



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

September 26, 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 plan for the above reference project in response to Lanc & Tully's September 6, 2017 comment letter. The comment letter provided by John Clarke Planning and Design on September 8, 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 September 6, 2017 comment letter:

General:

1. Question D.2.c on the EAF has been changed to "yes".

Sheet 2 of 8: Existing Conditions Survey

1. A title search is in progress to determine if an easement is available for the 15" CMP stormwater line leaving the site south.
2. The purpose of this monitoring well is still unknown. The City has no known record of this well, and the Applicant has reached out to the DEC for any information pertaining to the purpose of the well. If it is found that the well has no purpose, it will be abandoned in accordance with DEC regulations.
3. The size and location of the water mains have been updated in accordance with City record drawings.

4. See response to comment 3. It should be noted that further site investigation has revealed that the previous locations for the water service lines are actually sewer service laterals, and the water services are shown per reputed locations. A note has been added to the plans, that investigative test pits shall be conducted to verify the size and depth of the water lines prior to construction.

Sheet 5 of 8: Grading and Utility Plan

1. The water line is now proposed to continue off the service to the hydrant, and the hydrant will be relocated within the landscaped island and tee off of the line with its own valve. The existing valve for the hydrant will remain open, and a second valve will be added after the tee for the hydrant to serve as the shut off valve for the building service.
2. The existing drainage lines have been confirmed to be 15" CMP, and are shown on both the Existing Conditions Survey and the Grading and Utility Plan.
3. A TV inspection contractor has been scheduled. The results of the inspection will be provided once the date is received.
4. A snow storage note stating that snow shall be removed 24 hours after snow event is included in the "Snow Storage Notes" on Sheet 5 of 8: Grading and Utility Plan.
5. Sight distances for existing driveways are included on Sheet 5 of 8: Grading and Utility plan under "Sight Distance Notes".

Drainage Report:

1. The drainage report will be updated once the downstream television inspection is complete. The downstream drainage analysis will be provided after the lines are inspected, and proposed mitigation measures, if any will be provided at that time.

Please find attached Five (5) copies of the revised plans and EAF. We look forward to further discussing the project with you at you 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: Aryeh Siegel, AIA
My Four Daughter's Realty Corp.