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April 25, 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 April 4, 2017 comment letter. Below is a point-by-point response to the comments received.

Lanc & Tully's April 4, 2017 Comment Letter

Subdivision Plat:

1. The revision block has been updated to reflect revisions since last submission.

Subdivision Plan:

1. The size of the existing water main in Prospect Street has been verified with Beacon Sewer and Water Department and shown on the plans as a 6" CIP water main.
2. After conversations with the Planning Board and John Russo of Lanc and Tully, the sewer main will be extended through Prospect Street from the intersection of Union and Prospect Streets. 141 LF of 8" SDR 35 PVC is proposed for the extension as well as a sanitary sewer manhole. The sewer lateral from the proposed residence will connect to the sewer main extension at the manhole and is shown on Sheet 2: Preliminary Subdivision Plan. All details of the sewer main extension are shown on Sheet 5: Water and Sewer Details.
3. The updated survey states that the manholes in Prospect Street are at the intersections of First Street and Prospect Street and Union Street and Prospect Street. Size of pipe and directionality is also shown on the plan.
4. The size of the existing water main in Prospect Street has been verified with Beacon Sewer and Water Department and shown on the plans as a 6" CIP water main. Callouts are shown on Sheet 2: Preliminary Subdivision Plan.

5. The driveway has been moved to allow an automobile to turn around in the driveway. The change in the driveway location and dimensions were done in accordance with the guidance supplied by the Planning Board on the April 12, 2017 meeting. This change negates the need for a retaining wall and any associated drainage.
6. Note 16 was edited to read "Department".

Erosion and Sediment Control Plan:

1. Silt fence running along the property lines between Lot 1 and Lot 2 has been added to Sheet 3: Preliminary Erosion and Sediment Control Plan.

Site Plan Details:

1. The "Driveway Entrance" detail has been revised to show 6" thick sidewalk through the access area and the foundation material to be NYSDOT Item No. 304.12.
2. All curbs and sidewalk details have a note stating "Concrete shall be sealed with a salt resistant sealer.
3. NYSDOT Item No. 304.05 in the "Cast-in-Place Concrete Curb" detail has been revised to NYSDOT Item No. 304.12.
4. The concrete retaining wall detail and guard rail detail have been removed from the plan set, as they are no longer needed.

Water and Sewer Details:

1. All trench details have had the hatch lightened to show information within the hatched areas.
2. "Water Line Offset" detail has been removed from Water and Sewer Detail sheet.

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

- Revised Subdivision Plan Set – 5 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: Barbara O'Dell via Email
Jon D Bodendorf, P.E. (HLD File)