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May 30, 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 in response to Lanc & Tully's May 5, 2017 comment letter, and John Clarke Planning and Design comment memorandum dated May 5, 2017. Aryeh Siegel has provided responses to Mr. Clarke's memorandum. 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 9, 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). Also, please note that the plan set consists of 15 total sheets. The engineering sheets no begin at Sheet 10 (Sheet 8 previously).

Lanc & Tully May 5, 2017 Comment Letter

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 has been performed, and the report and mapping are provided with this submission. Static pressures ranged from 98 psi to 120 psi in the vicinity of the parcel. The hydrant at the corner of Bank Street and Tompkins Avenue flowed at 1358 gpm while residual available flows at other hydrants were 2,661 and 2,860 gpm. The hydrant at Branch Street flowed at 1,453 gpm while residual available flows at other hydrants were 3,008 and 2,538 gpm. It should be noted that the water department only allowed for two residual hydrants to be tested during each hydrant test.

5. The Soil boring map is now included with this submission for review. Additional soil tests were conducted at the proposed stormwater basins. The results revealed shallow bedrock depths at Infiltration Basin 1 and 2. Bioretention Areas are now proposed at those locations.
6. Comment noted – the project surveyor and the applicant are investigating the proposed ingress/egress from Tompkins Terrace.
7. Stop signs and stop bars have been provided at internal intersections within the site and at the entrance at Tompkins Ave. A stop sign, stop bar and crosswalk have been provided at the intersection of Branch Street and Bank Street.
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. A road cross section for widening is now provided on the plans.
10. This detail has been provided by the project architect within elevations and renderings.
11. The plans have been reviewed for clarity and continuity between the engineer's sheets and architect's sheets.

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 (Now Sheet 10)

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. The 30' ROW for CHGE is being investigated. The Applicant has met with CHGE and a letter has been requested. The letter will be provided it to the board when it becomes available.
3. 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.
4. 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.
5. The landscape and utility plan have been adjusted to avoid conflict with the utilities. The plans will continue to be cleaned up as the plans are advanced. The sewer and water lines have been adjusted in certain areas to avoid conflicts with street trees.
6. Comment noted. The wall design will be provided to the City in a future submission once the board accepts a final layout.
7. The erosion and sediment control matting notes have been turned off on Sheet 10 (formerly Sheet 8).
8. 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.
9. The proposed water connection will now be made on Bank Street.
10. Roof leader connections will be provided in a future submission once the board accepts a final layout.

SWPPP Comments

1. Infiltration testing has been performed in the vicinity of the proposed stormwater basins. The City Engineer witnessed the tests. It was found that the site soils in the vicinity of Infiltration Basins 1 and 2 were consistent with the assumed infiltration rate; however, bedrock was observed at depths that are too shallow to allow for infiltration. Therefore, bioretention areas are now proposed in these areas. The bioretention areas are designed for C&D soils where 40% RRv credit is taken for the basin even though the upper soils showed infiltration rates exceeding 5 minutes per hour. A Cistern will be used at Bioretention Area 1, and a vegetated swale is used at Bioretention Area 2 to assist in RRv for those subcatchments. Minimum RRv is met at these watersheds and justification is provided within the report. Soil testing results have been provided to Lanc & Tully. Soil results at Infiltration Basin 3 were consistent with the assumed infiltration rate and depth. No changes have been made to watershed 3.
2. The WQ calculations have been updated with the value of 1.4 per figure 4.1 in the latest SWDM.

Traffic responses have been provided by Maser Consulting. The plans have been revised in response to comments 1 through 4. Regarding comment #3, it should be noted that the dumpster location adjacent to Building 7 is proposed to be a front-loaded enclosure.

A separate Parking Exhibit is provided with this submission. This exhibit was presented at the previous planning board meeting that shows an alternate plan for land banked parking located in the central park area. We respectfully request that the planning board weigh in on what their preference is. The plans still show all 67 of the land banked parking located along Bank Street. The alternate plan shows a portion of the land banked parking located along Bank Street and the remainder in the central park area. If there is still concern over the economic viability of building the land banked spaces along Banks Street, the Applicant has stated that those spaces will be built at the time of initial construction. It should be noted that both options show a surplus of required parking; therefore, spaces can be eliminated if the needed.

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

- Revised Site Plan Set – 15 Sheets (5 copies);
- Land Banked Parking Exhibit (3 copies)
- Hydrant test report (5 copies);
- Revised SWPPP report (2 copies);
- 2006 Soil Boring Report Map (2 copies); and
- Copy of the above materials on CD

We look forward to continuing 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)