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October 10, 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 (± 1.3 acres); -608305 (± 8.0 acres); -647304 (± 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 August 31, 2022 and Hardesty & Hanover comment memorandum dated September 15, 2022. Accordingly, point-by-point responses to the comments in the referenced memoranda are provided below.

CPL Comment Memorandum dated August 31, 2022

1. HLD met representatives from the Town at the site and confirmed sight distances at the entrances on Pine Ridge Drive. As a result of this meeting the proposed lot 4 driveway has been moved north approximately 70 feet to meet the minimum sight distance required by the Town. The new driveway entrance is now located within the electric transmission line easement. Confirmation from the NY Power Authority is attached stating that the location is acceptable. The existing entrance to the transmission line access easement will remain.
2. The Lot 2 and 3 shared driveway has been changed to individual driveways, provided sight distance at this location does not change. The driveway at lot 1 is proposed to remain. Based on HLD's review of this entrance it appears to be acceptable and functioning properly, no changes are proposed. Profiles of the lots 2 and 3 driveways are now provided on Sheet 5.
3. Comment noted. The DCDBCH has requested that one test well be installed for this subdivision.

General

1. Our office has forwarded the plans to the Fire Inspector for review.
2. A note has been added to Sheet 4 stating that a retaining wall design prepared by a licensed professional engineer will be provided prior to issuance of a building permit.
3. Driveway width for lot 5 has been revised to 12 feet.
4. The common driveway for lots 2 and 3 has been replaced with individual driveways. Driveways are proposed to paved.

Hardesty & Hanover Comment Memorandum dated September 15, 2022

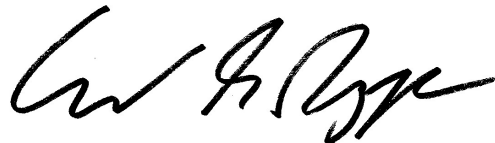
1. Sight distance and driveway entrance locations have been investigated and revised as described in the comment responses above.
2. The lot 4 driveway entrance has been moved to achieve adequate sight distance. The relocated driveway entrance is proposed to be paved.
3. The proposed limit of disturbance and tree line are shown on the erosion & sediment control plan, Sheet 4.
4. The full application including the subdivision plans, EAF, and SWPPP were submitted to the NYSDEC on May 31, 2022. No response has been received from the NYSDEC regarding their review of the application. We have followed up with the NYSDEC regarding the status of their review but not have received a response as of the date of this letter.
5. Comment noted.

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

- Revised Preliminary Subdivision Set consisting of 5 sheets – 19 copies
- Correspondence from the NY Power Authority
- Correspondence from the Dutchess County Department of Public Works

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)