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May 28, 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 \pm 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 May 9, 2019, and Lanc & Tully's comment letter dated May 9, 2019. Below is a point-by-point response to the Lanc & Tully comment letter. Refer to Aryeh Siegel's response letter regarding both comment letter/memo. Aryeh Siegel has responded to the John Clark Planning and Design comments under a separate letter.

John Clarke May 9, 2019 Comment Memorandum

Concept Plan and Environmental Review

1. Comment noted. The FEMA Flood Calculation Plan was submitted to the City Engineer for review. An updated plan is included with this submission.
2. Aryeh Siegel has responded to this comment.
3. Aryeh Siegel has responded to this comment.

Site Plan

1. Aryeh Siegel has responded to these comments.

Lanc & Tully May 9, 2019 Comment Letter

General Comments

1. Comment noted.
2. A setback variance is not necessary for the garage/workshop building in the FCD zoning district as it is not adjacent to a public or private street, and not within the setback of the creek.
3. Comment noted.
4. Comment noted.
5. A signage plan has been provided by Maser Consulting. The site plan has been updated to include all proposed on-site signage. The Maser Signage Plan includes off-site proposed signage as well.
6. A formal subdivision plat is being completed by TEC Surveying and will be provided in a future submission. The plat will include all proposed easements including an access easement through the adjacent 7 Creek Drive parcel. Once all of the proposed easement locations have been accepted by the board, a final plat will be provided.
7. A separate signage plan has been prepared by Maser Consulting and is included with this submission.
8. The greenway trail has been revised based upon a meeting held with Tom Wright from the Greenway Trail Committee. In addition, the floodplain mitigation area has been slightly raised and elongated so that the trail can enter that area without the need for additional stairs.
9. A joint application has been submitted to the U.S. Army Corp. of Engineers (USACE) and the NYSDEC for the Nationwide Permit for Outfall Structures. The NYSDEC has issued a blanket Water Quality Certification upon which the planning board was copied on. The USACE has acknowledged that the disturbances to the streambank for floodplain mitigation is not within their jurisdiction and that the proposed work shall be performed in accordance with FEMA and local regulations; therefore, the floodplain mitigation as proposed is in accordance with FEMA and City of Beacon Regulations.

Sheet 1 of 12

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

Sheet 2 of 12

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

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. It is our preference to grade the slope as opposed to erecting a retaining wall. However, it is our opinion that if the wall were built, we would not need an easement from the MTA.

2. SMH 12 and SMH 13 have both been moved away from the wall to avoid conflict. A new 24" SDR 35 PVC line is now shown from the existing manhole 11 flowing toward proposed SMH 12.
3. The water main has been re-aligned so that it does not have unnecessary bends in it as the building is no longer proposed in the northwest corner of the property. Please note that the existing water main connection has been revised based upon as-built conditions. The water main will run along Creek Drive and into the project site with minimal bends. This will also avoid unnecessary cuts to the new retaining wall and pavement on the adjacent parcel.

Sheet 10 of 12

1. The handrail detail will be revised to meet building code in a future submission.

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.

Pursuant to our discussion at the May Planning Board meeting, please find a copy of the correspondence from Weston Davey, Historic Site Restoration Coordinator, from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP), dated May 23, 2019, which confirms that "... it is the opinion of the SHPO that the proposed project will have No Adverse Effect to historic and cultural resources." Please incorporate the attached documentation as part of the official record of the proceeding.

We have not yet received a permit from the ACOE; however, it is our professional opinion that the ACOE will issue the permit with no changes to the plan, and therefore should not hold up closing SEQR.

Enclosed for your continued review is the following:

- Cover letter from Aryeh Siegel (5 copies);
- Response to comments letter from Aryeh Siegel (5 copies);
- Letter dated 5/23/19 of no impact from SHPO (5 copies);
- A 5/17/19 email from Phillip Perazio stating that a Phase IA Archeological Study is not required;
- 5/17/19 Acknowledgement Letter from the USACE (5 copies);
- 5/22/19 Blanket Water Quality Certification from the NYSDEC (5 copies);
- Revised Flood Mitigation Calculation Plan (5 copies);
- Revised plan set consisting of Sheets 1 through 12 (5 copies);
- Subdivision Plat consisting of Sheet 1 of 1 (5 copies), and
- Signage Plan provided by Maser Consulting, Sheet 1 of 1.

We look forward to discussing this project at your next available planning board agenda. Provided the enclosed response, as well as the details included in our supplemental submissions, we respectfully request that this Board consider making a Determination of Significance at the June Planning Board meeting. 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".

Michael A. Bodendorf, P.E.
Principal

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