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July 25, 2017

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

Re: 17 Wilson Street Subdivision
Tax ID 6054-24-469931 (± 1.73 acres)
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 June 8, 2017 comment letter, and John Clarke Planning and Design comment letter dated June 7, 2017. Below is a point-by-point response to the comments received.

Lanc & Tully's June 8, 2017 Comment Letter

1. See Title Block (response provided by Applicant)
2. See Sheet A100 (response provided by Applicant)
3. The proposed water service connection has been revised as requested, and the proposed water service no longer passes through one building to the next (the accessory building has been removed).
4. The proposed sewer service connection is now show as a combination of new force main connected to existing force main with a common pump station for the existing and proposed homes. The existing force main connects to a manhole within Wilson Street, and once the new force main is connected to the existing force main, the remaining portion of the existing force main near the existing house will be abandoned in place, and the existing pump system within the existing house will be decommissioned (the existing house will have a new gravity sewer connection to the new pump station). If acceptable, a pump station detail and applicable pump calculations will be provided in a future submission. For this submission, we have attached a generic pump station detail as well as cut sheets for a potential pump for this application. As for the stream, it is not classified by the State, but there are local/federal wetlands along Stone St. as well as floodplain, and the wetlands have been flagged and the limits of wetland boundary have been added to the plans. No disturbance to the wetland or floodplain area is proposed as part of the project.
5. See Sheet A100, one Turn Out Proposed (response provided by Applicant)
6. Accessory Structure removed on the advice of Timothy Dexter. Proposed Floor elevations are shown on A100. Rock is not anticipated at this time (see A100) (response provided by Applicant)

John Clarke Planning and Design June 7, 2017 Comment Letter

1. The plan is now labeled as "Preliminary".
2. All trees shown on the plan are >8" caliper and the legend has been updated to reflect this. See Sheet A100 for trees anticipated to be removed. (response provided by Applicant)
3. The scale has been corrected and the lot areas have been corrected to be in agreement with the survey.
4. There is no accessory structure extant (response provided by Applicant)
5. Stone Street is the proposed front street. See A101 for yard plans, A102, A104 for preliminary elevations and building plans. (response provided by Applicant)
6. The driveway width has been increased to 10'. Site distance shown on A101 (response provided by Applicant)
7. Accessory Structure removed on the advice of Timothy Dexter. (response provided by Applicant)

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

- Revised Survey – 1 Sheet (5 copies);
- Revised Subdivision Plan Set – 2 Sheets (5 copies);
- Architectural Drawings – 4 Sheets (5 copies); and
- Copy of the above materials on CD, including this response letter.

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,



Jon D. Bodendorf, P.E.
Principal

cc: Jon Moss
Michael A. Bodendorf, P.E. (HLD File)