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February 26, 2019

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 23-28 Creek Drive Site Plan
23-28 Creek Drive
Tax parcel: 6054-37-037625 ±2.807 acres
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the site plan and supporting materials in response to John Clark Planning and Design's comment memorandum dated January 4, 2019, and Lanc & Tully's comment memorandum dated January 3, 2019. Below is a point-by-point response to the Lanc & Tully comment memo. Refer to Aryeh Seigel's response letter regarding both comment letter/memo.

John Clarke Planning and Design January 4, 2019 Comment Memorandum

1. Question D.2.r has been answered to acknowledge that the commercial use will produce solid waste.
2. The proposed building encroaches into the 100-year flood elevation slightly. The 100-year flood elevation ranges from 86 at the south end of the site to 87 at its north end. The first floor commercial space elevation of the building is set at 98.6 which is more than 10 feet above the flood elevation, and the garage is set at 87.3 feet which is slightly higher than the flood elevation. An excavated area is proposed at the south end of the site that balances the fill within the flood plain at building location. Therefore, the requirements of Chapter 123 are satisfied. The Greenway trail falls below the floodplain elevation in the vicinity of the building; however, is not within the floodway. Therefore, the floodwater velocities are not that of the higher floodway velocities in this area and should not have an impact on the Greenway trail other than

temporary inundation. Signage can be placed in the area where the trail is below the flood elevation warning the public that the trail may become flooded during extreme conditions. The EAF narrative will be updated with this information in a future submission.

3. Preliminary calculations have been performed; however, we are in need of some topographic updates to finalize the steep slopes on the site. The preliminary numbers are as follows: Total water surface is approximately 34,900 sqft, and preliminary contiguous steep slopes are 22,041 sqft. The floodway is completely within either the steep slopes or water, so no additional area is subtracted. Therefore, the total parcel area of 122,253 sqft – 56,941 sqft = 65,312 sqft. Dividing by 1,700 sqft per unit yields 38 allowable residential units.
4. Comment noted. Aryeh Siegel has responded to this comment.
5. Comment noted. Aryeh Siegel has responded to this comment.
6. The trail has been moved and the green area has been revised to stay out of the 20 foot trail easement area.
7. Comment noted.
8. Comment noted. Aryeh Siegel has responded to this comment.
9. Comment noted. Aryeh Siegel has responded to this comment.
10. Comment noted. Aryeh Siegel has responded to this comment.
11. Comment noted. Aryeh Siegel has responded to this comment.
12. Comment noted. Aryeh Siegel has responded to this comment.
13. Comment noted. Aryeh Siegel has responded to this comment.
14. Comment noted. Aryeh Siegel has responded to this comment.
15. Comment noted. Aryeh Siegel has responded to this comment.
16. Comment noted. Aryeh Siegel has responded to this comment.

Lanc & Tully January 3, 2019 Comment Letter

General Comments

1. Comment noted.
2. Comment noted.
3. An I&I study has been initiated, but additional investigation is required to verify if there are illegal connections to the City sewer system. The report will be provided once all of the data has been collected.
4. Comment noted. A signage plan will be provided in a future submission.

Sheet 2 of 12

1. Comment noted. Aryeh Siegel has responded to this comment. The demolition of all existing storm structures will be provided in a future submission.

Sheet 4 of 12

1. Comment noted. Aryeh Siegel has responded to this comment.
2. Comment noted. Aryeh Siegel has responded to this comment.
3. Comment noted. Aryeh Siegel has responded to this comment.

Sheet 7 of 12

1. Roof leaders and their discharge points are now shown on the plans.
2. Catch basin 2 has been moved out of the trash enclosure.
3. The plan has been updated to show the correct number of underground chambers at 41.
4. An enlarged view of the water connection is now shown on the plan set.
5. The size of the 6" sewer lateral is now shown on the plans.
6. Catch basin 8 has been moved to the northeast slightly.
7. Stormwater structure FES 10 is now FES 11 as a result of the addition of a catch basin for the additional parking area. All FES structures are labeled on the plan, which include FES 11, 18 and 19. The "sump" text has been removed from profile view and table. A separate structure table has been provided for all FES structures.
8. The note has been changed to "replaced with a new hydrant". The note can be expanded to "replaced with a new hydrant elsewhere on the site" as two new hydrants are proposed.

Sheet 8 of 12

1. The requested note has been added to both the underground infiltration area and the infiltration basin.

Sheet 11 of 12

1. The outlet control structure, OCS 2 has been revised to an interior concrete baffle with orifices within the structure. A separate detail has been added to the sheet.

Sheet 12 of 12

1. The note has been revised to state that pipes 24" to 30" require a 5' diameter manhole.
2. Water and sewer main trench details have been added to the plan.

Preliminary Stormwater Pollution Prevention Plan

1. The modeling has been re-configured so that infiltration is occurring.
2. Comment noted. Once weather permits, infiltration tests will be conducted within the infiltration areas. We will notify your office as to when the tests will occur.
3. Sizing of the hydrodynamic separators will be provided upon preliminary acceptance of the revised hydrologic calculations.

Please note that in addition to the revisions to the plans in response to comments received from the planning board and its consultants, the use distribution has been slightly changed as well. The project now calls for 18,700 sqft of commercial office space on the first two floors of the building with 8 residential apartments on the top two floors. One of the work space accessory buildings have been removed in the vicinity of the hammer-head turn-around where the existing salt shed is located. The 1,300 sqft Garage/Workspace accessory building at the northwestern corner of the site will remain. Therefore, the total commercial space now is at 20,000 sqft.

Seven (7) additional surface parking spaces have been added in the vicinity of the hammer-head turn-around which increased the impervious area slightly. The hydrologic study has been revised and the surface infiltration basin has been re-designed to accommodate the additional impervious.

Enclosed for your continued review is the following:

- Cover letter from Cuddy & Feder (5 copies);
- Response to comments letter from Aryeh Siegel (5 copies);
- Revised EAF and Narrative (5 copies);
- Revised SWPPP (3 copies), and
- Revised plan set consisting of Sheets 1 through 12 (5 copies).

We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Mr. Bodendorf", with a stylized, flowing script.

Michael A. Bodendorf, P.E.
Principal

cc: Weber Projects, LLC
Aryeh Siegel, AIA
Taylor Palmer, Esq.
Daniel G. Koehler, P.E. (HLD file)