

Appendix D

Land Use and Zoning

Land Use and Zoning

Affected Environment

Land Use - Current land uses surrounding the airport, including the Project areas, are shown on **Figure 1 - Land Use**. Land uses surrounding the Airport include residential, vacant land, commercial, recreation and entertainment, community service, and public services. Land uses to the east of the Project area for Runway 24 End are mostly public services, with pockets of vacant land, commercial, recreation and entertainment, and community service. Land uses east of the Project area for Runway 6 End combines similar uses, with the addition of residential and recreation and entertainment to the west.

The *Comprehensive Plan for the Town of Wappinger, New York* (2010)¹ was reviewed to ensure that land uses in the vicinity of the Airport are not anticipated to change in the future (2026). According to this document, land surrounding the Airport and located within Project areas were not identified as locations of issues or opportunities. Since no information could be found regarding land use within the Town of Poughkeepsie, it is anticipated that land uses surrounding the Airport will remain the same in the future.

Zoning - The Airport is located in the Town of Wappinger, Dutchess County, New York. As seen in **Figure 2**, the Airport is zoned as an Airport Industry District (AI) that composes the majority of the Project areas. Runway 24 End borders a General Business District (GB) to the east and Runway 6 End's western boundary is zoned as Residence Single Family (R-20) with an eastern boundary consisting of a Highway Design District (HD) and GB.

Environmental Consequences

No-Action Alternative

No development would occur with this alternative. As a result, no impacts to existing land use or zoning are expected.

Proposed Project

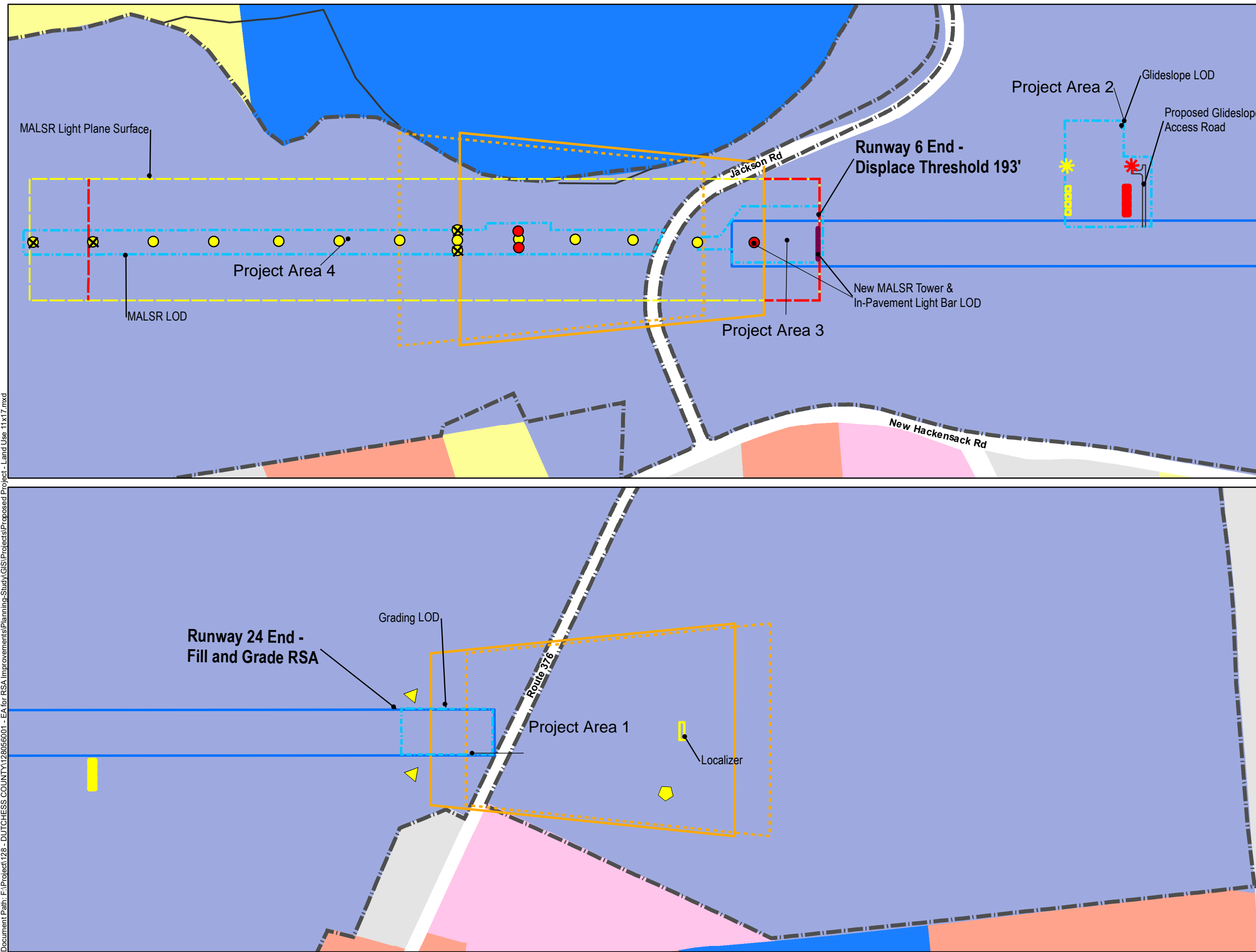
Based on the information detailed above, the Proposed Project would not cause an impact or change to existing land use designations on or surrounding the airport property and would not require a change to current zoning ordinances. In addition, the Proposed Project does not include the type of development that would attract birds and wildlife (i.e., solid waste landfills, wastewater treatment facilities, spoil containment areas, etc.). Given this information, the Proposed Project would be consistent with local land use and zoning plans and considered a compatible use.

Mitigation

No significant land use or zoning related impacts were identified. Therefore, mitigation measures are not required.

¹ Comprehensive Plan, Town of Wappinger, New York, September 27, 2010. Comprehensive Plan accessible at: <http://townofwappinger.selfip.com/WebLink/Browse.aspx?id=10831&dbid=0>

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Legend

- Airport Property Line
- Municipal Boundary
- Approach RPZ
- Departure RPZ
- RSA
- Limits of Disturbance (LOD)

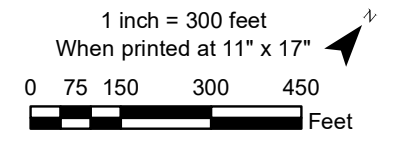
NAVAIDs & Critical Areas*

- REIL
- Glideslope Antenna & Building
- MALSR
- MALSR (Relocated)
- Localizer Antenna
- 4-Box PAPI
- MALSR Light Surface

*Existing NAVAIDs and Critical Areas shown in **YELLOW**
 *Proposed relocated NAVAIDs and Critical Areas shown in **RED**

Land Use

- Residential
- Vacant Land
- Commercial
- Recreation & Entertainment
- Community Services
- Public Services

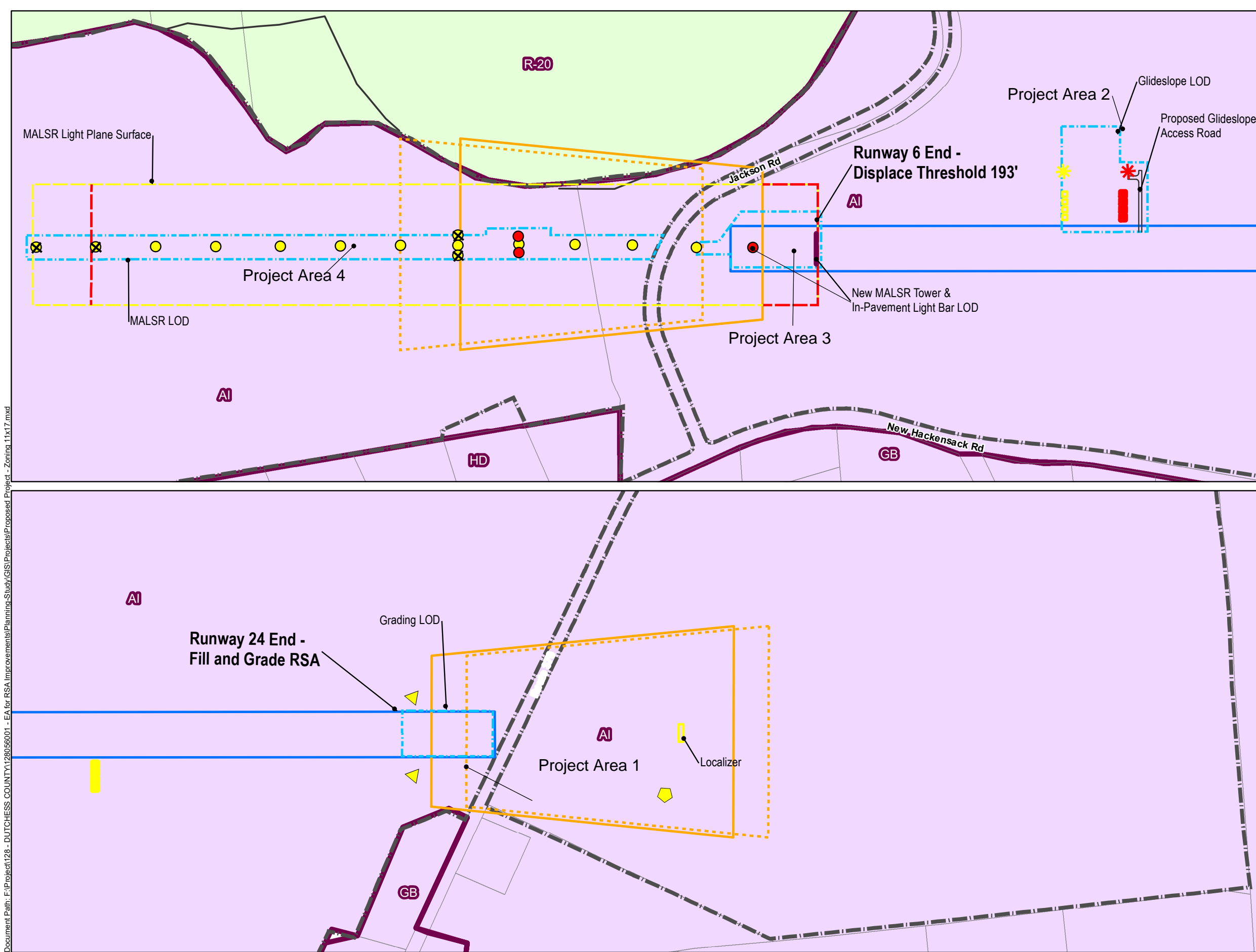


Hudson Valley
Regional Airport

Land Use

Figure 1

SOURCES: APL from Dutchess County; Municipal Boundaries from Census Bureau 2016 TIGER files; Land Use data from 2012 tax parcels from LaGrange, Wappinger, and Poughkeepsie.; Basemap: 2019 Orthoimagery



- Legend**
- Airport Property Line
 - Municipal Boundary
 - Approach RPZ
 - Departure RPZ
 - RSA
 - Limits of Disturbance (LOD)

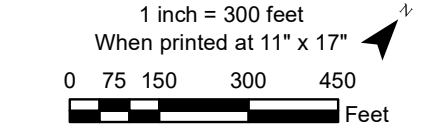
- NAVAIDs & Critical Areas***
- REIL
 - Glideslope Antenna & Building
 - MALSR
 - MALSR (Removed)
 - Localizer Antenna
 - 4-Box PAPI
 - MALSR Light Surface

*Existing NAVAIDs and Critical Areas shown in **YELLOW**
 *Proposed relocated NAVAIDs and Critical Areas shown in **RED**

- Zoning**
- Tax parcels
 - Town of Wappinger
 - Town of Poughkeepsie
 - Zoning Districts

Town of Poughkeepsie
 R-20, Residence Single Family

Town of Wappinger
 AI, Airport Industry District
 GB, General Business District
 HD, Highway Design District



Hudson Valley
 Regional Airport

Zoning

Figure 2

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SOURCES: APL from Dutchess County; Municipal boundaries from Census Bureau 2016 TIGER files; 2012 tax parcels from LaGrange, Wappinger, and Poughkeepsie; Orthoimagery from ESRI World Imagery Basemap; Zoning Districts digitized by C&S Engineers, Inc. from "Zoning Map of the Town of Wappinger, Dutchess County, NY" created 4-18-11 and revised 4-27-15 by Frederick P. Clark Associates, Inc., "Town of Poughkeepsie Zoning Map" prepared by the Dutchess County Department of Planning & Development, revised 03-30-16, and "Zoning Map, Town of L Grange" prepared by Dutchess County Department of Planning & Development 10-22-14;