



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

April 23, 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 13 copies of a revised plan set with respect to comments received from your consultants at the October 6, 2011 Planning Board meeting. Since that time, the Applicant has pursued and secured a zoning change where the portion of the property that was previously located in the B Zoning District is now located in the R3 zoning district to match the balance of the property (copy of the local law is included with this submission). The Applicant/Owner is seeking to subdivide the property into eleven (11) residential building lots. HLD offers the following item by item responses to each of the consultants' comments:

Comments from Patrick J. Hines in memo dated 9/30/11

1. A Stormwater Pollution Prevention Plan (SWPPP) will be included in a future submission. Please note that we had a discussion with the Town's engineering consultant about the stormwater design and the consultant requested that we remove all of the individual lot practices and replace them with one large practice at the south end of the property. We will seek a meeting with the consultant and other Town officials (as appropriate) to discuss some of the off-site drainage conditions that we are evaluating.
2. As a result of the zoning change, there is no longer a commercial use shown on the plans.
3. The entire parcel is now zoned R3, so there are no longer any internal buffer requirements required.

4. The existing watermain within Rockwood Drive is now shown and the required water and sewer laterals for each lot are also now depicted.
5. Comment regarding the commercial lot is no longer valid.
6. We will pursue a City of Newburgh flow acceptance letter via the Town Engineer once a final lot count is established (i.e., immediately after preliminary subdivision approval). Currently, there are eleven lots, each of which is expected to support a three-bedroom dwelling; therefore, the current anticipated maximum daily flow is $11 * 3 \text{ BR} * 110 \text{ gpd/BR} = 3,630$ gallons per day.
7. The surveyor of record is shown on the Cover Page, and the corresponding Surveyor's Certification note is now shown on the Existing Conditions plan.

Comments from Bryant Cocks in memo dated 9/29/11

1. Comment noted – no response necessary other than to point out that the entire subdivision is proposed to be residential following the zoning change.
2. Comment noted – no response necessary.
3. The bulk table will show the exact setback dimensions for each lot once a final lot count is established. All notes and certifications will be signed prior to requesting signatures for approval from the Town.
4. Comment regarding the commercial lot is no longer valid.
5. All required common driveway access and easement agreements will be submitted prior to requesting final approval.
6. A tree protection plan will be provided in a future submission.
7. Comment noted.

Comments from Karen Arent in memo dated 9/30/11

1. A tree protection plan will be provided in a future submission.
2. Tree preservation notes will be provided on the tree protection plan noted above.
3. The Applicant intends to protect as many trees along the existing streets as possible, and will provide additional screening as necessary. Accordingly, we respectfully request that the planting of additional street trees be waived by the Planning Board.
4. The requested plant list, plant details and planting notes will be provided on the tree protection plan noted above.
5. Comment regarding the commercial use is no longer valid.
6. Comment regarding the parking area is no longer valid.
7. The landscape/tree protection plan will detail all proposed plantings for the proposed stormwater management feature.

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". The signature is fluid and cursive, with a large initial "J" and "B".

Jon D. Bodendorf, P.E.
Principal

cc: John Page, Jr.