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April 25, 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 April 5, 2017 comment letter, and John Clarke Planning and Design comment memorandum dated April 4, 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 April 5, 2017 Comment Letter

SEQR & Assessment Form

1. The brief description has been revised to reflect construction of 7 buildings. Section D2 has also been updated to include cuts and fills on site.

General Comments

1. A water main study map is being prepared and will be provided under separate cover for consultant review.
2. The project has been entered into the CRIS database under the SHPO website. It should be noted that it is not expected that the site will be archeologically sensitive as the majority of the site was previously disturbed. We will work with the DEC with regard to the Indiana Bat. Worst case is that tree clearing will be limited to October 1, through March 31.
3. Comment noted – DCDOH approval will be pursued if required by the planning board.
4. Hydrant testing is tentatively scheduled for next week. A hydrant test map will be provided to the engineering consultant for approval prior to testing.
5. An I&I study has been conducted on the site and is included for consultant review.
- 6.

7. Soil borings were completed by others on the site in 2006. The report is attached for review. Additional soil borings are planned and will be conducted and provided for review.
8. Comment noted – the project surveyor and the applicant are investigating the proposed ingress/egress from Tompkins Terrace.
9. A preliminary color cut and fill analysis has been prepared and included for review. Cross sections will be provided in a future submission.
10. The requested profile cross-sections have been provided by the project Architect
11. The requested traffic signage plan will be provided in a future submission
12. The requested Engineer's Report for the proposed water and sewer systems will be provided in a future submission.
13. Construction details for drainage, road pavement, concrete curb with monolithic sidewalk are provided within the plan set. A road cross section for widening will be provided in a future submission.
14. Sight distance lines have been provided on the plans.
15. This detail will be provided by the project architect in a future submission.

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

Sheet 8 of 13 – Grading and Utility

1. The new water main is proposed to extend off the existing 8" CIP main within Branch St. with a coupler. The existing main will be cut before the hydrant assembly and extended into the site. A new hydrant will be provided off the new portion of water main.
2. Sewer service connections to the Buildings 1 thru 4 are now shown on the plans. Additional detail will be provided as plans are advanced.
3. A valve has been added to the water service line at Building 1.
4. 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 be provided it to the board when it becomes available.
5. The sewer and drainage table will be added to the plans when the site layout has been accepted by the board. Inverts, pipe sizes, pipe materials and slopes are noted on the plans and in the profiles.
6. The sewer and storm pipe runs are labeled with the size and material of the pipe. The slopes will be added once the board accepts a final layout.
7. The landscape plan has been adjusted to avoid conflict with the utilities. It will continue to be cleaned up as the plans are advanced.
8. The hydrant branch has been offset from the water service line branch to avoid a 4-way tee.
9. Comment noted. The wall design will be provided to the City in a future submission once the board accepts a final layout.
10. The erosion and sediment control features have been turned off on Sheet 8.

11. The size of the water main is labeled on the profile, and a typical label has been placed on the plans.
12. All pipe runs have been stationed in accordance with the utility profiles. Once a final layout has been accepted by the board, additional individual profiles will be provided as appropriate.
13. 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.
14. Roof leader connections will be provided in a future submission once the board accepts a final layout.
15. The pipe run between CB 302 and WQI 301 has been corrected.

Sheet 10 of 13 – Profiles

1. The additional profile along Bank Street is now provided.

SWPPP Comments

1. Infiltration testing will be performed in the next few weeks, and the City Engineer will be contacted prior to the testing so that the tests can be witnessed.
2. The WQ calculations will be updated with the value of 1.4 per figure 4.1 in the latest SWDM. It should be noted that the infiltration basins have been sized to infiltrate the 1-year storm, so the increase in WQv will be met with no modifications to the infiltration basins. This information will be provided in a final SWPPP for review once the board has accepted a final layout.

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

- Revised Site Plan Set – 16 Sheets (5 copies);
- I&I report dated April 25, 2017 (2 copies);
- 2006 Soil Boring Report (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,



Michael A. Bodendorf, P.E.
Principal

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