



*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: 25 Townsend Street
Tax ID 6055-03-383149 (± 5.0 acres)
City of Beacon, New York

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed five (5) revised plan sets and one (1) electronic version based on comments received from the Planning Board and its consultants in June of 2016. We also met with the City Engineer and new Planning Consultant on January 13, 2017 to provide an update on the project. At that meeting, the Planning Consultant offered a sketch of an alternate roadway design; however, our client reached out to a Contractor to evaluate the alternate design and was informed that it would be cost-prohibitive for this project. That said, we offer the following responses to each comment from June of 2016:

Lanc & Tully letter dated June 6, 2016

1. The updated off-site survey information is now indicated on the plans.
2. The approximate limits of DeSoto Avenue will be provided in a future submission.
3. The Now or Formerly information as shown on Sheet 1 will be provided on Sheet 2 in a future submission.
4. The existing berm along the southeasterly line of the property is now evident on the plans.
5. The existing berm along the southeasterly property line will be maintained in its entirety, and the existing vegetative buffer will be maintained to the extent possible. Any vegetation that needs to be removed as a result of work along this property line will be replaced.

6. All trees larger than 6 inches in caliper at a height of 3 feet above the ground are now shown on the plans.
7. The proposed easement along the rear of lots 10 through 13 will be to the benefit of the City to perform maintenance of the drainage infrastructure if desired. The drainage infrastructure is proposed to be owned and maintained by a Homeowner's Association.
8. The plans now depict a gravity sewer that will service the entire subdivision and tie into the City's existing system at Townsend Street. If acceptable, the requested sewer study will be requested from the City's consultant that modeled the entire system.
9. The proposed sewer pump station has been eliminated from the design. A Homeowner's Association will be formed to assume ownership, operation and maintenance responsibilities for any facilities deemed common to the overall subdivision (e.g., stormwater management).
10. Based on a meeting with the City Engineer and City Planner on January 13, 2017, the right-of-way to the adjacent property has been eliminated.
11. A SWPPP will be provided in a future submission that will evaluate all potential drainage impacts from the site and the proposed stormwater facility on neighboring properties. Our preliminary calculations demonstrate that the proposed stormwater facility is adequately sized to accommodate the site drainage.
12. All cross grading will occur at the same time the road is being constructed.

Frederick P. Clark Associates, Inc. Memo dated June 10, 2016

1. Comment noted – no response required.
2. The approximate locations of adjacent dwellings are now indicated on the plans.
3. Once a layout is deemed acceptable by the Planning Board, the bulk table will be expanded to show setback information for each lot.
4. If a deck is desired by the owner of lot 7, a smaller house footprint could accommodate that wish.
5. Refer to Lanc & Tully response 10 above.
6. The proposed treatment of island located within the cul-de-sac will be detailed in a future submission.
7. Comment noted – see Lanc & Tully response 6 above.
8. Proposed landscaping will be provided once a layout has been deemed acceptable by the Planning Board.
9. The requested landscaping plan will be provided in a future submission.
10. Street lighting, if required, will be detailed in a future submission.
11. Comment noted – we defer to the Planning Board's decision regarding recreation.

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 "Jon D. Bodendorf". The signature is fluid and cursive, with a large initial "J" and "B".

Jon D. Bodendorf, P.E.
Principal

cc: Alla Bares
Michael A. Bodendorf, P.E. (HLD File)