



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

February 27, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: 25 Townsend Street Subdivision
Tax ID 6055-03-383149 (± 5.0 acres)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed five (5) revised plan sets (7 sheets), three (3) copies of a Basic Stormwater Pollution Prevention Plan (SWPPP), and one (1) electronic version of the above items (along with this response letter) based on comments received from the Planning Board and its consultants. We offer the following responses to each comment from your consultants:

Lanc & Tully letter dated April 5, 2017

1. A SWPPP is included with this submission.
2. The limits of disturbance are shown on the plan. The total disturbance is approximately 4.6 acres.
3. A construction phasing plan is now shown on sheet 4 of 7.
4. Comment noted – we will pursue Health Department approval upon receipt of a SEQR determination.
5. Comment previously addressed.
6. The client's attorney will work with the City's attorney regarding all required legal agreements related to the project.
7. Comment previously addressed.
8. Comment previously addressed.

9. Comment previously addressed.
10. Comment previously addressed.
11. Comment previously addressed.
12. All metes and bounds information will be provided on the final subdivision plat.
13. Comment no longer applicable.
14. Comment previously addressed.
15. Comment previously addressed.
16. Roof leaders and footing drains will be provided on the final subdivision plan.
17. Comment previously addressed.
18. Comment previously addressed.
19. Comment previously addressed.
20. Comment previously addressed.
21. The 11.7% grade shown for the proposed road is existing grade at the end of Townsend. Regrading that portion of Townsend would negatively impact the driveway for the Giavotto home, so we respectfully request that the proposed road grades be accepted as shown.
22. All required drainage information is provided in the enclosed SWPPP.
23. All required cross-lot grading will be completed at the time of the initial road construction.
24. Comment previously addressed.
25. Comment no longer applicable.
26. A proposed sidewalk is now depicted on the plans.
27. Additional screening is now shown along the southeasterly property line (see Sheet 2 of 7). A planting plan for the cul-de-sac island along with proposed street trees will be provided on the final subdivision plan.
28. Additional details related to the stormwater management facility are now provided on Sheet 6 of 7.
29. Comment previously addressed.
30. The previous cul-de-sac detail has been removed from the plan set.
31. Comment previously addressed.
32. Additional construction details for the sanitary sewer structures and drainage structures are now included in the plan set.

John Clarke Planning and Design Memo dated February 9, 2018

1. Comment noted – see responses below:

- All metes and bounds information will be provided on the final subdivision plat. All proposed setback dimensions are depicted for each lot.
 - All existing major trees are shown on the plat, including those to be removed.
 - Additional evergreen screening is now depicted along the southeasterly property line (see Sheet 2 of 7).
 - Street lighting will be provided on the final subdivision plan.
2. A planting plan for the cul-de-sac island along with proposed street trees will be provided on the final subdivision plan.
 3. The driveways have been revised so that the turnarounds are no longer located in front of the proposed houses.
 4. A proposed sidewalk is now depicted on the plans.

We look forward to continue discussing the design details of the proposed subdivision. 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', with a stylized flourish at the end.

Jon D. Bodendorf, P.E.
Principal

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