



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

February 25, 2020

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: 160 Rombout Avenue
Tax IDs: 5954-35-853796 (± 0.33 acres)
Lots 8, 9 & 10 of Filed Map 579
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the subdivision plan set in response to Lanc & Tully's January 8, 2020 comment letter and John Clarke Planning and Design's January 10, 2020 comment letter. Below is a point-by-point response to the comments received.

Lanc & Tully's January 8, 2020 Comment Letter:

General Comments:

1. Comment is duly noted.
2. Based on the results of soil testing, the concept of underground stormwater management has been eliminated, and we are now proposing a surface rain garden / infiltration basin. the applicant hopes that the City will no longer require a maintenance agreement as this practice will be a the surface and visible with less complexities regarding maintenance that is typically required for underground management practices. Please advise.

Subdivision Plat:

1. Comment is duly noted. The final plans will be signed by a licensed surveyor as appropriate.
2. A bearing and distance for the new subdivision lot line has been added to the plans, and those partial distances resulting from the new line are also shown.

3. We believe that the existing utilities shown match those additional components per the City's improvement plans for Rombout Avenue. Please advise if you see anything that was missed.
4. It remains unclear if this fence was intended to be part of the neighbor's required fencing for their above ground pool. The survey shows it predominantly on the applicant's lot (average 1 foot onto the subject property). We would like to discuss this further with the Planning Board.
5. Sheet 2 has been appropriately renamed "Preliminary Subdivision Plan".

Subdivision Plan:

1. See previous response regarding utilities.
2. The reputed locations of the water and sewer service lines for the existing residence are shown on the plans.
3. All existing contours are labeled as to their respective elevations.
4. The proposed 93 contour is now tied-in to the existing 93 contour on-site.
5. The house and driveway have been shifted per your recommendation. The driveway and catch basin are not in conflict and the proposed residence has been shifted to match the character of the neighborhood per the Planning Board discussion.
6. A drainage report has been provided with this submittal.
7. The wood fence has been noted to be removed at the front of proposed Lot 2.
8. The silt fence was extended down the property line on the right side of the proposed residence.

Construction Details:

1. Maintenance notes have been added.
2. The Water Service Connection Detail has been revised to read 6 in diameter.

John Clarke Planning and Design's January 10, 2020 Comment Letter:

1. The parcel area has been edited to be 0.33 acre.
2. The building coverage has been removed from the table.
3. Adjacent structures (per GIS) have been added to the plans to justify the reduced front yard setback. We approximate those setbacks to be 21.2', which the proposed house has been set at in accordance with §223-13(k).
4. The existing fence fronting proposed lot 2 from the property line.
5. All existing trees over 6" in diameter are shown on Plans and the trees to be removed are specified.
6. The Red Maples have been moved closer to Rombout Avenue to act as street trees.
7. The proposed driveway turnaround has been extended from 10 feet to 13 feet, which we believe is sufficient.

With regard to the sewage collection system in this location discharging to the North Interceptor, the applicant hereby acknowledges that he will not request a building permit for improvements to the new lot until such time that the City of Beacon has made the necessary improvements to the sanitary sewer collection system, more specifically the improvements that are being made currently to the North Interceptor. A note to the same effect has been placed on the plan set. With this concession, the applicant hopes to continue through the review and approval process. We also hope, if the City has a schedule for the work, that a more determinate amount of time can be applied to said concession.

Please find enclosed the following materials for consideration of Final Approval and Chairman's signature:

- Revised Subdivision Plan Set – 4 Sheets (5 copies);
- Drainage Report (3 copies);
- CD with all the above documents.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel G. Koehler". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: Applicant (via email)
Michael A. Bodendorf, P.E. (HLD File)