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August 29, 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 the remainder of Lanc & Tully's June 7, 2017 as it relates to engineering, and August 3, 2017 comment letters, and John Clarke Planning and Design comment memorandum dated August 4, 2017. Aryeh Siegel has provided responses to Mr. Clarke's memorandum. Below is a point-by-point response to the engineering comments received, specific to the Stormwater Pollution Prevention Plan (SWPPP). Please note that several of the comments are being addressed by other consultants.

Lanc & Tully June 7, 2017 Comment Letter

General Comments

1. A map has been prepared that shows how a loop could be created from the Edgewater site into the MTA site and connect back to the main within West Main Street. The water main on West Main Street currently dead ends into the MTA site. This would allow for allow for the MTA site to be fed from two directions for future potential development, and would also provide a back feed to the water main on West Main Street in the event of a water main break.
2. The clearing restriction note has been added to Sheet 10 of the plan set.
3. Comment noted.
4. The fire flow information will be included within the water and sewer engineer's report.
5. The updated cut/fill model is currently underway, and will be provided for review once completed. Although blasting is not anticipated, if it is found that it is required, a blasting plan and applicable notes will be provided on the plans.
6. Comment noted. The Applicant is currently working with the attorney for Tompkins Terrace Apartments to secure an access easement through Tompkins Terrace.
7. Details have been provided on Sheet 13 of the plan set.

8. The water and sewer report is included with this submission. A map showing how the City will benefit from looping the water main through the site and providing a stub to the MTA property is also included in the report.
9. The installation of the sidewalk extension on Branch Street will require minor grading outside the ROW. We will explore moving the alignment away from the southerly ROW line to keep the grading inside the ROW.
10. The Sheets have been further cleaned up for legibility.
11. Comment noted.

Sheet 10 of 15 – Grading and Utility Plan

1. The plans call out for a coupler connection to the existing water main in Branch Street.
2. The Applicant has been working with CHG&E regarding this easement. A letter is forthcoming.
3. A sewer and drainage table will be provided once SEQR is closed.
4. The drainage pipe runs have been labeled on Sheet 10 of the plans.
5. Structural design of the retaining walls will be provided once SEQR is closed.
6. All pipe runs will be stationed in accordance with the profiles, and the profiles will be updated stationing offsets along with the drainage tables in a future submission.
7. Roof leader connections will be coordinated with the project Architect and shown on the plans in a future submission.
8. The Cistern is shown at the end of Building 4, and is sized to capture roof runoff from Buildings 1, 2, 3, and 4. The details of how the roofs collect the runoff and conveyance to the cistern is being coordinated with the project Architect, and will be shown on the plans when complete.

Sheet 13 of 15 – Site, Landscaping and Erosion & Sediment Control Details

1. The detail has been revised with the correct dimensions.

Sheet 14 of 15 – Stormwater Details

1. The bio-retention area 2 low flow, high flow, and top structure elevations have been revised to match the stormwater model.

Lanc & Tully August 3, 2017 Comment Letter

Sheet 10 of 15

1. The proposed water line has been moved to the south side of the access drive.
2. The proposed connection to the water main within Bank Street has been moved to the south in order to avoid easements over neighboring parcel.
3. SMH 6 has been moved out of the crosswalk.
4. All curb ramps are denoted with symbols on Sheet 10 of the plan set and are called out periodically on the sheet.

SWPPP Comments

1. Infiltration test results have been provided within Appendix f of the revised SWPPP.
2. We are currently working with the hydrodynamic separator manufacturer in providing sizing calculations. Calculations will be provided once complete.

3. The vegetated swale is no longer proposed and has been removed from the plans.
4. The water quality volume and runoff calculations have been updated and coordinated with the calculation sheets in Appendix F. Please note that Bio-retention Area 2 is sized to handle the future land banked parking area.

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

- Plan Set – Engineering Sheets 10 through 15 (5 copies);
- Water and Sewer Report (3 copies);
- Revised SWPPP (3 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,

A handwritten signature in black ink, appearing to read "Michael A. Bodendorf". The signature is fluid and cursive, with the first name "Michael" and last name "Bodendorf" clearly distinguishable.

Michael A. Bodendorf, P.E.
Principal

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