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December 31, 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 December 6, 2019, and Lanc & Tully's comment letter dated December 5, 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 Consultants' comments under a separate letter.

**John Clarke December 6, 2019 Comment Memorandum**

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

**Lanc & Tully December 5, 2019 Comment Letter**

General Comments

1. Comment noted. The project surveyor is currently preparing plans and descriptions for all proposed easements on 23-28 Creek Drive, and existing easements that will be modified on 7 Creek Drive as a result of the Lot Line Alteration. An Updated Plat with descriptions will be provided to for final review.

2. Based upon our last correspondence with Thomas Wright of the Greenway Trail Committee, they have reviewed the latest revisions of the trail and are satisfied with its configuration and location. They have requested addition information with regard to the material of the proposed stairs. We are proposing either galvanized steel stairs similar to what is at Mount Beacon, and/or concrete stairs. The type of material will be dependent on site soil conditions, and constructability on the steep slope. These materials have been presented to Mr. Wright and we are awaiting their response and subsequent approval letter. The letter will be provided to the planning board once received
3. Comment noted. The remediation work plan is being provided to the DEC for their approval.
4. Comment noted. The special condition notes have been added to sheets 7 and 8 of the plan set.
5. Comment noted. A set of plans and report are also being submitted to the health department. A courtesy copy of the submission will be provided to the planning board for their records under separate cover.

#### Lot Line Alteration Plan

1. The “Greenway Easement” label will be enlarged so that it is legible. The project surveyor is still researching who the owner of the parcel within the creek bed (in response to comment #2 below). Once the parcel research is complete, a final plan with easements and descriptions will be provided to the board’s consultants for review.
2. As stated in response #1 above, the project surveyor has been researching property deeds dating back to the 1800’s. Most of this research is complete; however, there are still some documents that have not been reviewed yet. It now appears that portion of property in question is likely owned by the owner of 23-28 Creek Drive, with the owner of 248 Tioronda having potential “flowage rights” of the Creek itself along the 23-28 Creek Drive property for the purpose of the existing dam at 248 Tioronda that used to be in operation. The details of the ownership and easements (existing and proposed) over this property will be provided along with the final plat.
3. The edge of water line for the creek will be labeled on the final plat.
4. Descriptions for the new lot line, and easements will be provided once complete.

#### Sheet 1 of 12

1. Aryeh Siegel has responded to this comment.

#### Preliminary Stormwater Pollution Prevention Plan

1. A revised SWPPP including soil testing results is provided with this submission. The soil tests results are provided in Appendix C of the updated SWPPP and their locations and descriptions are also provided on Sheet 7 of the revised plan set.
2. Sizing of the hydrodynamic separators is now provided in the revised SWPPP within Appendix F.
3. The project scope on page 2 has been updated as requested. It is noted that a Long Term Operation and Maintenance Plan has also been prepared and is included within Appendix O of the final SWPPP.

Enclosed for your continued review is the following:

- Cover letter from Aryeh Siegel (5 copies);
- Response to comments letter from Aryeh Siegel (5 copies);
- Final SWPPP (3 copies);
- Site Plan set consisting of 12 sheets (5 copies), and
- CD containing all of the above.

We look forward to discussing this project at your next available planning board agenda. A final Lot Alteration Plat along with descriptions of all lot lines and easement will be provided when ready. We respectfully requesting Site Plan Approval at the next 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". The signature is fluid and cursive, with a large, stylized initial "M".

Michael A. Bodendorf, P.E.  
Principal

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