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March 28, 2017

Mr. Jay Sheers, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: 119 Howland Avenue Subdivision
Tax ID: 6054-14-278498
City of Beacon, New York

Dear Chairman Sheers:

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 March 8, 2017 comment letter, and John Clarke Planning and Design comment letter dated March 9, 2017. Below is a point-by-point response to the comments received.

Lanc & Tully's March 8, 2017 Comment Letter

Subdivision Plan Set General Comments:

1. See attached Inflow and Infiltration Report and Note 16 on Sheet 2 of 4: Preliminary Subdivision Plan.

Subdivision Plat:

1. A note stating that the front yard has a pre-existing, non-conforming yard depth was added to the Bulk Zoning Table

Subdivision Plan:

1. Lots are labeled Lot 1 through Lot 3 on Sheet 1; Preliminary Subdivision Plat, Sheet 2; Preliminary Subdivision Plan, and Sheet 3; Erosion and Sediment Control Plan.
2. Verification of the existing water main's material type, diameter and location have been added to Sheet 1-3 in the subdivision set and was obtained by consulting with the City of Beacon Water and Sewer Department.
3. The existing sewer line was verified with the City of Beacon Sewer and Water Department. It was obtained from review of sewer and water maps. The existing sewer line is an 8" vitrified clay pipe (VIT) that flows northerly towards Goodrich Street.
4. The location of the existing water and sewer service lines for Lot 1 has been added to all applicable sheets in the subdivision set.

5. The existing landscaping in front of the existing residence on Lot 1 has been added to Sheet 1 and Sheet 2 of the Subdivision Set. Callouts depicting the location of the landscaping needed to be trimmed to achieve sight distance is shown on Sheet 2.

Construction Details:

1. The water service line detail has been edited to show a saddle for the proposed tapping of the water main. Both manufacturer and model number is shown on Sheet 5: Water and Sewer Details.
2. "Cast in Place Concrete Curb Detail" was added to Sheet 4: Site Details.
3. The Asphalt Curb Detail was removed from Sheet 4: Site Details.
4. Hatch on all trench details have been lightened for clarity of information located within the hatch.
5. The pavement detail has been revised to show a 3.5" binder course thickness on Sheet 4: Site Details.

John Clarke Planning and Design's March 9, 2017 Comment Letter

1. The subdivision plat and subdivision plan sheets have been edited to reflect that they are in the preliminary stage of the planning process.
2. The Schedule of Regulations on Sheet 1 and Sheet 2 have been edited to match.
3. This comment will be satisfied by the Project Surveyor.
4. The encroaching treehouse on Lot 2 is called out to be removed on Sheet 2.
5. Arrows are now pointing to both locations of the proposed arborvitae.
6. Recreation Fee comment is noted.

Please find enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Inflow and Infiltration Study Report
- Revised Preliminary Subdivision Plan Set – 4 Sheets (5 copies);
- Copy of the above materials on CD

We look forward to continue discussing the design details of the project with you and your Board members. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Jonathan Miller via Email
Jon D Bodendorf, P.E. (HLD File)