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October 31, 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. Proposed PRVs and backflow prevention devices will be coordinated with the City engineer and shown on the plan after SEQR is closed.
4. The cut and fill analysis map has been revised in accordance with the latest cut/fill analysis. In addition, test pit data with depths to rock is now shown on this plan. 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 during the workshop meeting 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. The widening of Branch Street has been moved 5 feet to the north in the previous submission. 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. We are still awaiting this survey information of the southerly ROW out to Bank Street. The width of the ROW will need to be determined by the City. We respectfully request an informal workshop meeting with the City Engineer and Building Department to discuss the details of how far to move Branch Street alignment to the north, and how the final ROW should be shown.

7. Comment noted – the Applicant and City are to discuss snow removal and maintenance along the lower portion of Branch Street. This item can be discussed at the informal workshop meeting the City Engineer.
8. Comment noted – no response required.
9. The fencing and guiderail are now called out on the plans. The details are still being worked out with the Applicant. Construction details showing the fence and guiderail and how they incorporate into the wall will be provided to the City in the future.
10. Comment noted – the Applicant looks forward to discussing this suggestion with the planning board.

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. A letter on proper CHGE letterhead, and signed by an authorized representative from the company is now provided.
2. The sewer and drainage table will be added when the SEQR is closed. It should be noted that pipe materials, slopes and lengths are now called out on the plans.
3. The sewer and storm drainage pipe runs are now labeled with length and slope of pipe.
4. 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.
5. Pipe runs will be stationed in a future submission along with the updated profiles, drainage tables and pipe runs. Separate water and sewer profiles will be provided.
6. Building roof leader connections will be provided in a future submission once the drainage profiles are updated.
7. 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.

SWPPP Comments

1. The requested hydrodynamic separator information has been added in Appendix F of the SWPPP. The final SWPPP will be provided after SEQR has been closed.

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

- Copy of the CHGE letter;
- Plan Sheet 10 of 15 only 15 (5 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)