



October 22, 2024

Town of Washington Planning Board
Chairperson Meaney
10 Reservoir Drive
Millbrook, NY 12545

RE: Clear Subdivision
135889-6766-00-021055-0000
515 Woodstock Road
Town of Washington, NY

Dear Chairperson, Meaney and Honorable Members of the Planning Board:

This letter is in response to the public comments regarding drainage concerns raised at the planning board's public hearing on October 1, 2024, relating to cluster vs. conventional subdivision. Specifically, comments asserted that flooding has been occurring along Stanford Road in the area of the Clear property, and that water from the west of Stanford Road was flowing across the road and impacting one or more properties on the east side of Stanford Road.

LRC has reviewed available topographic mapping and site photographs for the section of Stanford Road along the Clear frontage. The topography of Stanford Road, and the intersection of Stanford Road and Woodstock Road, shows that Woodstock Road rises in elevation to meet Stanford Road from elevation 592 to elevation 609. Woodstock Road and the project site along its Stanford Road frontage both north and south of Woodstock Road, are well below the elevations of Stanford Road. The project site is below the elevation of Stanford Road, ranging anywhere between 1 and 4 feet below the level of the road.

The attached photos show that the grades beyond the project site rise quickly on the east side of Stanford Road, to the extent that the Town does not have a full gutter line along the eastern side of the road. Additionally, as shown in Photo 2 below, the Town has installed a new drainage structure which captures storm water on the east side of Stanford Road and carries it, via underground pipe, from the east side of the road to the west side, onto the Clear property. The water flows toward the west, and not toward the east.

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As demonstrated in the photos below, the Clear property does not cause any water to flow in an easterly crossing Stanford Road.

While drainage issues are not directly relevant to the choice of subdivision type, the applicant wishes to promptly respond to this comment, since it is relevant to the Board's ongoing review of the subdivision. We look forward to further discussions with the Board at the upcoming meeting on November 5, 2024.

Thank you for your time and continued review of this project.

Sincerely,
LRC Engineering & Surveying, DPC

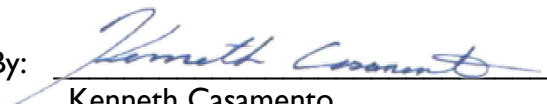
By: 
Kenneth Casamento,
Principal



Image capture: Sep 2019 © 2024 Google

Figure 1: Stanford Rd. view north / southeast of Clear property



Image capture: Sep 2019 © 2024 Google

Figure 2: Woodstock Rd / Stanford R. view north



Figure 3: Woodstock Rd. view east to Stanford Rd.

Image capture: Sep 2019 © 2024 Google



Figure 4: Stanford Rd. view northeast of Clear property



Figure 5: Stanford Rd. view north / northeast of Clear property – south of Barto driveway



Figure 6: Stanford Rd. view north/ northeast of Clear property - Barto property driveway