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January 21, 2025

Hon. Susan Meaney, Chairperson
and Members of the Planning Board
Town of Washington
Town Hall
10 Reservoir Dr.
Millbrook, NY 12545

Re: Clear subdivision: response to CAC letter dated January 11, 2025

Dear Chairman Meany and member of the Board:

I submit this brief letter in response to the letter of the CAC to the Planning Board dated January 13, 2025.

This is not a new issue. The NRI discussion and mapping of the tertiary recharge area has been fully addressed and analyzed during the review process, beginning with a discussion as part of the Applicant's initial application submitted on July 23, 2024

The NRI maps do not profess to be site-specific maps. To the contrary, the NRI itself confirms that the NRI maps have limited purposes, and are intended to provide general information, rather than site specific information.

It is important to keep in mind that the NRI is best suited for municipal scale planning but may be used as a screening tool to raise questions or identify the need for additional resource assessment at individual parcels. The maps are not intended to provide site-specific accuracy and should not be used as a primary source for land use decision-making but may identify where further site assessments are needed. (emphasis added.)

(NRI introduction, page 3).

Further, the text of the NRI confirms the site specific SEQRA analysis already conducted by the Board, and addressed at length in the Applicants November 19, 2024, submission, "State Environmental Quality Review/Environmental Evaluation Narrative" which included a section

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called "DISCUSSION OF ISSUES RELATING TO THE FULL EAF PART 2." That analysis, beginning on page 5, included a section on potential impacts of the Project on Groundwater, which included evaluation of the NRI Report and mapping.

The import of the NRI Report and Mapping as related to impacts on water supply from groundwater withdrawal is as follows:

A portion of proposed parcel 1 is shown on the Town NRI map of aquifer recharge areas (NRI Chapter 4) as containing the outermost edge of a tertiary aquifer recharge area. Chapter 4, page 36 indicates that the aquifer recharge areas are "labeled 1-3 in order of sensitivity," and the map accompanying it confirms that none of the Clear property is in either a primary or secondary aquifer recharge area, nor within the limits of the recharge area for the Village of Millbrook water supply. Nor is it within any of the "most productive and most vulnerable" aquifers identified in Chapter 4, page 37, of the NRI. Water supply demand from the proposed action will not exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.

(Applicant's SEQR Discussion of Issues, page 7)

The import of the NRI Report and Mapping as related to impacts from septic systems is as follows:

The septic systems proposed for the Site meet the suggested septic system density requirements set forth in the Town NRI chapter 3, Soils Section, page 33 and Map 7. The NRI suggests a sewage disposal system density of one septic system per 5.9 acres for the most difficult soil categories for soil runoff potential (D, B/D, C/D). The proposed sewage disposal system density for the three new building lots is 1 septic system per 20.945 acres. See November 19, 2024 submission for full discussion.

Notably, the Town NRI Report, Soils section page 32, notes that, "General characteristics of these soils are summarized below, but should not be substituted for site-specific analysis." LRC had done such site-specific analysis, and verified there are appropriate soils on site to support septic systems on each of the proposed new lots.

Conclusion:

The potential impacts on water supply and water quality have been fully assessed in the existing SEQR review, and the CAC January 11, 2025 letter raises no new issues that require further assessment. We also concur with the summary submitted to the Board by its consultant AKRF dated January 13, 2025.



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As noted above, in light of the generality and lack of GIS data points that directly align with property boundaries, it is not possible to superimpose the NRI image onto survey boundaries without significant scale errors. In light of the conceded generality of the NRI maps, and their limited general purposes, such mapping would not, in any event, provide any further benefit to the analysis already completed.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'JL Van Tuyl', is centered below the closing text.

Jennifer L. Van Tuyl

cc: Timothy Clear and Johna Lee Clear (Applicant / Property owner)
Douglas E Larson – Larson Architecture Works PLLC (Applicant's Architect)
LRC Group (Applicant's Planner / Engineer)
Aaron Werner, AKRF
Joseph P. Eriole (Town Attorney)
Jonathan Ialongo (Town Building Inspector)