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October 31, 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 October 5, 2017 comment letter and John Clarke Planning and Design comment memorandum dated October 6, 2017. Below is a point by point response to the comments received.

**Lanc & Tully October 5, 2017 comment letter:**

**General Comments**

1. Comment noted. Once SEQR is closed, the Applicant will seek a variance with the ZBA.
2. Aryeh Siegel has labeled the dog park on sheets 1 and 3.

**Sheet 6 of 10:**

1. There are two utility poles located to the west of Building 4 on the opposite side of Front Street that will remain. All poles located within the travel lane and parking area northeast of Building 4 are proposed to be removed and the electric service re-located underground. They are called out to be removed on the plan, and an underground electric run is shown on the plans to be coordinated with the hydroelectric power company. An electric manhole is also proposed on the plan.
2. All poles that have been removed have been removed from the plan.

**John Clarke Planning and Design Comment Memorandum dated October 6, 2017:**

1. Building 9 addition has been shortened so that it lines up with the limits of former Building 9A "The Ruins". Therefore, it will not have any effect on the current floodplain or floodway.

Building 9A was demolished in 2014, and was standing when the latest flood study was completed in 2012. The building walls along the creek were more than 35 feet in height. Therefore, the floodway line is incorrect on the 2012 flood study. In accordance with Chapter 123-14 B. (2)(a), Flood Damage Prevention, a technical evaluation has been completed for the Building 9 addition, and Building 16 replacement within the floodway/floodplain. As stated above, the addition of Building 9 only goes as far as the southerly limit of former Building 9A which was demolished in 2014. The northwesterly limit of Building 9 addition is approximately 50 feet shorter than former Building 9A. This results in approximately 64' X 50' (3,200 sqft) building area removed that would otherwise displace floodwaters. Building 16 rebuild generally sits in the same footprint of existing Building 16, 18, 24 and 25; however a 25' wide X 141' long piece of Building 18 will be removed on its northwest side of as it connects with Building 12. This results in an additional 3,525 sqft of building removed that would otherwise be displacing floodwaters. Finished grades surrounding the buildings are generally at the same grade as existing conditions, so there is no additional fill proposed within the floodplain area. Both building finished floors are set at 149.2, as the flood elevation in this area is 147.0; therefore Section 123-16 A. is addressed. All other section of Section 123 will be met by building materials and construction methods.

2. This comment has been addressed by Aryeh Siegel.
3. This comment has been addressed by Aryeh Siegel.
4. This comment has been addressed by Aryeh Siegel.

Enclosed are five (5) copies of the revised plan Sheets 6 through 10, five copies of a Threatened and Endangered Species Report and five (5) copies of the revised traffic report for review. 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,

A handwritten signature in black ink, appearing to read "Michael A. Bodendorf". The signature is fluid and cursive, with a large, stylized "M" and "B".

Michael A. Bodendorf, P.E.  
Principal

cc: Beacon HIP Lofts and Storage  
Aryeh Siegel, AIA