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March 31, 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 and the Engineer's Drainage Report in response to Lanc & Tully's March 4, 2020 comment letter and John Clarke Planning and Design's March 6, 2020 comment letter. Below is a point-by-point response to the comments received.

Lanc & Tully's March 4, 2020 Comment Letter:

General Comments:

1. A maintenance agreement for the infiltration basin will be provided once the design concept has been approved.

Subdivision Plat:

1. Comment is duly noted. The final plans will be signed by a licensed surveyor as appropriate.
2. We believe that the existing utilities shown match those additional components per the City's improvement plans for Rombout Avenue. The previously shown sewer main has been removed in accord with the improvement plan.
3. There are fence encroachments on both the north and east property lines. The applicant is attempting to have discussions with the adjacent property owners to determine the disposition (re-setting the fence on the line, removing, easement, etc.). Fence

encroachments are shown on the plan in red for ease of review. We hope to have made headway by the April planning board meeting.

Subdivision Plan:

1. See previous response regarding utilities.

Construction Details:

1. Construction details and notation have been provided on the plan. The intent is to provide an infiltration basin with a modified bottom covering of hardwood mulch (similar to a bioretention area). We feel that this will help maintain the infiltrative capacity of the underlying soils.
2. The underground stormwater details have been removed.
3. A detail has been added regarding landscaping for the infiltration basin.
4. Maintenance notes have been added to the plans. If approved, they will be added to the maintenance agreement.

Drainage Report:

1. The revised engineer's report provides an in-depth discussion of the stormwater design point 1 located along the northern boundary of the property.

John Clarke Planning and Design's March 6, 2020 Comment Letter:

1. The project information table has been revised to show the subject parcel is 0.33 acre.
2. Sheet CD-1 has a wood stockade fence detail.
3. The driveway provides for two parking spaces, with an area for either car to back into in order to drive forward out of the driveway. We believe that the configuration works and would not like to add more impervious area to the driveway.

Please note that this submittal is being made via email to Etha Grogan (egrogan@cityofbeacon.org) and includes pdf files of the revised Subdivision Plan Set (4 Sheets) and the Engineer's Drainage Report. We look forward to discussing the project at the next planning board meeting, for which a public hearing has been scheduled. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E
Principal

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