



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

March 26, 2019

Mr. John Gunn, Chairman & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Site Plan
511 Fishkill Avenue (NYS Route 52)
Tax parcel: 6055-04-580285 (\pm 10.33 acres)
City of Beacon, NY

Dear Chairman Gunn & Members of the City of Beacon Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised portions of the site plan set in response to the City Engineer's and the City Planner's comment letters. The project architect's response letter dated March 26, 2019 addresses the majority of the comments. The following is a point-by-point response to each of the comments received that were not addressed by the project architect (or a supplementary response):

Lanc & Tully's March 7, 2019 Review Letter:

General Comments:

1. Comment is noted. Maser consulting will respond to The City's Traffic Consultant comments.
2. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.
3. It was determined at the February Planning Board that the City will have sufficient water to meet the demands of this project per the City Hydrologist.
4. Hudson Land Design has reached out to the City Administrator to discuss arrangements to potentially utilize the services of HDR to meter flows. We hope to be in a position to discuss further before the next Planning Board meeting.
5. The existing catch basin in the last parking stall on the north side of the existing parking lot, near the proposed parking lot access will remain. The catch basin will be modified, and the rim shall be built up to final grade after paving. A

- stormwater stub pipe and flared end section is proposed to collect runoff from rip rap swales to the northeast.
6. Curb breaks have been removed from proposed plan and replaced with a catch basin (CB2) and a second water quality inlet (WQI2) which enters the proposed underground infiltration basin.
 7. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.

Stormwater Pollution Prevention Plan:

1. The SWPPP report was slightly revised to change all language regarding “one WQI” to “two WQI’s”. No other revisions were necessary. Comment is duly noted.

John Clarke Planning and Design’s March 7, 2019 Review Letter:

1. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.
2. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.
3. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.
4. Comment is satisfied by project architect, Aryeh J. Siegel, AIA.

Creighton Manning’s March 7, 2019 Traffic Review Letter:

- All comments to be satisfied by Maser Consulting.

We look forward to continuing the discussion of the proposal with the Planning Board at its next meeting. Included with the submittal in addition to those items noted in the project architect’s cover sheet are three (3) copies of the revised Stormwater Pollution Prevention Plan report. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: Applicants (via email)
Aryeh Siegel, project Architect (via email)
Michael A. Bodendorf, P.E. (HLD File)