



*Civil & Environmental Engineering Consultants
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September 22, 2017

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

Re: 17 Wilson Street Subdivision
Tax ID 6054-24-469931 (± 1.73 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 July 31, 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 July 31, 2017 Comment Letter

1. A revision date has been added to the survey map as well as the map reference on the Subdivision Plan.
2. The four sheets prepared by Berg+Moss are to be part of the plan set, and they are now numbered accordingly (response provided by Applicant).
3. The proposed grading and limits of disturbance in the vicinity of the proposed home are now shown.
4. A hydrant flow test is being scheduled with the City, and we will follow up with the results upon completion.
5. The proposed water shutoff valve and water service line have been moved as requested.
6. An evaluation of the existing force main was completed on September 15, 2017. The force main was camera inspected for a distance of 88' from the house, and then 86' from the manhole, and no issues were found. The pump was then turned on and full flow was observed at the outlet within the manhole. The proposed location of the new pump station has been moved per the Applicant's request.
7. The Applicant's attorney shall provide the requested maintenance agreement prior to the Planning Board Chairman's signature on the Plat.

John Clarke Planning and Design August 4, 2017 Comment Letter

1. The scale on sheet 1 has been corrected.
2. The lot areas have been corrected on the plans and EAF (see attached replacement page for the EAF).


3. See sheet 4 of 6 (response provided by Applicant).
4. Revised: see sheet 3 of 6 (response provided by Applicant).
5. Sheet has been revised; there is no proposed encroachment to the 15 foot side yard setback (response provided by Applicant).
6. New calculations showing that the proposed lot averages 85.55' are included on sheet 4 of 6 (response provided by Applicant).

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

- Revised Survey – 1 Sheet (5 copies);
- Revised Subdivision Plan Set (including architectural drawings) – 6 Sheets (5 copies);
- Copy of the above materials on CD, including this response 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,

A handwritten signature in black ink, appearing to read 'Jon D. Bodendorf', written in a cursive style.

Jon D. Bodendorf, P.E.
Principal

cc: Jon Moss
Michael A. Bodendorf, P.E. (HLD File)