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August 29, 2017

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

Re: Beacon HIP Lofts & Storage
Amended Site Plan
39 Front Street
Beacon, NY

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the previously approved plan for the above reference project in response to Lanc & Tully's August 4, 2017 comment letter. Below is a point by point response to the received comments.

Lanc & Tully August 4, 2017 comment letter:

1. A response to this comment has been provided by Aryeh Siegel, the project architect, and included in his response letter.
2. A revised stormwater pollution prevention plan (SWPPP) is included in this submission. The revised report is a supplement to the existing SWPPP and will be inserted as an Appendix to the original report.
3. Section D.2 of the EAF, questions d,k,l and r have been completed.
4. Section E.1 of the EAF, questions b and h.iii have been completed.
5. Section E.3 of the EAF, questions g and h have been completed.

Sheet 1 of 10:

1. Comment satisfied by Aryeh Siegel, the project architect, and included in his response letter.
2. Comment satisfied by Aryeh Siegel, the project architect, and included in his response letter.

Sheet 3 of 10:

1. Comment satisfied by Aryeh Siegel, the project architect, and included in his response letter.

2. Comment satisfied by Aryeh Siegel, the project architect, and included in his response letter.
3. Comment satisfied by Aryeh Siegel, the project architect, and included in his response letter.

Sheet 6 of 10:

1. The configuration of the buildings has been coordinated with the project architect.
2. The utility pole in the landscaped island at the site access will remain. All other poles that were in the access drive have been removed. The electrical service continues underground at the existing pole in the parking island and supplies electric service to the site.
3. The new water line shown on the plan is per an as-built survey.
4. The water shown running through the building is proposed to remain. Building 12 is proposed to remain in its current "ruins" state. No further development of the building is proposed.
5. Utility service lines for Buildings 4A, 9 and 12 are shown on the plan on all applicable sheets.

Sheet 7 of 10:

1. Sheet 7 of 10 has been relabeled appropriately.

Sheet 8 of 10:

1. The retaining wall is no longer proposed; therefore, the detail has been removed.
2. The bioretention area is no longer proposed; therefore, the detail has been removed.

Five (5) copies of the revised plan sheets 6 through 10, five (5) copies of the revised EAF, and three (3) copies of the SWPPP supplement for review. We look forward to further discussing the project with you at your next available planning board meeting. 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: Beacon HIP Lofts and Storage
Aryeh Siegel, AIA