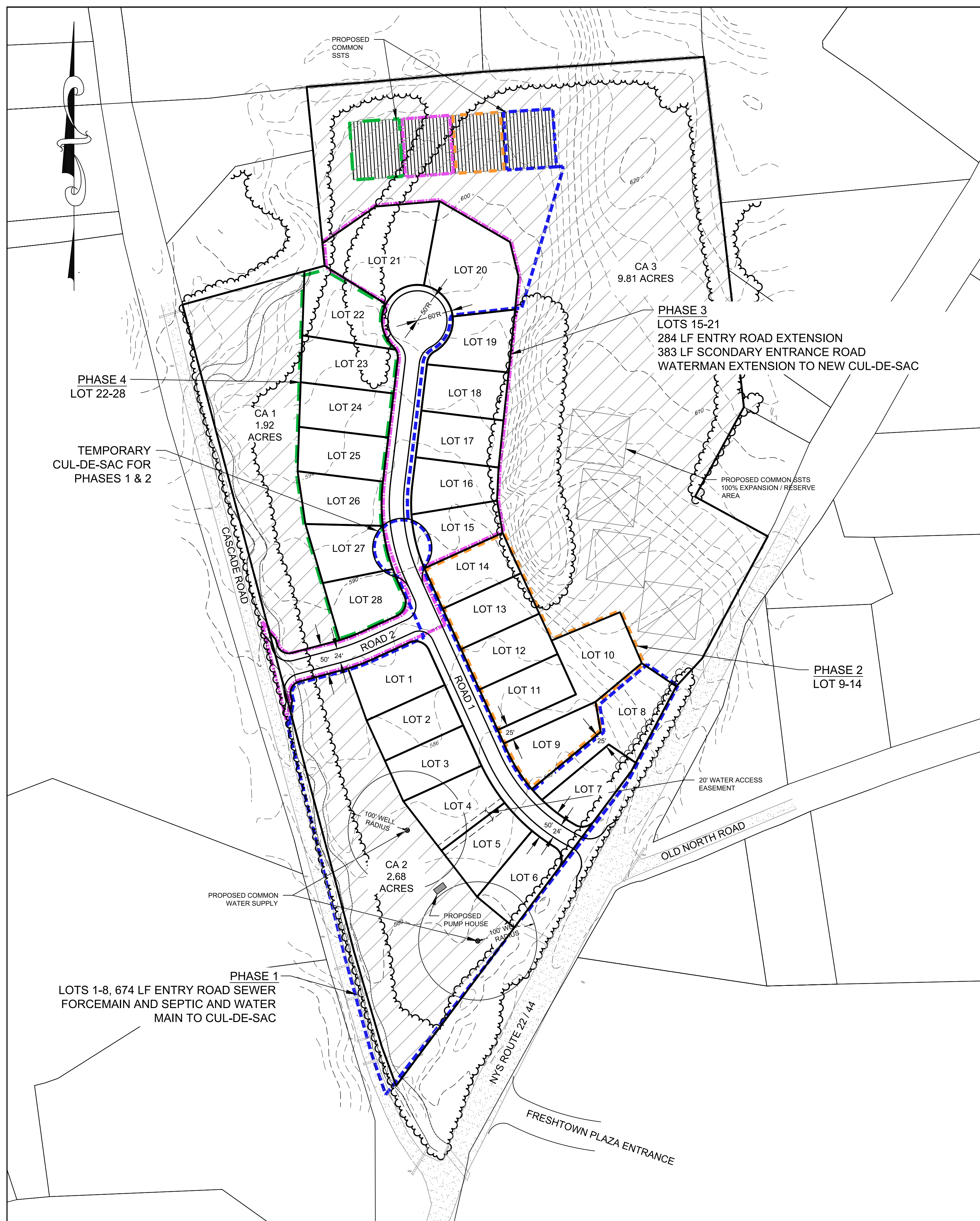
DATE	REVISION

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**CASCADE CREEK SUBDIVISION**  
 TOWN OF AMENIA DUTCHESS COUNTY, NY

**SKETCH PLAT**

DATE: 11/25/2024 SCALE: 1"=100' DESIGNED BY: RED DRAWN BY: RED CHECKED BY: RAR JOB NO.: 24-019 SHEET NO.: 2 of 3



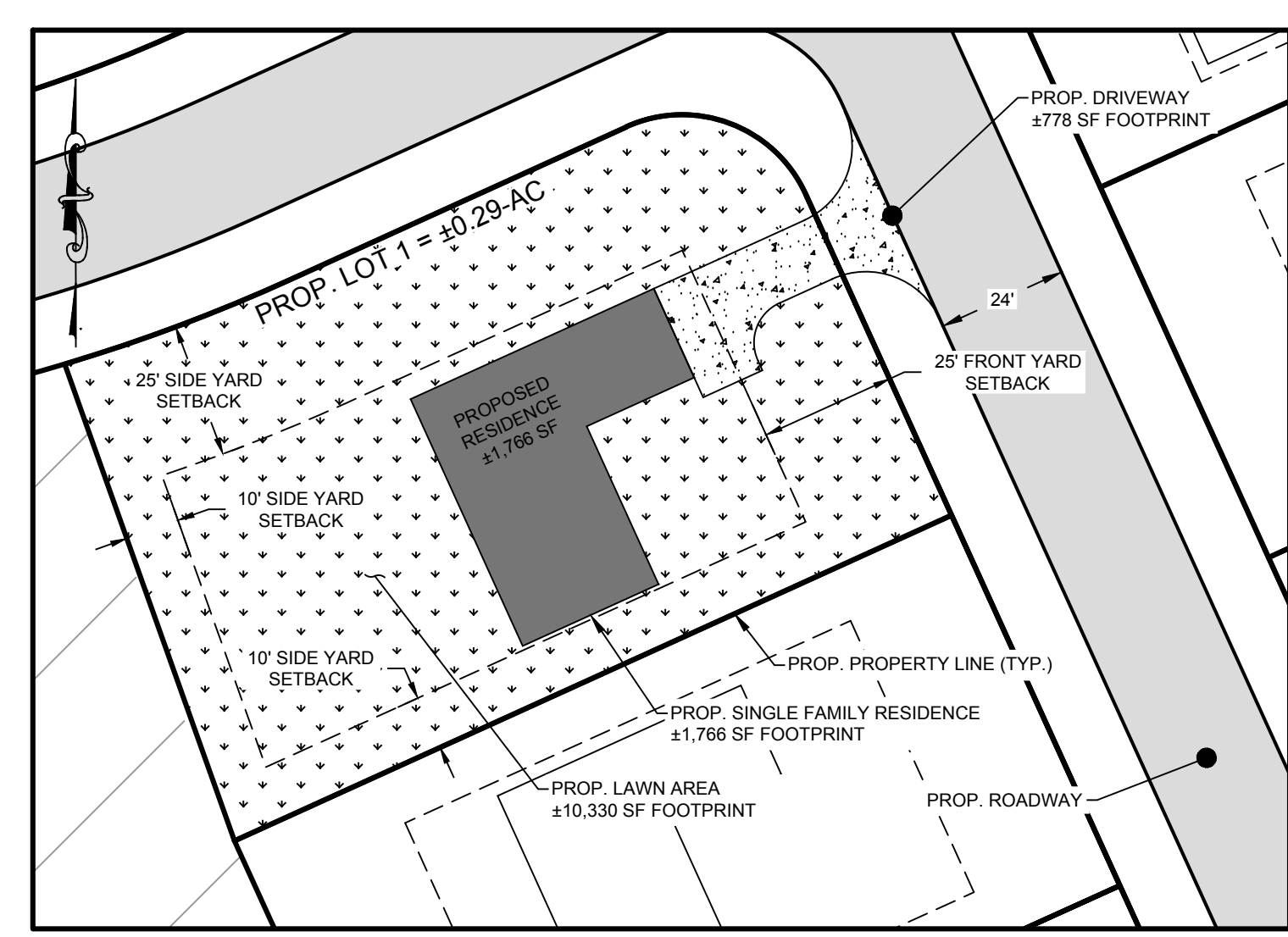
**LEGEND**

EXISTING CONTOUR	---
PROJECT SITE PROPERTY LINE	—
ADJACENT SITE PROPERTY LINES	—
PROPOSED PROPERTY LINES	—
PROPOSED SETBACKS	---
EXISTING STREAM	---
100' STREAM SETBACK	---
CONSERVATION AREA	[Hatched Box]
CONSTRUCTION PHASE 1	[Blue Dashed Line]
CONSTRUCTION PHASE 2	[Orange Dashed Line]
CONSTRUCTION PHASE 3	[Purple Dashed Line]
CONSTRUCTION PHASE 4	[Green Dashed Line]

**PHASING NOTES:**

PHASE	PROJECT AREA	INFRASTRUCTURE INCLUDED	APPROXIMATE DISTURBANCE AREA	PHASING SYMBOL
1*	LOTS 1-8	SINGLE FAMILY RESIDENCE WITH DRIVEWAY, WALKWAY, LANDSCAPING, AND ACCOMPANYING UTILITIES.	1.62 AC.	[Blue Dashed Line]
	674 LF ENTRY ROAD	CONSTRUCT 674 LF OF 24" WIDE ENTRY ROAD AND TEMPORARY CUL-DE-SAC.	0.95 AC.	[Blue Dashed Line]
	SEWER FORCEMAIN, SEPTIC AND WATER MAIN TO CUL-DE-SAC	SEWER FORCEMAIN TO COMMON SSTS, DRILLED WELLS AND PUMP HOUSE, WATERMAIN FROM PUMP HOUSE TO CUL-DE-SAC	0.62 AC.	[Blue Dashed Line]
2	LOTS 9-14	SINGLE FAMILY RESIDENCE WITH DRIVEWAY, WALKWAY, LANDSCAPING, AND ACCOMPANYING UTILITIES.	0.97 AC.	[Orange Dashed Line]
3	LOTS 15-21	SINGLE FAMILY RESIDENCE WITH DRIVEWAY, WALKWAY, LANDSCAPING, AND ACCOMPANYING UTILITIES.	1.29 AC.	[Purple Dashed Line]
	284 LF ENTRY ROAD	REMOVE TEMPORARY CUL-DE-SAC AND CONSTRUCT 284 LF OF 24" WIDE ENTRY ROAD EXTENTION AND NEW CUL-DE-SAC.	0.73 AC.	[Purple Dashed Line]
	383 LF SECONDARY ENTRANCE ROAD	CONSTRUCT 383 LF OF 24" WIDE SECONDARY ENTRANCE ROAD	0.34 AC.	[Purple Dashed Line]
4	WATERMAIN EXTENTION	EXTEND WATERMAIN TO NEW CUL-DE-SAC	0.09 AC.	[Purple Dashed Line]
	LOTS 22-28	SINGLE FAMILY RESIDENCE WITH DRIVEWAY, WALKWAY, LANDSCAPING, AND ACCOMPANYING UTILITIES.	1.29 AC.	[Green Dashed Line]

\* SUBDIVISION NOTE:  
ALL OPEN SPACE AREAS TO BE ESTABLISHED FOR PHASE 1



**LEGEND**

PROPOSED LOTS	---
ADJACENT PROPERTIES	---
BUILDING SETBACK	---
DRIVEWAY	[Pattern]
RESIDENCE	[Pattern]
LAWN/GRASS	[Pattern]

**PROPOSED IMPERVIOUS AREA PER LOT CALCULATIONS:**  
1,766 SF DWELLING PER LOT + 778 SF DRIVEWAY PER LOT = 2,544 SF IMPERVIOUS PER LOT

**TOTAL ESTIMATED CHANGE IN IMPERVIOUS (FOR LOTS):**  
28 LOTS x 2,544 SF IMPERVIOUS PER LOT = ±71,232 SF OR ±1.63-ACRES

**PROPOSED IMPERVIOUS AREA ROAD CALCULATIONS:**  
ROAD 1 = 32,686 SF  
ROAD 2 = 8,171 SF  
TOTAL ROADS = ±40,857 SF OR ±0.93-ACRES

**PROPOSED IMPERVIOUS TOTAL LOTS AND ROADS:**  
ROADS = ±40,857 SF OR ±0.93-ACRES  
LOTS = ±71,232 SF OR ±1.63-ACRES  
TOTAL IMPERVIOUS = ±112,089 ± 2.57-ACRES

**SITE DATA**  
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 PROPERTY ADDRESS: 34 CASCADE ROAD  
 AMENIA, NY 12501  
 PROPERTY OWNER: NORTHERN DUTCHESS PROPERTIES  
 ONE BRYANT PARK FLOOR 49  
 NEW YORK, NY 10036

**CONSTRUCTION PHASING PLAN**  
 1" = 100'  
 GRAPHIC SCALE

DATE	REVISION

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**PRELIMINARY**

<b>CASCADE CREEK SUBDIVISION</b>						
TOWN OF AMENIA			DUTCHESS COUNTY, NY			
<b>CONSTRUCTION PHASING PLAN</b>						
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
11/25/2024	1"=100'	THH	LIG	RED	24-019	<b>3 of 3</b>