



*Civil & Environmental Engineering Consultants
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March 28, 2017

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

Re: Edgewater Site Plan and Subdivision
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
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 plan set and EAF in response to Lanc & Tully's March 10, 2017 comment letter, and John Clarke Planning and Design comment memorandum dated March 9, 2017. Below is a point-by-point response to the comments received. Please note that several of the comments are being addressed by other consultants (i.e. Aryeh Siegel, AIA, for Plan Sheets 1 through 7, Maser Consulting Engineers for all comments related to traffic impacts and transportation, and TEC Land Surveying for all comments related to existing conditions, proposed lot consolidation plans and easement information.

Lanc & Tully March 10, 2017 Comment Letter

SEQR & Assessment Form

1. The number of bedrooms has been updated within the "Brief Description" section on page 1 of the EAF. The total breakdown is as follows: 96 studios; 115 1-bedroom; 86 two-bedroom and 10 three-bedroom units for a total of 307 units and 413 bedrooms.
2. The water and wastewater flows have been updated based upon 413 bedrooms.
3. The question has been answered "yes".
4. The site cover types have been updated to include the land banked parking area.
5. Question D.2.h on page 7 of the EAF is now answered.
6. Comment noted. This office is preparing an overall area map that shows other existing projects and future projects to demonstrate the benefit of looping the proposed water main through the site and to be dedicated to the City of Beacon. The water main is now shown looping through the site on the Site Plans.
7. The existing hydrants will be tested possibly next week after the snow melts. The effort will be coordinated with the building department, the water department and Lanc & Tully. The results will be provided to the planning board for review.

Traffic Impact Study (these comments are to be addressed by the traffic consultant)

General Comments

1. Comment noted - the requested Inflow & Infiltration study will be provided in a future submission.
2. Comment noted – the requested soil investigations/borings will be provided in a future submission.
3. The project surveyor will be providing the stand-alone subdivision/lot consolidation plan. The applicant will provide the requested ownership documentation to the Planning Board attorney. Some of the parcel owners shown on Sheet 2 do not match what is shown on parcel access because parcel access was last updated in July of 2016, and the owner of the project did not close on the purchase of the parcels until after that update.
4. Comment noted – the project surveyor and the applicant are investigating the proposed ingress/egress from Tompkins Terrace.
5. The requested cut and fill analysis plan will be provided in a future submission.
6. The requested profile cross-sections have been provided by the project Architect.
7. The requested traffic signage plan will be provided in a future submission
8. The requested Engineer's Report for the proposed water and sewer systems will be provided in a future submission.
9. Construction details for drainage, road pavement, concrete curb with monolithic sidewalk are provided within the plan set. Additional detail will be provided as the plans progress.
10. Sight distance lines will be provided within a future submission.
11. The land banked parking has been revised. The spaces along the curved entrance road have been removed. 10 parallel spaces are now proposed along the connector drive to the upper parking lot, and additional land banked spaces have been added to the plans. The parking count is as follows: 46 podium spaces; 10 parallel surface spaces and 265 perpendicular surface spaces for a total of 321 spaces provided. The land banked parking area will add another 69 spaces for a grand total of 390 spaces.
12. The land banked parking spaces are shown graded and tied into the proposed stormwater management system on Sheet 9 of the plan set. The SWPPP has been updated to include the proposed land banked parking area. Infiltration Basins 1 and 3 are sized to accommodate the additional parking area.
13. Additional detail has been added at proposed ingress/egress points to the buildings. Further detail will be provided as the plans are advanced.

Sheet 1 of 13 – Site Plan (these comments are to be addressed by the project architect)

Sheet 2 of 13 – Existing Conditions & Demolition (these comments are to be addressed by the project architect and project surveyor)

Sheet 3 of 13 – Landscape & Site Lighting (these comments are to be addressed by the landscape consultant)

Sheet 4 of 13 – Lower Level/Garage Floor Plan (these comments are to be addressed by the project architect)

Sheet 5 of 13 – Typical Floor Plan (these comments are to be addressed by the project architect)

Sheet 8 of 13 – Grading and Utility

1. This issue is still being investigated. The data will be provided to the City as soon as it becomes available.
2. Typical water and sewer service connections to the building are now shown on the plans. Additional detail will be provided as plans are advanced.
3. The 30' ROW for CHGE is being investigated. We anticipate that the easement is for overhead lines only, and does not have any restrictions for parking or structures located within the easement. We are requesting a letter from CHGE and will provide it to the board when it becomes available.
4. The rim and pipe invert elevations for the proposed catch basins, as well as pipe sizes and lengths are now shown in the profile.
5. The rim and pipe invert elevations for the proposed sanitary sewer structures as well as pipe sizes and lengths are now shown in the profile.
6. Comment noted. Visual details of the wall have been provided. The wall design will be provided to the City in a future submission.
7. The hatch has been turned off on Sheet 8.
8. The size of the water main is labeled on the profile.
9. All pipe runs will be stationed in accordance with the utility profiles in a future submission.
10. Ownership of the watermain will be explored further, and if it is found to be privately owned, the connection will be made on Bank Street.
11. Roof leader connections will be provided in a future submission.

Sheet 9 of 13 – Erosion & Sediment Control

1. A detail and specifications for the erosion control matting has been added to Sheet 9.

Sheet 10 of 13 – Profiles

1. The additional profile along Bank Street will be provided in a future submission.

SWPPP Comments

1. The source of the rainfall amounts used for the modeling are now included within the revised SWPPP.
2. Infiltration testing will be performed and the City Engineer will be contacted prior to the testing so that the tests can be witnessed.
3. Calculations for RRV techniques within watersheds 4 and 5 are now included within the revised SWPPP.
4. The SWPPP report has been revised to include the land banked parking area and additional parallel spaces added to the plans.
5. Infiltration Basins 1 and 3 are sized to accommodate the land banked parking area and therefore do not require modifications in the future.

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

- Revised Site Plan Set – 13 Sheets (5 copies);
- Revised SWPPP dated March 28, 2017 (2 copies);
- Revised EAF (5 copies); and
- 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,

A handwritten signature in black ink, appearing to read "Michael A. Bodendorf". The signature is fluid and cursive, with the first name "Michael" and last name "Bodendorf" clearly distinguishable.

Michael A. Bodendorf, P.E.
Principal

cc: Weber Projects, LLC
Jon D Bodendorf, P.E. (HLD File)