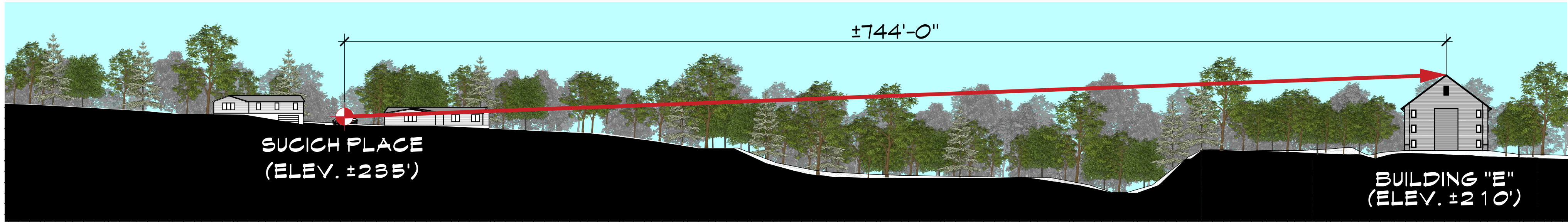
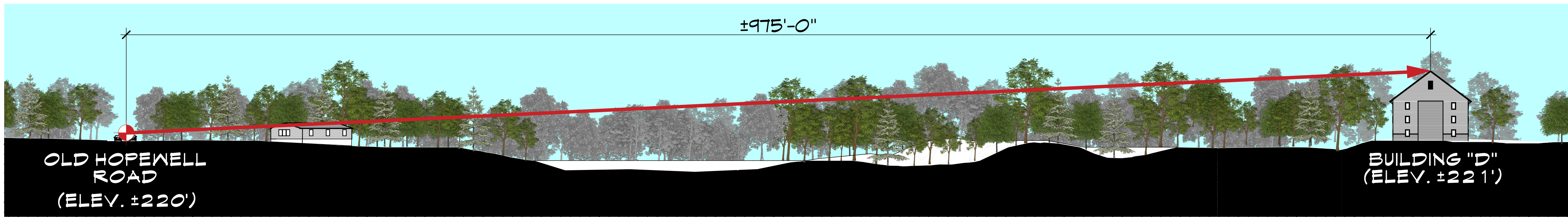


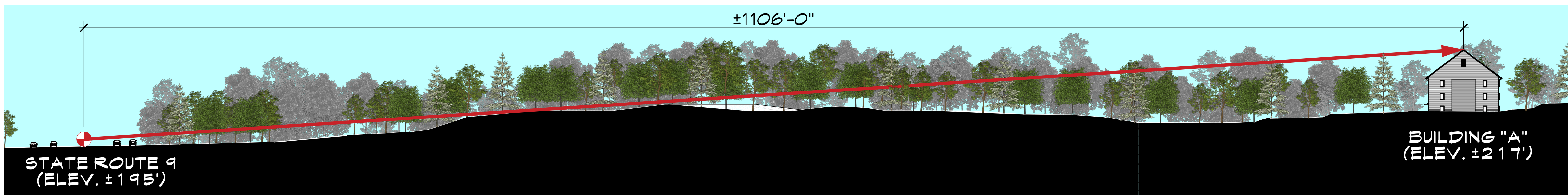
1 SITE SECTION
SCALE: 1" = 50'



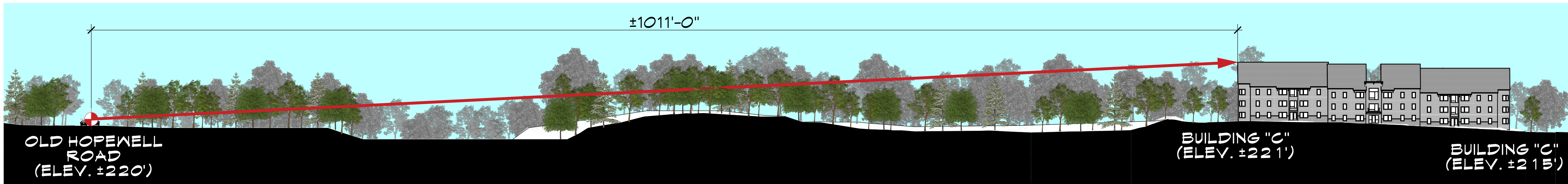
2 SITE SECTION
SCALE: 1" = 50'



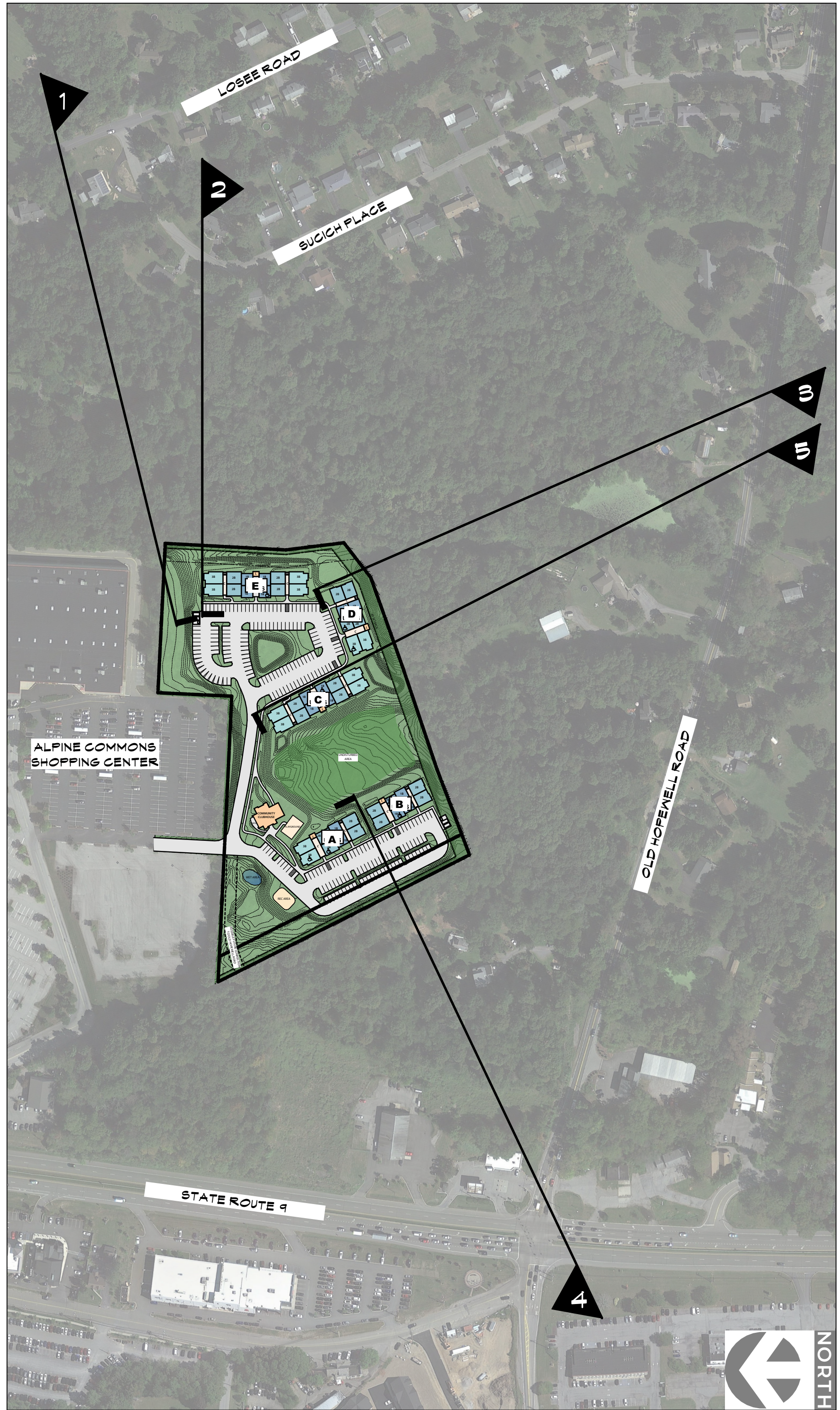
3 SITE SECTION
SCALE: 1" = 50'



4 SITE SECTION
SCALE: 1" = 50'



5 SITE SECTION
SCALE: 1" = 50'



SITE REFERENCE PLAN
SCALE: 1"=200'

- NOTES:**
- AERIAL IMAGERY COURTESY OF GOOGLE EARTH
 - TOPOGRAPHY DATA COURTESY OF DUTCHESS COUNTY ParcelAccess
 - TREE HEIGHTS RANGE BETWEEN APPROX 40-60 FEET PER *Global Ecosystem Dynamics Investigation (GEDI)* DATA

EAF1		SITE SECTIONS	
DATE: 01/20/23		DRAWN:	PRJ#: 2021177



PROPOSED WORKFORCE HOUSING <i>144 TOTAL UNITS</i>	RELATIVE PHYSICAL IMPACT	MARKET RATE COMPARISON <i>92 TOTAL UNITS (93 MAX.)</i>
ALL UNITS 3-STORY WALK-UP FLATS	<i>SAME BUILDING HEIGHTS</i>	ALL UNITS 3-STORIES (<i>WALK-UP FLATS & TOWNS-OVER-FLATS</i>)
IDENTICAL INTERNAL ROADWAYS	<i>NO DIFFERENCE</i>	IDENTICAL INTERNAL ROADWAYS
±228 CARS @1.58 CARS PER UNIT (<i>WORKFORCE</i>)	<i>MINIMAL DIFFERENCE</i>	±200 CARS @2.14 CARS PER UNIT (<i>MARKET RATE</i>)
FREESTANDING AMENITY BUILDING	<i>NO DIFFERENCE</i>	FREESTANDING AMENITY BUILDING
UNIT SIZES PER NY HCR STANDARD	<i>SIMILAR SQUARE FOOTAGE</i>	MARKET RATE UNIT SIZES ARE 10-25% LARGER
HCR PRESCRIBED MIX YIELDS 132 SECONDARY BRs	<i>SIMILAR NUMBER OF KIDS</i>	MARKET RATE MIX YIELDS 126+ SECONDARY BRs

CONCLUSION: NO NEGATIVE IMPACTS RESULT FROM THE HIGHER DENSITY WORKFORCE APPROACH

EA2	MARKET RATE COMPARISON
DATE: 01/20/23	DRAWN: PRJ#: 2021177