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August 29, 2017

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

Re: 123 Rombout Avenue
Site Plan
Tax Parcel: 5954-35-794799
City of Beacon, NY

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the approved plan for the above reference project in response to Lanc & Tully's August 3, 2017 comment letter. The comment letter provided by John Clark Planning and Design on August 4, 2017 has been responded to by Aryeh Siegel, the project architect. Below is a point by point response to the received comments by Lanc & Tully, P.C.

Lanc & Tully August 3, 2017 comment letter:

General:

1. Comment has been addressed by Aryeh Siegel, the project architect, and included in his response letter.
2. According to the NYSDEC "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2015, the existing use of the warehouse building would provide approximately 60 GPD of water usage. It was assumed that 5 employees worked in the warehouse at 15 gpd/per employee. A 20% reduction of the total flow was assumed for low flow fixtures bringing the total down to 60 gpd. This flow will increase to 1,110 gpd with the proposed residential use.
3. Question E.1.h.iv of the EAF, has been completed.
4. Question E.3.g was researched using NYS SHPO CRIS website and found that there is not an archeological site located within the project site. Therefore, the question below E.3.g does not need to be answered.
5. Comment has been addressed by Aryeh Siegel, the project architect, and included in his response letter.

Sheet 1 of 7:

1. All comments have been addressed by Aryeh Siegel, the project architect, and included in his response letter.

Sheet 2 of 7:

1. The project surveyor is looking into if there is an Easement for the storm line through other properties?
2. The purpose of this monitoring well is unknown. The Applicant is researching the purpose of it. The results of the investigation will be provided once known.
3. All sizes of existing service lines have been noted on the plans.
4. The surveyor is working with the water department in for verification of the water and sewer lines within Rombout Avenue. A revised survey will be provided once this information is coordinated
5. The existing water service line is proposed to tap off of the existing 6" stub for the hydrant, as the existing water service lines are only 1". The point of connection will be made in the existing landscaped island so that no cuts are required in Rombout Ave.

Sheet 4 of 7:

1. The proposed dumpster shown on sheet 1 is now shown on sheet 4.
2. See response Sheet 2 of 7 – 5 above. A new connection is proposed as the existing service to the building is only 1" diameter, and will not provide adequate fore flows.
3. All pipe diameters in question are 15" with the exception of the pipes that are proposed to be replaced.
4. The existing drainage lines will be evaluated for their condition and the results will be provided once received.
5. Snow storage areas are now shown on the plans.

Sheet 6 of 7:

1. Construction details for the yard drain and catch basins, as well as the handicap accessible sidewalk ramps have been provided in the plans.

Drainage Report:

1. A downstream analysis of site will be provided once the inspection is complete.
2. All downstream pipes are 15" behind the building have been verified to be 15" dia. CMP.

Please find attached Five (5) copies of the revised plans and EAF. 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,

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: Aryeh Siegel, AIA
My Four Daughter's Realty Corp.