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March 26, 2019

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

Re: 53 Eliza Street  
Tax parcel: 6054-29-031870  $\pm$ 0.696 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 March 7, 2018, and Lanc & Tully's comment memorandum dated September 7, 2018. Below is a point-by-point response to each of the comment memos.

**John Clarke Planning and Design March 7, 2018 Comment Memorandum:**

1. Note 2 on Sheet 1 and the Projection Information table on Sheet 4 have been corrected. The hard copies have been revised by hand, but the PDF has been corrected in CAD.
2. Comment noted. Aryeh Siegel has responded to this comment.
3. Comment noted. Aryeh Siegel has responded to this comment.
4. Comment noted. Aryeh Siegel has responded to this comment.
5. Comment noted. We are gathering Fire Apparatus data from the City of Beacon Fire Department and will provide a turning template in a future submission.
6. Comment noted. Aryeh Siegel has responded to this comment.
7. Comment noted. Additional plans sheets and details are included with this submission. A landscaping plan will be provided in a future submission.

**Lanc & Tully September 7, 2018 Comment Letter:**

General Comments

1. An I&I study has been completed and is provided in this submission.
2. A Pre and Post Drainage Report is provided with this submission.
3. A detailed landscape plan will be provided in a future submission.
4. All pertinent construction details will be provided in a future submission.
5. Comment noted. A fire apparatus turning template will be shown on the plans in a future submission once the truck data is gathered.
6. Comment noted. The concrete paver drive will be designed to Appendix D of the 2015 IFC.
7. Profiles have been prepared and are provided with this submission.

Site Plan (Sheet 1 of 5)

1. Comment noted. A fire apparatus and garbage truck turning template will be shown on the plans in a future submission once the truck data is gathered.
2. Sight distances have been provided on Sheet 4 of 5.
3. Comment noted. A fire apparatus and refuse truck turning template will be shown on the plans in a future submission. The dumpster location has been revised as necessary.
4. We are awaiting this information from the project surveyor and will be provided on Sheet 4 once received.
5. Comment noted. Aryeh Siegel has responded to this comment.
6. Comment noted. Aryeh Siegel has responded to this comment.
7. Comment noted. Aryeh Siegel has responded to this comment.
8. Comment noted. Aryeh Siegel has responded to this comment.

Existing Conditions Plan (Sheet 2 of 5)

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

Grading and Utility Plan (Sheet 4 of 5)

1. ADA ramps have been called out at the corners of the driveway, and the pavers have been stopped behind the sidewalk.
2. The radii on either side of the driveway has been updated.
3. We are proposing to have individual meters within each unit.
4. Sheet 4 of the plan set shows the roof leader connections and where they connect to.
5. A dog-house manhole is shown at the proposed connection with the sewer main within Eliza Street.

6. We are waiting on this information from the project surveyor and will provide on the plans once received.

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, cursive script.

Michael A. Bodendorf, P.E.  
Principal

cc: Pie Development  
Taylor Palmer, Esq.  
Aryeh Siegel, AIA  
Daniel G. Koehler, P.E. (HLD file)