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August 29, 2017

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

Re: 25 Townsend Street  
Tax ID 6055-03-383149 ( $\pm 5.0$  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 August 3, 2017 comment letter, and John Clarke Planning and Design comment letter dated August 4, 2017. Below is a point-by-point response to the comments received.

**Lanc & Tully's August 3, 2017 Comment Letter**

1. Infiltration testing was performed on Wednesday, August 23<sup>rd</sup>, and was witnessed by Eric Rogge of Lanc & Tully. The results obtained were positive for type of infiltration practices proposed. In fact, the infiltration rate established in the field was much better than the rate that was assumed for preliminary design purposes, so we expect that the infiltration basin area is going to be reduced upon completion of the detailed stormwater management report and design. Because of concerns over potential impacts to neighboring basements, we expect to reconfigure the basin so that the infiltration portion of the practice is located further away from the existing homes. This is expected to be completed in time for the next Planning Board submission.
2. There is a wetland area located to the southwest on the adjacent property. If the stormwater facility were to overtop, the stormwater would flow overland toward this wetland area. Since the stormwater would receive some treatment through the facility, there would be no discernable negative impact to the wetland area.
3. Along with reconfiguring the layout of the stormwater facility, we will also shift the proposed drainage line along the southeast property line so that clearing of existing mature trees is minimized.
4. Site Specific Note #11 on Sheet 2 has been added stating that the proposed Homeowner's Association (HOA) will own and be responsible for all the proposed drainage lines, swales and structures on the site, as well as the stormwater management facility.
5. Water and sewer services to each of the proposed homes are now shown on the plans.

6. The location of downspouts and roof leaders will be added to the plans once the stormwater management facility has been reconfigured and fully designed.
7. The LSE for each proposed residence will be provided in a future submission.

**John Clarke Planning and Design August 4, 2017 Comment Letter**

1. Comment noted – the outstanding items listed will be addressed upon reconfiguration and final design of the stormwater management facility. We expect that a few of the smaller lots at the end of the proposed cul-de-sac will increase in size as a result of the stormwater management facility decreasing in area.
2. We believe that the proposed right-of-way connection to the adjacent property is shown in the best possible location. Angling it more toward Conklin Street will result in moving more toward steeper slopes where the properties meet.
3. Comment noted – a note regarding maintenance of island for the cul-de-sac to be the responsibility of the HOA has been added to the plans (see Site Specific Note #12 on Sheet 2).
4. Comment noted – we visited the Victor Road cul-de-sac and will provide similar treatments for the central island. In addition, once the stormwater management facility has been fully designed, we will attempt to reconfigure the individual lot parking as we expect some of the smaller lots to grow in area.
5. Comment noted – we will revise the proposed sidewalk layout to mimic the one provided for Victor Road.

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

- Revised Subdivision Plan Set – 4 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,



Jon D. Bodendorf, P.E.  
Principal

cc: Alla Bares  
Michael A. Bodendorf, P.E. (HLD File)