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March 28, 2017

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

Re: 55 Prospect Street Subdivision
Tax ID: 6054-46-243586
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

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
2. The concrete sidewalk is labeled on Sheet 1: Preliminary Subdivision Plat and all subsequent plan sheets.

Subdivision Plan:

1. As discussed at the March 22, 2017 Planning Board meeting, the proposed residence has been moved forward to be in general alignment with the existing house on Lot 1.
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. Verification of the existing sewer 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.

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. See Sheet 2: Preliminary Subdivision Plan for sewer service line design to existing sewer main located in Prospect Street.
6. The existing landscaping in front of the existing residence on Lot 1 has been added to the 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: Preliminary Subdivision Plan.
7. Roof leaders are now discharging to a rain garden to eliminate the need for overland flow.
8. The sidewalk in front of the parcel area has been called out on Sheet 2: Preliminary Subdivision Plan.
9. A rail is provided on the retaining wall and a callout on Sheet 2: Preliminary Subdivision Plan was added.
10. The area of gravel to be removed is shown on the "Demo Plan" as a hatched area on Sheet 3: Erosion and Sediment Control Plan.

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 4: Site Details.
2. "Cast in Place Concrete Curb Detail" and "Driveway Entrance Detail" was added to Sheet 4.
3. The Asphalt Curb Detail was removed from Sheet 4.
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.
6. A concrete retaining wall detail and guard rail detail has been added to Sheet 4: Site Details.

John Clarke Planning and Design 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 concrete sidewalk callout has been added on Sheets 1-3.
5. The entire chain link fence shall be removed, as per the applicant, and called out on Sheet 3: Erosion and Sediment Control Plan in the Demo Plan viewport.
6. The proposed arborvitae landscaping callout has been revised to reflect 8 arborvitaes'.
7. 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 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,

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: Barbara O'Dell via Email
Jon D Bodendorf, P.E. (HLD File)