



*Civil & Environmental Engineering Consultants
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March 27, 2018

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

Re: Schofield – Subdivision and Special Use Permit Applications
Tax Parcel ID: 5955-19-716048 (±0.70 acres)
City of Beacon, Dutchess County, NY

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Subdivision Plan and Special Use Permit in response to Lanc & Tully's March 8, 2018 comment letter and John Clarke Planning and Design's March 8, 2018 comment letter. Below is a point-by-point response to the comments received. Please note that Project Architect Aryeh Siegel has addressed certain items not included in this letter.

Lanc & Tully's March 8, 2018 Comment Letter:

Subdivision Plat:

1. The Plat includes all information as requested and will be signed at the appropriate time.
2. The Plat includes the NYSDOT permanent easement as requested.

Sheet 1 of 5:

1. Sight distances were measured and are included on Sheet 4 of 5.
3. No steps were required in the front entrance of the building. The site was graded, and ramps to entrances are shown on the plans.

Sheet 2 of 5:

3. Copies of the NYSDOT maps discussed in Note 4 are included.

Sheet 4 of 5:

1. The scale of the drawing is provided on the plan.
2. Pipe size and material of the proposed water service line is called out in the legend.
3. Pipe size and material of the proposed sewer service line is called out in the legend.

4. The lowest sewerable and invert elevations are included on the plans.
5. A profile of the sewer service and existing water main is included on Sheet 4 of 5.
6. See previous response to Sheet 1, number 3.
7. The proposed location of the cleanout for lot 2 is shown on the plan.
8. The roof drainage notes will be edited to show the conveyance to the stormwater conveyance system in later submittals. At this time, drain basin locations are shown that can accommodate downspouts for both the existing and proposed building. The intent is to direct all rooftop drainage from the new building to the closed system.

Sheet 5 of 5:

1. A pavement section detail is included on sheet 5 for the parking lot, as well as, a pavement restoration detail for Tompkins Avenue.
2. Notes have been edited to discuss the geotechnical fabric as called out in the detail.
3. Drain basins have included around the building and common property line. Upon approval from the Architectural Review Board, downspout locations will be shown on the plans.
4. Construction details for the proposed sidewalks will be included in future submissions. At this time, we are proposing asphalt sidewalk

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

- Revised Subdivision Plan Set – 5 Sheets (7 copies);
- Subdivision Plat Sheet (7 copies);
- Full EAF;
- NYSDOT Map (7 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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.

cc: Norm Schofield (via email)
Aryeh Siegel (via email)
Michael A. Bodendorf, P.E. (HLD File)