

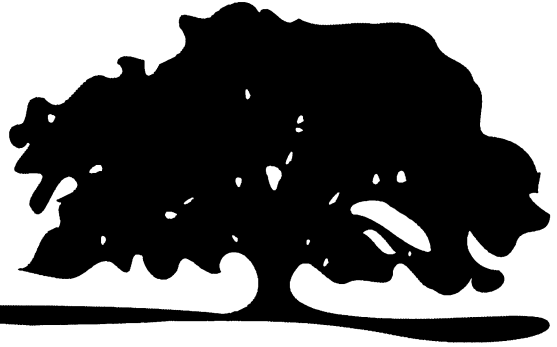
Conservation Advisory Council | City of Newburgh, New York

123 Grand Street, Newburgh, New York, 12550

Phone: (845) 569-7366 e-mail: conservation@cityofnewburgh-ny.gov

Council Members:

Chuck Thomas, Chair
C. Kippy Boyle
Marcel Barrick
Deborah Dresser
Karen Eberle-McCarthy
Gail Fulton



October 27, 2017

MEMO TO: Lisa Daily, Chair
City of Newburgh Planning Board

FROM: Chuck Thomas, Chair
Conservation Advisory Council ("CAC")

RE: **Proposed Project – Sunset Ridge**

It is our understanding that the above-referenced project is returning to the Planning Board for review. A preliminary set of plans for the project was reviewed by the CAC at our regularly scheduled meeting of October 4, 2017. The CAC reserves the right to comment on final drawings when environmental considerations (including but not limited to), planting/landscaping plans and storm-water mitigation plan are fully developed.

We offer the following comments and recommendations to the Planning Board and the applicant based on the plans presented. Our comments are also to be included in the official record of any Public Hearings.

Overview of Sunset Ridge Development:

- Development of 18 lots as 'Twin Townhome's', or 36 dwelling units on Morris Avenue
- Original approved plans called for single-family homes on each lot. Applicant is now seeking approval of 18 lots as twin townhomes. See "Typical Lot Layout" of Grading Plan
- Driveways for each, no permeable paving "because the plans were approved previously – 2008.
- The revised plans call for 37 new trees to be planted, to complete the originally-intended 42 trees.

CAC Comments:

1. Erosion Control: The Grading Plan states that grading will be blended into already-completed lots. We observed the erosion control fencing along the north side of Morris Ave.
 - According to the Typical Lot Layout, garages start approximately 22' from the sidewalk.
 - What is the depth of the lots on the south side of Morris Ave? The depth of each dwelling?
 - The south side lots abut steep slopes to the back yards of properties along Dupont Avenue. These slopes are heavily wooded. How much clear-cutting will be needed for the footprint of each lot? How many trees will be removed? Loss of canopy cover. Potential for erosion.
 - What are the erosion control plans? Retaining walls?

2. Trees:

- The plans show a good mix of shade tree species. We recommend an additional flowering species, such as Redbud, or Golden chaintree.
- We suggest offsetting the regimented look of trees planted in the right-of-way by alternating with trees planted in the BROW (beyond the right of way) where space permits.

3. Filtration/Sedimentation Feature.

The addition of 18 additional impervious driveways will substantially contribute to runoff to the roadway and the filtration system. Has the pre-existing installed system been engineered to accommodate the predicted additional runoff? Will the sedimentation chamber have capacity to accomplish its job? The Council is concerned with excessive runoff to the Creek.

- We recommend an additional total of 10 trees, such as Eastern Cottonwoods and other water-loving species -- be planted on all 4 sides of the sedimentation/filtration feature, to add to storm water management and canopy cover. Gidneytown Creek should get maximum protection as part of the overall watershed. These trees would be in addition to aesthetic landscaping with native shrubs, grasses, flowers to buffer this feature.
- How will the filtration system be finished/covered?

4. We recommend that all downstream flows be directed into landscaping elements. Rain gardens, bio-swales, infiltration for water management. Gutters and downspouts should drain to lawns and landscaping.

5. **Permeable Materials.**

- Best practices and Standards for storm water management and green infrastructure have changed significantly since Sunset Ridge was approved a decade ago.
- Morris Ave. original plans were for 50 ft. wide sidewalk to sidewalk impervious materials (cement sidewalks and asphalt road). Now add to that: 29 foot-wide driveway areas for 18 lots.
- Are we correct to assume that each unit is a 1-car garage, but in most households there will be 2 cars? Oil, grease, car-washing suds, etc. will run from the impervious driveway to the impervious asphalt street. There is no contribution to stormwater management.
- This excess of impervious materials also creates a large 'heat island' effect for residents.
- We strongly recommend permeable paving for driveways and all crosswalks.

Thank you for your consideration



Chuck Thomas, Chair
Conservation Advisory Council

Cc: FD Water Street Holdings, LLC
Chad Wade, Assistant Engineer
City Manager
Planning Department
City Council