



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

August 8, 2013

Chairman Ewasutyn & Planning Board Members
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Re: Rockwood Drive subdivision (Town Project #2011-19)
Tax ID: 75-1-36.2

Dear Chairman Ewasutyn & Planning Board Members:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed 11 copies of a revised plan set (Existing Conditions Plan and Detail sheets omitted because they have not changed) and a copy of a Stormwater Pollution Prevention Plan (SWPPP) with respect to comments received from your consultants at the May 2, 2013 Planning Board meeting, as well as the comments received from the County Department of Planning. HLD offers the following item by item responses to each of the comments received:

Comments from Patrick J. Hines in memo dated 4/30/13

1. A SWPPP is included in with this submission. Per the meeting held on May 30, 2013 with Pat Hines and Jim Osborne, the Applicant reached out to the Owners of the Shop Rite plaza to offer to connect a large diameter pipe into their system to help alleviate the flooding problems in the plaza; however, the plaza Owners were not interested in the offer. We will request the waiver for construction of a centralized stormwater management facility at the intersection of Chestnut Land and Rockwood Drive at our next appearance before the Planning Board.
2. Common driveway access and maintenance agreements will be prepared by the Applicant's attorney prior to final subdivision approval. We have added a "Common Driveway Note" to the Plat to assure construction of the driveways as depicted so that access to the parcels further back on the common driveways can be constructed should the lots closer to Rockwood Drive be developed first.

3. The plans show a proposed swale and culvert system that will not allow the wet area near lots 7 and 8 to impact adjoining lots.
4. Comment noted – no response required.
5. The Applicant has received a verbal agreement from the adjacent property owner to tie into the existing catch basin located on the common property line between the lots.

Comments from Bryant Cocks in memo dated 4/26/13

1. Comment noted – no response required.
2. Comment noted – no response necessary.
3. Comment noted – no response required.
4. The bulk table will be updated to show actual setback dimensions when the Planning Board has accepted the lot layout and stormwater management concept. Also, the buildable area designation has been added to the bulk table and is highlighted on the Plat to demonstrate compliance.
5. A “House Construction Note” has been added to the Plat requiring foundation staking to ensure that no setback violations occur during construction.
6. Common driveway access and maintenance agreements will be prepared by the Applicant’s attorney prior to final subdivision approval.
7. The landscape plan and tree protection plan will be provided after the Planning Board has accepted the lot layout.
8. Comment noted – conceptual approval was obtained at the May 2, 2013 Planning Board meeting and the application materials have been circulated with the Planning Board’s intent to become lead agency for the environmental review of the project.
9. A SWPPP is included in with this submission. Per the meeting held on May 30, 2013 with Pat Hines and Jim Osborne, the Owner reached out to the Owners of the Shop Rite plaza to offer to connect a large diameter pipe into their system to help alleviate the flooding problems in the plaza; however, the plaza Owners were not interested in the offer.
10. Comment noted – an Adjoiner Notice was sent out to all property owners within 500’ of the subject parcel.

Binding Comment from Orange County Department of Planning dated May 16, 2012

1. We completely disagree with the County’s binding comment regarding the layout, and request that the Board consider a vote of a majority plus one (1) to reject the recommendations made.

Advisory Comments from Orange County Department of Planning

1. Comment noted – no response required.
2. Access and maintenance agreements will be provided for the proposed common driveways prior to final approval.

3. We completely disagree with the comments regarding the layout, and respectfully request that Board reject this comment.
4. The 50' frontage on Rockwood Drive for the benefit of Lot 11 has been reduced to 25'.
5. A tree protection plan will be provided in a future submission.
6. A planting and landscape plan will be provided in a future submission.
7. We do not believe that the Applicant should be responsible for providing a crosswalk on Chestnut Lane, as there are no sidewalks to allow for "safe" pedestrian movements on either side of Chestnut Lane.

We respectfully request to be placed on your next available agenda to continue the subdivision approval process and to request that a public hearing be scheduled for the proposed action. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon D. Bodendorf', written in a cursive style.

Jon D. Bodendorf, P.E.
Principal

cc: John Page, Jr.