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October 29, 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 July 5, 2019, and Lanc & Tully's comment letter dated July 1, 2019. Below is a point-by-point response to the Lanc & Tully comment letter. 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.

John Clarke July 5, 2019 Comment Memorandum

Concept Plan and Environmental Review

1. We met with Thomas Wright from the Greenway Trail Committee late June to discuss further updates to the greenway trail that included extending the greenway trail further along the creek to the south before it starts climbing up the hill to connect with Wolcott Avenue, and re-alignment of the switchback and stairs so that they follow the existing contours. The plans have been updated with the discussed changes. The updates resulted in elimination of a retaining wall along the trail within the switchback/stair area.
2. Aryeh Siegel has responded to this comment.

Lanc & Tully July 1, 2019 (June 7, 2019) Comment Letter

General Comments

1. Comment noted. The ZBA approved the four requested variances at their September meeting.
2. The subdivision plat from the project surveyor is included with this submittal.
3. See response to John Clarke comment #1. We met with the GW Trail Committee and have updated the plans based upon that meeting. A courtesy email copy will be provided to the Committee for their review.
4. Comment noted.
5. Comment noted. The remediation work plan will be provided to the DEC for their approval.

Sheet 1 of 12

1. Aryeh Siegel has responded to this comment.

Sheet 2 of 12

1. Aryeh Siegel has responded to this comment.

Sheet 7 of 12

1. Our office provided the MTA with proposed grading plans in late May that provide a smooth transition between the subject parcel and the MTA property. After the MTA had a chance to review the plans, the Applicant met with MTA personnel on site in early June to review the proposed grading and clean-up work proposed on their property. The MTA took “no exception” to the proposed grading and clean-up work that would occur on their property and issued a letter shortly thereafter. It should be noted that the MTA does not provide easements for grading and cleanup work. They issue an Entry Permit for temporary access to their property for work such as this. They advised the Applicant that the Entry Permit should not be applied for until they are ready to do the proposed work as they don’t like to leave these permits open ended. Therefore, the Entry Permit will not be applied for until approvals have been secured by the City and plans re ready to be signed. A copy of our initial submittal package to the MTA and follow up letter from the MTA are provided with this submission for the planning board’s records. A final signed and sealed plan will be provided with the Entry Permit Application. We respectfully request that issuance of the entry permit be made as condition of approval.

Sheet 10 of 12

1. A revised handrail detail that meets building code is provided in the revised plan set.

Preliminary Stormwater Pollution Prevention Plan

1. Infiltration tests are being scheduled with Lanc & Tully. We hope to have these tests complete by the November planning board meeting. 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 have been provided from the manufacturer. A revised final SWPPP will be provided that includes hydrodynamic sizing once soil testing is complete.
3. The project scope on page 2 has been updated as requested. A revised final SWPPP will be provided once soil testing is complete.

The USACE has issued a verification letter for Nationwide Permits 7 and 33 for removal of three (3) existing stormwater outfalls, and installation of two (2) new stormwater outfalls. The September 16, 2019 letter is included with this submission.

Enclosed for your continued review is the following:

- Cover letter from Aryeh Siegel (5 copies);
- Response to comments letter from Aryeh Siegel (5 copies);
- 5/31/19 submittal package to MTA and "Take no exception" letter (5 copies);
- USACE Verification Letter for NWP 7 & 33 for temporary disturbance to the banks of Fishkill Creek (5 copies);
- Hard copies of the revised plan set sheets that changed (5 copies), and
- Subdivision Plat consisting of Sheet 1 of 1 (5 copies), and
- CD containing all of the above as well as plan sheets that have not been changed.

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)