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John V. Andrews, Jr., P.E. Wilfred A. Rohde, P.E. (Deceased) • Michael W. Soyka, P.E. (Retired)

MEMORANDUM

TO: Town of Amenia Planning Board
FROM: John V. Andrews, Jr., P.E.

PROJECT: Cascade Creek Subdivision
SUBJECT: Review Comments

JOB NO.: 24-352-117-02
DATE: September 1, 2026

Pursuant to your request, we have reviewed the following documents submitted in support of the above-described project:

1. Letter to Town of Amenia Planning Board -Cascade Creek Subdivision from Rennia Engineering Design, PLLC dated August 10, 2026.
2. Engineering Report-Cascade Creek Subdivision- Wastewater Treatment System, prepared by Rennia Engineering Design, PLLC dated August 10, 2026.
3. Engineering Report-Cascade Creek Subdivision- Community Water Supply System, prepared by Rennia Engineering Design, PLLC dated August 10, 2026.
4. Preliminary Full Stormwater Pollution Prevention Plan-Cascade Creek Subdivision, prepared by Rennia Engineering Design, PLLC dated August 10, 2026.
5. Drawing 0 of 10- Title Sheet-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026.
6. Drawing 1 of 10- Existing Conditions-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised July 27, 2026, scale 1"=50'.
7. Drawing 2 of 10- Preliminary Subdivision Plat-Cascade Creek Subdivision- Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale 1"=50'.
8. Drawing 3 of 10- Site Development Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale 1"=50'.
9. Drawing 4 of 10- Grading and Utility Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale 1"=50'.
10. Drawing 5 of 10- Stormwater Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale 1"=40'.

11. Drawing 6 of 10- Erosion and Sediment Control Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale 1"=50'.
12. Drawing 7 of 10- Site Development Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised August 10, 2026, scale As Noted.
13. Drawing 8 of 10- South Entrance Sight Distance Plan-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised July 27, 2026, As Noted.
14. Drawing 9 of 10- Details 1-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised July 27, 2026, scale NA.
15. Drawing 10 of 10- Details 2-Cascade Creek Subdivision -Preliminary Subdivision Plat Set-prepared by Rennia Engineering Design, PLLC- dated September 8, 2025, last revised July 27, 2026, scale NA.

The Planning Board adopted a Negative Declaration in the matter on July 22, 2026. Provided the preliminary plat is considered complete by the Planning Board, a public hearing can be conducted. There are technical issues with the current submittal. It does not fully comply with the requirements for preliminary approval. There is, however, sufficient information to conduct a preliminary public hearing on the project. We take no exception to the Planning Board setting a public hearing for the next available meeting if that is the pleasure of the Board.

The project sponsor previously requested "temporary waivers" from providing information at the preliminary submission stage given the amount of work required to address most outside agency concerns. We take no exception to their request. The matters are not typically handled as waivers. The Planning Board can take the requests into consideration as part of determining completeness for conducting a public hearing but some of the matters should be developed before considering preliminary approval.

The following comments are offered for your consideration:

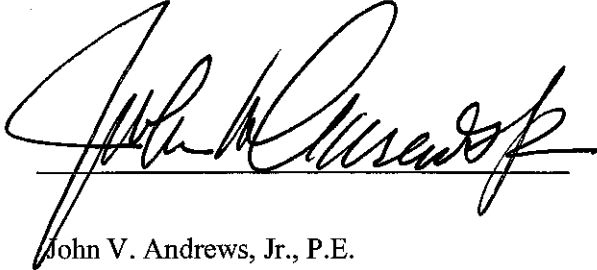
1. The project is proposed as a conservation subdivision. The density is based upon the net acreage on the parcel as determined by Section 121-20.B. The Applicant is further entitled to a density bonus of up to 50% based on this being 100% work force housing, with all units having a minimum of 2 bedrooms. The applicant is utilizing the full 50%. The Planning Board will need to validate the use of the 50% bonus. The final determination in these matters should be incorporated into any Resolution.
2. The proposal bases the minimum lot size on the availability of common or municipal water and sewer infrastructure. The minimum lot size is the same as indicated for Hamlet districts as set forth in Section 121.11, 8,000 square foot minimum. All the proposed lots meet or exceed that minimum lot size. All yard requirements depend on the lot size and the character of the subdivision. The actual yard requirements are to be established at the time of plat approval and placed in a chart on the plat to be filed. The minimums shall be the same as in the HM district for lots on a Town Road. The currently proposed yard requirements are shown in a chart on the plat.
3. Town Code Section 121-11.D- requires that common water and sewage disposal facilities be managed by entities which the Planning Board deems adequate to protect public health on a long-

term basis. This submittal should detail and document the entities responsible for ownership, operation, and maintenance of the common facilities. It appears that a water works corporation and a sewage works corporation will be required. Exactly what each corporation will own operate and maintain will need to be detailed. Depending on the details of that ownership easements will be required and should be shown and labelled on the plat.

4. There are drainage easements shown and simply described on the plat. The easements are shown as 10' in width. The required Town standard is 20'. Other likely easements are shown on other plan sheets and should be shown and noted on the Plat. For example, the 200' radius of control around each well impacts several lots. Additionally, there are stormwater practices, wells and OWTS shown and noted in the HOA parcel. These facilities should likely be located within easements complete with access from the nearest public space.
5. Dutchess County Department Health approval will be required for the water supply and OWTS serving the proposed future subdivision. Further a NYSDEC SPDES Permit for the discharge of sanitary sewage to ground water will be required.
6. The proposed disturbance exceeds 5 acres. The erosion and sediment control plan is set up such that the work is to be performed in phases, with each phase being under the 5 acres threshold. The notes and details need to be expanded to define how to move between phases.
7. The Plat needs to be expanded :
 - The datum for the topography should be clearly identified on the survey (existing conditions plan).
 - The site data should clearly indicate that the parcel is within Agricultural District 21.
 - The drainage pipes and the bridge (?) crossing location are shown on the existing conditions plan. No pipe material, size, direction of flow or inverts are shown. The applicant requested quite some time ago that this be waived for preliminary. It should have been obtained by now.
 - No lot line dimensions are shown on the preliminary plat. Complete metes and bounds are not required but scaled dimensions are.
8. It is not clear, but it appears that the proposed Road is to be offered in dedication to the Town of Amenia. The Applicant's intent with respect to the Road should be clearly indicated on the plat. The road plans and profile need to be expanded:
 - The road profile needs to show and detail the internal intersection.
 - The minimum length of a vertical curve is typically 3 X the design speed usually 100' min. There are several vertical curves that need to be expanded.
 - The plan view associated with the road profile shows several drainage structure crossings. The profile does not. There are no utility (electric, cable telephone) details provided. Ultimately the road profile should include all water, sewer, and storm utilities to be installed within the right-of-way.
 - Any storm drainage facilities and/or practices which handle road runoff will need to be part of the offer of dedication with easements and adequate provisions incorporated into the design for access.
9. A NYSDOT Highway Work Permit will be required for the connection to NYS Route 22.

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Cascade Creek Subdivision-Review Comments
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We trust the comments herein are satisfactory for your purposes. The comments contained herein shall not be considered all inclusive. As additional information is provided further comment may be possible.

A handwritten signature in black ink, appearing to read "John V. Andrews, Jr.", is written over a horizontal line.

John V. Andrews, Jr., P.E.

cc: Mike Segelken, Building Inspector /Code Enforcement Officer
Victoria Polidoro, Esq.
Cassandra Britton, Esq.