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April 30, 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 April 4, 2019, and Lanc & Tully's comment memorandum dated April 4, 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. Aryeh Siegel has responded to the John Clark Planning and Design comments under a separate letter.

Lanc & Tully April 4, 2019 Comment Letter

General Comments

1. Comment noted.
2. Comment noted.
3. The plans have been updated in accordance with the previous Traffic Impact Study recommendations. Additional recommendations from Maser's April 30, 2019 letter will be incorporated into the next plan submission should the City accept the proposed improvements.
4. Our office has confirmed that the sanitary sewer main is 24" diameter. The Full Environmental Assessment Form narrative has been updated accordingly and is included with this submission.

5. The project surveyor is currently preparing a subdivision plat showing utility and access easements. The plat will be provided in a future submission.
6. A signage plan has been provided on Sheet 1 of the revised plan set. Additional signage will be added to the plan in accordance with the TIS recommendations as accepted by the City.
7. Our office has met with the Tom Wright of the Trail Committee last week and discussed the design of the greenway trail and its connection to Wolcott Avenue. Minor revisions to the greenway trail are necessary based on the meeting. Plans showing the revised greenway trail will be provided in a future submission. It should be noted that the revisions to the greenway trail will be minor and will not have any impacts on SEQR.
8. The Fishkill Creek is classified as "C" by the NYSDEC and will not require a stream bank disturbance permit; however, the proposed stormwater outfalls will require coverage under Nationwide Permit 7, Outfall Structures and Associated Intake Structures. Our office is currently preparing a submission to the NYSDEC and US Army Corp. of Engineers (USACE). Email copies of the submission will be provided to the Planning Board.

Sheet 1 of 12

1. Comment noted. Aryeh Siegel has responded to this comment.
2. Comment noted. Aryeh Siegel has responded to this comment.
3. The parcel along Wolcott Avenue that the Greenway Trail will connect to is owned by the NYSDOT. Our office is investigating if easements will be necessary for connection to the greenway trail.

Sheet 2 of 12

1. Comment noted. Aryeh Siegel has responded to this comment.
2. Comment noted. Aryeh Siegel has responded to this comment. The greenway trail, bench, and tree planting detail have been moved to Sheet 10 of the plans.

Sheet 7 of 12

1. Our office is in the process of attempting to coordinate work along the railroad right-of-way with the MTA. Based on the outcome with the MTA further detail of this retaining wall will be provided on the plans. We are also investigating if the retaining wall can be removed and grading be shown on the MTA property.
2. The location of sanitary manhole SMH 12 has been revised to provide additional clearance from the proposed retaining wall. The sewer line profile on Sheet 9 has also been updated.
3. The garage/workshop has been relocated to the south of the proposed 4 story building to eliminate any conflicts with the sanitary sewer main. It is noted that this plan change was presented to the City at the last planning board meeting; however, this is the first time that this revision has been officially submitted.

Sheet 10 of 12

1. Hand rail construction details have been provided as requested.

Preliminary Stormwater Pollution Prevention Plan

1. Infiltration tests will be scheduled with Lanc & Tully in the near future. Two locations will require infiltration testing, one of which is located beneath the soil stockpile for the 3 Churchill Street project. To prevent having to move this soil stockpile to perform the testing, we propose to conduct a test directly adjacent to the pile to confirm the design rates used in the stormwater modeling and a second test will be performed in the footprint of the infiltration system during construction, when the soil stockpile has been moved. A revised SWPPP will be provided following the infiltration tests and the SWPPP will include a description of this testing procedure.
2. Sizing of the hydrodynamic separators will be provided in a future submission once they are received from the manufacturer. A revised final SWPPP will be provided once hydrodynamic separator calculations are available and soil testing is complete.
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 Aryeh Siegel (5 copies);
- Response to comments letter from Aryeh Siegel (5 copies);
- Revised EAF Narrative (5 copies);
- 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,



Michael A. Bodendorf, P.E.
Principal

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