



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, NY 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

March 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 March 7, 2019, and Lanc & Tully's comment memorandum dated March 8, 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 March 7, 2019 Comment Memorandum

1. The EAF narrative now describes how the proposal complies with Chapter 123, Flood Damage Prevention. The proposed building encroaches into the 100-year flood elevation slightly. The 100-year flood elevation ranges from 86 feet at the south end of the site to 87 feet at its north end. The first floor commercial space elevation of the building is set at 98.6 feet 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 has been updated with this information. In addition, a FEMA Flood Calculation Plan is provided for review. The proposed flood mitigation area provides 24.56 cubic feet of additional storage within the 100-year floodplain.

2. A steep slopes analysis map has been provided that shows the calculations in accordance with §223-41.14B.
3. Comment noted. Aryeh Siegel has responded to this comment.
4. Comment noted. Aryeh Siegel has responded to this comment.
5. Comment noted. Aryeh Siegel has responded to this comment.
6. The fire access drive has been increased to 20 feet. The building has been rotated to accommodate the wider drive. The last two spaces in the parking row are now designated for compact cars only.
7. Comment noted. Aryeh Siegel has responded to this comment.
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.

Lanc & Tully March 8, 2019 Comment Letter

General Comments

1. Comment noted. An updated traffic study is included in this submission.
2. Comment noted. Refer to Aryeh Siegel's response.
3. An I&I study has completed and is included with this submission. The requested note has been added to "Site Specific Notes" on Sheet 7 of the revised plan set.
4. A Subdivision Plan is now provided for review. The project surveyor will prepare a subdivision plat for future filing with the County. The plat will be a stand-alone sheet, and will show only parcel and easement information so that it can be filed without health department review. The health department will review site plan set for compliance with water and sewer infrastructure regulations. The plat will be prepared for a future submission.
5. The fire access drive has been increased to 20 feet. The building has been rotated to accommodate the wider drive. The last two spaces in the parking row are now designated for compact cars only.
6. Comment noted. Aryeh Siegel has responded to this comment.
7. Comment noted. Aryeh Siegel has responded to this comment.
8. Comment noted. We will continue to refine the trail connection with the pocket park at Wolcott Avenue with GW Trail Committee as the project moves forward.

9. The lot line realignment discrepancies on Sheets 1 has been corrected. In addition, a separate subdivision plan has been provided for review.
10. A FEMA Flood Calculation Plan has been provided that shows the calculations for the fill and mitigation area. The result of the mitigation is that there will be a surplus of 24.56 cubic of available storage within the floodplain.
11. The text in the narrative describes that quantity controls for the 10 and 100 year storms are not required if a downstream analysis reveals that the project meets the downstream rule. The project meets the downstream rule because it near the end of the Fishkill Creek watershed. The runoff peaks associated with the site will occur long before the flow peak occurs within the creek; however, the proposed stormwater management areas mitigate both the 10, and 100-year storms.

Sheet 1 of 12

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

Sheet 2 of 12

1. Comment noted. Aryeh Siegel has responded to this comment.
2. Comment noted. Aryeh Siegel has responded to this comment. However, it is the professional opinion of this office that underground piping should not be shown on the site plan. The underground piping is provided on Sheet 7 – Grading and Utility Plan.
3. Comment noted. Aryeh Siegel has responded to this comment.
4. Comment noted. Aryeh Siegel has responded to this comment.
5. Comment noted. Aryeh Siegel has responded to this comment.

Sheet 3 of 12

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

Sheet 4 of 12

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

Sheet 7 of 12

1. Locations and sizes of footing drains are now shown on the plans.
2. The size of the sanitary sewer service has been revised as requested.
3. The requested items have been corrected.
4. The note has been revised to state removal of the hydrant. It has also been added to the demolition plan.
5. The curb line has been moved 2 feet off the property line. A retaining wall is now shown along the curb line with a French drain behind it to collect and convey any trapped drainage behind the wall/curb. A profile has been provided on Sheet 9 that shows the elevation of the French drain pipe and wall elevations. The Applicant is

reaching out to the MTA in an attempt to secure a grading easement in lieu of the wall.

Sheet 10 of 12

1. Note has been revised. Final retaining wall design documents will be included with in a future submission.
2. Hand rail details will be provided in a future submission.

Sheet 11 of 12

1. The elevation of the low flow orifice has been corrected.

Preliminary Stormwater Pollution Prevention Plan

1. 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.
2. Sizing of the hydrodynamic separators will be provided in a future submission once they are received from the manufacturer.
3. The project scope on page 2 has been updated as requested. A revised final SWPPP will be provided once hydrodynamic separator calculations are available and soil testing is complete.

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 Narrative (5 copies);
- FEMA Flood Calculation Plan (3 copies);
- Steep Slopes Analysis Map (3 copies);
- I&I Study (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". The signature is fluid and cursive, with a large, stylized "B" and "D".

Michael A. Bodendorf, P.E.
Principal

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