



*Civil & Environmental Engineering Consultants*  
*174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)*  
*13 Chambers Street, Newburgh, NY 12550 (Satellite Office)*  
*Phone: 845-440-6926 Fax: 845-440-6637*  
*[www.HudsonLandDesign.com](http://www.HudsonLandDesign.com)*

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August 15, 2022

Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: 325 Pine Ridge Drive Subdivision  
Tax parcels 6257-04-624259 ( $\pm 1.3$  acres); -608305 ( $\pm 8.0$  acres); -647304 ( $\pm 4.3$  acres)  
Town of Wappinger, New York

Dear Chairman Flower & Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Preliminary Subdivision Plan and supporting materials in response to CPL comment memorandum dated July 20, 2022, as well as public comments generated at the August 1, 2022 public hearing. Accordingly, point-by-point responses to the comments in the referenced memoranda and comments from the public hearing are provided below.

1. Our office has discussed the proposed project with the Dutchess County Department of Behavioral & Community Health (DCDBCH) and the well concerns that were noted by nearby property owners. The project will require a well test on the property as part of the DCDBCH review and approval. The test procedure and parameters will be in accordance with the DCDBCH guidelines.
2. Sight distances for the proposed driveways have been measured and are now provided on the plans. The lot 1 & Lot 2 shared driveway meets the Town of Wappinger standards for sight distances on a 30 mph road. The Lot 4 driveway at the existing utility easement road meets the Town requirements to the left and has sight distance limited by the sharp turn in Pine Ridge Drive to the right. Vehicle speed is usually reduced at sharp curves and turns in the road. The measured sight distances would be acceptable for a 20 mph vehicle speed. It should be noted that stopping sight distance for this entrance in both directions is acceptable. Sight distance for Lot 5 driveway at the existing entrance on Old Hopewell Road meets the Dutchess County Department of Public Works (DCDPW) standards to the right but is limited to the left by the crest in

the road. Our office will be meeting a DCDPW representative onsite on August 15/2022 to discuss the entrance and sight distances.

3. The site is currently wooded with the exception of the area beneath the electric transmission lines. The project has been designed to minimize the area of tree clearing by reduction of the disturbance area and keeping the proposed tree clearing as close to the dwelling as possible. A proposed tree clearing line has been added to Sheet 4.

**CPL Comment Memorandum dated July 20, 2022**

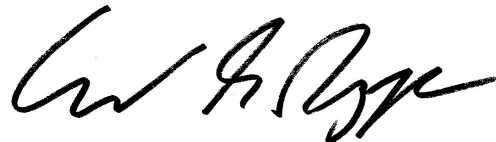
1. Our office will be submitting the plans to the Fire Chief for review of fire access, specifically the Lot 4 use of the existing, unpaved utility access road.
2. Locations for concrete washout stations and a construction detail have been added to Sheet 4.
3. Silt fence has been added along the stream ditch through lot 4. The stabilized construction entrance has also been moved off the existing dirt road closer to the dwelling.
4. Elevations for the top and bottom of retaining wall on lot 4 have been added to Sheet 3.
5. A culvert has been added at the low point of the lot 3 driveway on Sheet 3.
6. Temporary soil stockpile locations for each lot have been added to Sheet 4.
7. The current Subdivision Plans for the project are attached in the SWPPP in Appendix J.
8. The signed SWPPP preparer and Owner forms are included in Appendix A.

In support of this application, we have attached the following:

- Revised Preliminary Subdivision Set consisting of 5 sheets – 19 copies
- Stormwater Pollution Prevention Plan (SWPPP) – 3 copies
- DCDBCH submission – Electronic only

We look forward to continuing our review of the project with the Planning Board. Should you have any questions, please feel free to contact me at 845-765-8988.

Sincerely,



Eric S. Rogge, P.E.  
Senior Engineer

cc: Tim Kimmel, Applicant (via email)  
Michael A. Bodendorf, P.E. (HLD file)