



*Civil & Environmental Engineering Consultants
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April 30, 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 ±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 April 4, 2019, and Lanc & Tully's comment memorandum dated April 3, 2019. Below is a point-by-point response to each of the comment memos.

John Clarke Planning and Design April 4, 2019 Comment Memorandum:

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.
4. Comment noted. Aryeh Siegel has responded to this comment.
5. A landscaping plan has been provided.
6. Comment noted. Aryeh Siegel has responded to this comment.

Lanc & Tully April 3, 2019 Comment Letter:

General Comments

1. Notes specific to the I&I mitigation measures will be added to the plans in a future submission.

2. Per a conversation with the City Engineer, we are not using the pavers as permeable pavers, and therefore soil permeability tests are not required. All references to pervious pavers have been removed from the drainage report.
3. A condo association will be formed and will own and maintain the existing water and sewer lines.
4. Comment noted. All proposed improvements are shown more prominently than existing features.
5. The sight distance was re-measured such that it avoids the adjacent wood fence. The sight distance was measured from 11.5 feet off the curb line. A secondary sight distance was performed at approximately 5 feet from the curb edge to avoid parked cars on Eliza Street from obstructing the line of sight.
6. A City of Beacon Ladder Truck Maneuvering Plan is provided on the plans. We are still attempting to obtain specific smaller refuse vehicle specifications from Royal Carting. If it is found that the truck cannot maneuver through the site, the garbage receptacles will be individual roll-out containers.
7. Roof leader connections for units 7, 8 and 9 are now provided on the plans.
8. The 2" individual water service connections will be for domestic and fire flow. The project architect is verifying whether sprinklers are required. If sprinklers are required, the MEP engineer will verify that the 2" water service line is adequate for the sprinklers. If the service line needs to be larger, the plans will be revised accordingly.
9. Each unit is proposed to have its own water meter.
10. The utility profiles have been updated to reflect all utility crossings and separation requirements are noted. A water main profile has also been added to the plan set.
11. A construction detail for the curb ramps is now provided on Sheet 10 of the plan set.
12. The curb ramps have been re-configured so that there is enough room for the ramp.

Please find the following attached items for submittal:

- 5 copies of the revised plan set consisting of Sheets 1 through 13. Please note that Aryeh Siegel has prepared Sheets 1 through 5, and HLD has prepared Sheets 6 through 13;
- 3 copies of the revised drainage report

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 "Michael A. Bodendorf". The signature is fluid and cursive, with a large, stylized initial "M".

Michael A. Bodendorf, P.E.
Principal

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