



*Civil & Environmental Engineering Consultants
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July 25, 2017

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

Re: Spaccarelli Subdivision – Revision to Parcel B of Filed Map 11780A
Tax ID 5954-16-950472 (±2.47 acres)
City of Beacon, New York

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, and John Clarke Planning and Design comment letter dated April 7, 2017. Below is a point-by-point response to the comments received.

Lanc & Tully's April 4, 2017 Comment Letter

General Comments

1. Copies of the filed subdivision plan are included with this submission.
2. A plat showing all existing and proposed easements will be provided by the project surveyor in a future submission after additional survey items (e.g., significant trees) are obtained.
3. The required variances were obtained at the July 18, 2017 ZBA meeting.
4. The site location map has been modified as requested.
5. The Now and Formerly information will be added to the plan upon receipt of the updated survey drawing/plat.

Subdivision Plan

1. All easement information will be provided on the plat.
2. The total area of disturbance is shown on the plan as 1.47 acres. A SWPPP will be provided in a future submission.
3. The proposed dwelling that the Applicant's intend to live in is angled that way at the Applicant's request.
4. The proposed turnaround was accepted by your office as well as the Fire Commissioner.
5. Cleanouts are now shown as well as a proposed manhole at the point of connection with the City's sewer main.
6. The entire length of sewer main to Knevels Ave is now shown.

7. Water shut offs for each house as well as for the common line just outside the Tioronda Ave ROW are now shown.
8. Easements for the utilities will be provided upon general acceptance of the lot layouts and utility locations.
9. A proposed ROW for the private road is shown – a metes and bounds description and maintenance agreement will be provided in a future submission.
10. Profiles for the utilities will be provided in a future submission.
11. Erosion control is shown on the plans. Additional detail will be provided once the SWPPP is developed.
12. All pertinent information for the proposed stormwater system along the private road will be provided in a future submission.
13. See response #10.
14. A tree survey is forthcoming, but we respectfully request that we only be required to show significant trees in the areas of proposed disturbance and not the entire site. No new tree planting is proposed at this time; therefore, the tree planting detail on Sheet 2 has been removed.
15. The labeling on the plans has been cleaned up as requested.

Construction Details

1. The “Water Service Connection Detail” has been revised and a tapping saddle has been added showing the make and model of the tapping saddle.

John Clarke Planning and Design April 7, 2017 Comment Letter

1. See response to Lanc & Tully general comment #2.
2. The plan is now shown as Preliminary.
3. The location of the adjacent house at the end of the private drive is now shown.
4. See response to Lanc & Tully subdivision plan comments #4 and #9.
5. See response to Lanc & Tully subdivision plan comment #14.
6. See response to Lanc & Tully general comment #3.
7. Sight distance is addressed in Site Specific note #9.
8. Metes and bounds will be provided for all existing and proposed easements on the plat in a future submission.

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

- Revised Subdivision Plan Set – 2 Sheets (5 copies);
- Filed Maps from previous subdivision – 2 Sheets (5 copies); and
- Copy of the above materials on CD, including this cover 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,

A handwritten signature in black ink, appearing to read "Jon D. Bodendorf". The signature is fluid and cursive, with a large initial "J" and "B".

Jon D. Bodendorf, P.E.
Principal

cc: Stephen Spaccarelli & Claire Tipley
Michael A. Bodendorf, P.E. (HLD File)