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November 28, 2017

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

Re: 25 Townsend Street
Tax ID 6055-03-383149 (±5.0 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 September 8, 2017 comment letter, and John Clarke Planning and Design comment letter dated September 8, 2017. Below is a point-by-point response to the comments received.

Lanc & Tully's September 8, 2017 Comment Letter

1. An Inflow and Infiltration investigation was performed at the site on October 2, 2017, and no illegal cross connections between the existing site and City of Beacon's sanitary collection system were found. There are a few small floor drains in the existing building, and it is not clear where they discharge to; however, even if they happen to be connected to the site's sanitary line, no credit would be sought for eliminating the connections. We have enclosed a copy of the report for the City's file.
2. The infiltration basin has been reconfigured so that it is now further away from the existing homes on DeSoto Avenue.
3. An exhibit that depicts information from the "Highlands at Beacon" plans previously submitted for the parcel to the southwest will be provided under separate cover.
4. The location of the drainage line running along the southeasterly property line has been further shifted to the northwest to minimize the clearing of existing mature trees. Furthermore, once the layout has been accepted by the City, additional plantings will be shown along the southeasterly property line to provide additional screening between the proposed homes and the existing homes along DeSoto Avenue.
5. The proposed Homeowner's Association will be responsible for maintaining all storm lines outside of the proposed road right-of-way, and notes regarding this have been added to the plans.
6. The location of downspouts and roof leaders will be added to the plans once the layout and location of the stormwater management facility have been accepted, as well as receipt of public comment.
7. The LSE for each proposed residence will be provided in a future submission.

John Clarke Planning and Design September 8, 2017 Comment Letter

1. Comment noted – the approximate footprints of adjacent dwellings based on available GIS information are now shown on the existing conditions plan. The remainder of the outstanding items listed will be addressed upon acceptance of the layout and the stormwater management facility, as well as receipt of public comment.
2. We are now showing the proposed right-of-way connection to the adjacent property angled more toward Conklin Street.
3. Comment noted.
4. Comment noted – we will revise the proposed sidewalk layout to mimic the one provided for Victor Road.

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

- Revised Subdivision Plan Set – Sheets 1-3 of 4 (Detail Sheet has not changed so is not submitted with the package - 5 copies);
- Inflow and Infiltration Investigation Report (5 copies); and
- Copy of the above materials on CD, including this cover letter.

We look forward to continue discussing the design details of the project with you and your Board members, and will request that a public hearing be scheduled at your next available meeting (i.e., the first meeting in 2018). Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Jon D. Bodendorf, P.E.
Principal

cc: Alla Bares
Taylor M. Palmer, Esq., Cuddy & Feder LLP
Michael A. Bodendorf, P.E. (HLD File)