

Memorandum:

To: Town of Washington Planning Board
From: Steve Marino, PWS
Date: 3/28/25
Subject: Proposed Millbrook Special Farm LLC Subdivision,
Butts Hollow Road

As the Town's retained Wetland Consultant, I reviewed the original submission materials for the proposed subdivision application for the subject property in accordance with the Town's Wetlands and Watercourse Law (Town Code Section 396, adopted 2011) and other environmental concerns.

In reviewing these materials, I noted that there is a wetland/watercourse corridor flowing from north to south through the center of the proposed 20 acre+/- parcel. I walked the site with Planning Board members on March 10, 2025.

The watercourse on the site flows from an existing pond at the north edge of the proposed lot. Hydrology to the system is derived from runoff from the hillside to the north and numerous drainage structures that discharge into and near the pond.

The preferred house site from the standpoint of visibility and viewshed is on the west side of the watercourse, but would require a regulated crossing to access. There is adequate room on the new parcel for a house site on the east side of the watercourse, but visibility concerns and the potential for a horse paddock make the west site more desirable to the owners from a marketing standpoint. Prior to accepting the preferred house site, the Board should determine that it is a feasible alternative to the area on the east side of the stream.

A stream crossing for a driveway is a permissible activity under the town code. The goal would be to approach the crossing at the narrowest possible point and disturb the least amount of stream bottom. If the Board determines to allow development on the west side, this office can make recommendations for acceptable stream crossings and engineering to minimize the potential adverse impacts. There should be a note on the final plat confirming that if a residence is proposed on the west side of the stream, a wetland permit from the Town of Washington would be required before any construction could occur.

That is the extent of my comments at this time. Please let me know if the Board has any additional questions.

Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516
845-265-4400
fax: 845-265-4418
www.timmillerassociates.com

Steve Marino, PWS
Jon Dahlgren
James A. Garofalo, AICP
Ann Cutignola
Mark Everett
Sarah Babyak
Katherine Marino
Tim Miller, AICP, Retired