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February 27, 2018

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

Re: Fairview Subdivision  
Tax IDs: 6055-82-656107 & 6054-82-645105  
City of Beacon, New York

Dear Chairman Gunn:

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 February 4, 2018 comment letter and John Clarke Planning and Design's February 9, 2018 comment letter. Below is a point-by-point response to the comments received.

**Lanc & Tully's February 4, 2018 Comment Letter:**

**Sheet 1 of 4:**

1. Comment satisfied by TEC Land Surveying.
2. Comment satisfied by TEC Land Surveying.
3. Comment satisfied by TEC Land Surveying.
4. The driveway and proposed house on Lot 1 was moved 2 feet to the southwest. This allows for a 4.8' buffer from the house to the driveway edge when previously it was 2.8'. The driveway and utility easement for Lot 2 had Parcel 656107 added to it to allow for access and maintenance of the existing residence.
5. The driveway and utility easement for Lot 1 includes a note stating that it is also in favor of parcel 656107 along with Lot 2.
6. Glen Avenue is noted as a private road.

**Sheet 2 of 4:**

1. The accessory structure on the Rivera parcel was added to the plans.
2. Soil testing was conducted on 02/19/2018 and data is shown on Sheet 2: Subdivision Plan. Pre and Post Drainage calculations is included within the attached drainage report. The invert elevations of the proposed pipe entering the sump is shown on Sheet 2: Subdivision Plan.
3. Drought tolerant species were added to the stormwater sump call out on the plan sheet.
4. Maintenance requirements for the stormwater sump was added to Sheet 3, Note 12.
5. Cross grading and certificate of occupancy note was added to Sheet 2, Note 13.
6. Retaining wall engineering calculations will be provided as a Condition of Approval.

7. The retaining wall was moved 4 feet off of the property line. Top and bottom elevations were added to Sheet 2.
8. Parcel 656107 was added to the driveway and utility easement across Lot 1. The plan sheet notes that Lot 2 is responsible for the maintenance of the retaining wall and the driveway after the garage pull off for Lot 1.
9. The EL98 contour in front of Lot 1 proposed residence was removed. The existing EL98 contour remains. Drainage will work its way around the proposed residence.
10. The asphalt berm callout was removed, and spot grades were added to the plans to allow drainage to travel overland across the driveway and away from the residence.
11. The width of the first 47 feet of the driveway was increased to 16 feet.
12. Cover was checked on the proposed culvert and found to be more than 12 inches. Spot grades were edited to provide appropriate cover.
13. Glen Avenue is noted to be a private road on Sheet 2.
14. A profile for the sanitary sewer service line from Lot 2 crossing the existing water mains is shown on Sheet 4: Details.
15. The cleanout was moved closer to the proposed residence and outside of the water easement.
16. Existing water and sewer services for Parcel 656107 will be provided in future submissions.
17. Note 11 has been revised in accordance with the language provided by Lanc & Tully.
18. The two blue symbols have been removed from the plans.
19. The existing contour elevations have been labeled on the plans.
20. The existing 4" sanitary sewer service to the Rivera parcel was edited to be coordinated with Sheet 1.

#### **Sheet 3 of 4:**

1. The "Temporary Tree Protection Detail" was removed from Sheet 3 as no trees require temporary protection.

#### **Sheet 4 of 4:**

1. The retaining wall detail was edited to show the inclusion of the timber guiderail.
2. The "Sanitary Sewer Service Trench Detail" was revised so the pipe is bolder and can be distinguished from the surrounding hatches.

#### **John Clark Planning and Design's February 9, 2018 Comment Letter:**

1. EAF question 3.a was edited to reflect the appropriate acreage.
2. The two removed trees are not shown on Sheets 1 and 2.
3. Viewport scales were checked and proved to be 1:20 scale.
4. Note 14 on Sheet 3 was added stating that the gravel area shall be removed, seeded and landscaped.
5. Comment is noted.

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

- Revised Subdivision Plan Set – 4 Sheets (5 copies);
- Revised Short EAF (5 copies)
- Drainage Report with Drainage Maps (5 copies)
- CD with all the above documents.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Respectfully,

Adam Gasparre  
Project Manager

cc: Gary Joseph via Email  
Daniel G. Koehler, P.E. (HLD File)