



August 7, 2015

Chairwoman Christine Kane  
Town of Red Hook Planning Board  
109 South Broadway  
Red Hook, NY 12571

**RE: Hoffman Traditional Neighborhood Development - Revised Plan Review**  
Town of Red Hook

Dear Chairwoman Kane:

**Please accept this letter as our summary of responses to the Comments received from Crawford & Associates Engineering, P.C., in a letter dated June 15, 2015:**

This office is in receipt of the June 5, 2015 submission package from LRC Group. We find the application to be substantially complete for the purposes of advancing the application to a public hearing for the site plan per §143-117 (C) and the subdivision per §120-10 (F). Technical review of the plans will be forthcoming, however, several items may be appropriate for discussion at this evening's meeting for the purpose of providing additional guidance to the Applicant.

Lighting

The proposed lighting is not specifically in conformance with §143-27.1 of the Red Hook code since LED lights are proposed to be used. While we understand this may be the preferred luminaire a more detailed review of the lighting wattage/lumens/color temperature is needed. Further, there is to be no light trespass onto residential properties per §143-27.1.F(4). A number of proposed parcels are affected by light trespass; this should be corrected. The proposed mounting height should be stated so spacing can be verified in accordance with §143-27.1.F(6). We would be happy to schedule a working meeting with the Applicant and Planning Board representatives to address this issue.

*LRC Response: Per the meetings with the Planning Board, all are in agreement that the lighting as designed is correctly created, and that the TND density creates this situation between the new proposed street and the new residences. No light trespass is created onto existing, abutting parcels. At the upcoming meeting or as a part of*

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*a staff review, our team will provide elaboration on wattage/color temp and other detailed lighting details to further this discussion.*

#### Site Distance

As a reminder, from our April 21, 2015 letter:

“Prior to removal and / or trimming we recommend the sight distance measurement be taken when the trees have reached their full foliage potential. The species of deciduous trees should be identified as well. Depending on the species, trimming the lower branches, rather than removing the trees, may accommodate the necessary sight distance.”

We recommend the sight distances be reassessed prior to the next meeting.

*LRC Response: the site distances were measured again in July, after being measured in April. The result is very nearly identical, as shown on the attached graphic. The site line can be improved with minor trimming-up of the trees, which we assume will be a condition of project approval.*

#### Phasing and Stormwater

The proposed phasing plan has been reviewed. Each phase has less than 5 acres of disturbance. However, the phasing plan should be evaluated with input from the Highway Superintendent; the current phasing plan suggests dead-end roads will be created between phases, contrary to the Highway Superintendents request.

*LRC Response: As reported at the Planning Board meeting, no dead-end streets are created in the submitted plans. The applicant would be happy to review with the Highway Superintendent at any time to obtain input on further phase planning enhancements.*

We appreciate your efforts to review our revised plans, and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,  
**The LRC Group**

A handwritten signature in black ink, appearing to read "Rodney Morrison", written over a horizontal line.

By: \_\_\_\_\_  
Rodney Morrison, P.E.



APRIL 15



JULY 5