



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

April 28, 2020

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 3 Water Street Subdivision and Site Plan
3 Water Street
Tax parcel: 6054-38-170722 ±0.54 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 been retained by the Applicant to prepare engineering plans and supporting materials in response to John Clark Planning and Design's comment memorandum dated April 9, 2020, and Lanc & Tully's comment letter dated April 10, 2020. Below is a point-by-point response to the comment letters received. Aryeh Siegel has responded to the Consultants' comments under a separate letter.

John Clarke January 9, 2020 Comment Memorandum

1. Comment noted.
2. The tax map number and acreage have been corrected on the Plat.
3. Aryeh Siegel has responded to this comment.
4. Aryeh Siegel has responded to this comment.
5. Aryeh Siegel has responded to this comment.
6. Aryeh Siegel has responded to this comment.
7. The sidewalk has been widened to accommodate ADA passage.

Lanc & Tully January 10, 2020 Comment Letter

Subdivision Plat

1. The date of the consolidation has been updated per information obtained from the Dutchess County Clerk.
2. The tax map number has been corrected.
3. The Parcel Area has been corrected in the Project Information Table.
4. The metes and bounds have been enlarged on the plat.
5. The line distance has been masked over the hatch area for clarity.
6. The fence is owned by the Applicant, and it is now shown to be removed on the site plan set.

General Comments

1. Aryeh Siegel has responded to this comment.

Site Plan (Sheet 1 of 6)

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

Grading & Utility Plan (Sheet 3 of 6)

1. The grading was not necessary in that area and was only shown to provide a uniform slope over the existing slope. Therefore, the grading has been removed and the wall elevations have been adjusted.
2. The existing water and sewer service locations and sizes are now shown on the plans.
3. The driveway has been re-configured to avoid the pole and guy wire.
4. The utility pole is proposed to be re-located or removed. We will continue to find who the pole belongs to, and what purpose it serves.
5. The roof leader drain has been re-routed away as much as possible from the adjacent property to the rear of the existing parcel while avoiding interference with existing trees to remain.
6. The hatching has been scaled back so that the elevation labels can be seen with more clarity.
7. The water line is now labeled as 6" on the plans.
8. There is no grading proposed at the north side of the accessory apartment. The existing slope will be left undisturbed to the greatest extent possible.

Construction Details (Sheet 5 of 6)

1. The detail has been revised to reflect 4,000 psi concrete.

Enclosed electronically for your continued review is the following:

- Cover letter from Aryeh Siegel (1 copy);
- Response to comments letter from Aryeh Siegel (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 6 sheets (1 copy), and

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,

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: POK Beacon, LLC
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)