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September 26, 2017

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

Re: Edgewater Site Plan and Subdivision
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
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 plan set in response to Lanc & Tully's September 8, 2017 comment letter, and John Clarke Planning and Design comment memorandum dated September 8, 2017. Aryeh Siegel has provided responses to Mr. Clarke's memorandum. Below is a point-by-point response to the engineering comments received. Please note that several of the comments are being addressed by other consultants.

Lanc & Tully September 8, 2017 Comment Letter

General Comments

1. Comment noted – no response required.
2. Correspondence with the Dutchess County Department of Health will be provided once an application is made with their department.
3. Calculations for expected fire flows from the proposed hydrants on site are now provided in the Water and Sewer Engineer's Report.
4. The cut and fill analysis has been revised in accordance with the latest plan. The earthwork on site now results in a reduction of material to be removed from the site to 17,259 cuyd. Based upon soil boring data from the Phase I ESA, and soil tests performed by this office, the rock excavation is expected to be approximately 6,800 cuyd. Every effort will be made to remove rock by mechanical means; however in the event that hard rock is encountered; blasting protocol will be added to the plan set. The details of the blasting protocol will be worked out with the City engineer and building department and added to the plans.
5. The applicant is working with the attorney for Tompkins Terrace Apartments (AMPCO) to secure an ingress/egress easement over their property to the site. The proposed water main connection no longer crosses over the Tompkins Terrace parcel, and therefore should not be an issue with regard to the easement.

6. Construction details for stop bars, stop signs and speed tables are now provided on Sheet 13 of the plan set.
7. The widening of Branch Street has been moved 5 feet to the north. All work is now out of the westerly ROW line. A new ROW line is shown on the plans offset 25 feet from the centerline of the road; however, the existing ROW appears to be a two rod (33 foot) width. Additional survey information is required to determine where the remaining southerly ROW line is. The new easterly ROW line will be finalized once the additional survey information is gathered. The width of the ROW will need to be determined by the City.
8. Comment noted – the Applicant and City are to discuss snow removal along the lower portion of Branch Street.
9. The plans have been updated to reflect the existing driveway from the Bobbit Parcel that accesses Branch Street. The road grade matches existing in the vicinity of the Bobbit driveway, so only new curbing and drop sidewalk will be necessary modifications to the driveway.
10. The symbol sizes for sewer manholes and water valves on Sheets 1 and 3 have been enlarged for ease of review, and all sheets have been checked to make sure all symbols are legible.
11. Comment noted – no response required.
12. Guiderail and fencing is now proposed along the top of the wall between the parking and bioretention area behind building 7. Fully engineered plans will be submitted to the Beacon Building Department with regards to construction of all proposed retaining walls on site when SEQR is closed.

Sheet 1 of 15 – Site Plan

Sheet 1 of 15 comments have been addressed by Aryeh Siegel.

Sheet 2 of 15 – Existing Conditions & Demolition

Sheet 2 of 15 comments have been addressed by Aryeh Siegel.

Sheet 3 of 15 – Landscape Plan

Sheet 3 of 15 comments have been addressed by Aryeh Siegel.

Sheet 4 of 15 – Site Lighting Plan

Sheet 4 of 15 comments have been addressed by Aryeh Siegel.

Sheet 10 of 15 – Grading and Utility

1. The plans have been updated to reflect the existing driveway from the Bobbit Parcel that accesses Branch Street. The road widening matches existing grades at the Bobbit driveway; therefore, only minor grading will be required for installation of a flared entrance and drop sidewalk across the driveway. Greater detail of the connection will be provided with updated profiles. This work depends on the City's acceptance of the current road widening alignment, and what width the widened northerly ROW should be.
2. The Applicant is working on getting an updated letter on proper CHGE letterhead, and signed by an authorized representative from the company. It is our understanding that CHGE has accepted parking, utilities, landscaping and trash enclosures to be constructed within the easement. They are pleased to see that a portion of the easement will be paved, as it provides easier access for them. It should be noted, that the overhead wires are not live or being used at this time. The revised letter will be provided to the planning board when it becomes available.
3. The sewer and drainage table will be added when the SEQR is closed.

4. The sewer and storm drainage pipe runs are now labeled with length and slope of pipe, and will be updated as necessary once the profiles and drainage tables are finalized.
5. Fully engineered plans will be submitted to the Beacon Building Department with regards to construction of all proposed retaining walls on site when SEQR is closed.
6. Pipe runs will be stationed in a future submission along with the updated profiles, drainage tables and pipe runs.
7. Building roof leader connections will be provided in a future submission once the drainage profiles are updated.
8. A callout label has been added to the plans that state which roofs drain to the proposed cisterns. The overflow piping will be added when the drainage tables and profiles are updated.

Sheet 13 of 15 – Site, Landscaping and Erosion & Sediment Control Details

1. The requested monolithic curb and sidewalk detail for use along Branch Street has been added to Sheet 13 of the plan set.

Sheet 14 of 15 – Stormwater Details

1. The high flow orifice dimension for bioretention area 1 has been corrected to 2.75'.

SWPPP Comments

1. The requested hydrodynamic separator information has been added in Appendix F of the SWPPP, and details have been added to Sheet 14 of the plan set.
2. The details for the bioretention areas have been corrected on the plans so that they are consistent between the calculations provided in Appendix F.

Additional Comments During the Planning Board Meeting

Comment: The bedroom count differs on the plans from the EAF.

Response: The bedroom count table on Sheet 1 is in reference to parking requirements, where the bedroom unit count is 317 because the 96 studios are not included in the calculation per code. The total bedroom count is 317 + 96 which equal 413 total bedrooms; the studios figure into the water demand and wastewater generation totals. Therefore, 413 bedrooms are called out in the EAF for determining water and wastewater generation. Notes have been added below the table on Sheet 1 that explains the total bedroom counts.

Comment: Has a cut and fill analysis been completed? How much rock will be removed? Will blasting be required?.

Response: See response to General Comment #4.

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

- Plan Set – Engineering Sheets 10 through 15 (5 copies);
- Revised Water and Sewer Report (3 copies), and
- Copy of the above materials on CD

We look forward to continuing 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 "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: Weber Projects, LLC
Aryeh Siegel, AIA
Jon D Bodendorf, P.E. (HLD File)