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March 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 ( $\pm 5.0$  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, and one (1) electronic version of the full plan set (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 March 8, 2018**

1. A final SWPPP will be provided with the final subdivision plans. Because we are considering this a redevelopment project, we are adding another hydrodynamic device near Townsend Street to meet the redevelopment requirements for water quality per the NYSDEC design manual.
2. The test results of the soil testing that was performed on August 23, 2017 will be made part of the final SWPPP.
3. Comment noted – plans and a report are being submitted to the Health Department in advance of the next Planning Board meeting.
4. Comment noted – the client's attorney will work with the City's attorney regarding all required legal agreements related to the project.
5. Metes and bounds of the lots, easements and road right-of-way will be provided on the final subdivision plans.
6. Comment noted – the client's attorney will work with the City's attorney regarding all required legal agreements related to the project.

7. Additional grading has been provided in the rear of Lots 1 through 8 to assure that stormwater runoff is directed away from the proposed dwellings.
8. The locations of all roof leader and footing drain discharge points are now shown on the plans.
9. The size of the water main is called out on the plan (8" DIP), and the profile has been updated to show the proposed water main.
10. Stationing is now provided to allow for correlation of grading and utilities shown on the profiles.
11. The road profile has been extended as requested using GIS 5' contour intervals. Based on the new profile, we do not believe the design should change, as it appears that the road grade will not exceed what is already shown. Please note that the 11.7% grade is an existing condition that the road extension has to tie into.
12. Site specific note 13 has been added to the plans to address the cross-lot grading.
13. Based on field meeting with your office on March 23, 2018, we are now showing all the large evergreens that exist along the southeaster property line and adjacent to the Giavatto residence as to be removed per their request at the March Planning Board meeting. Additional screening is now shown in this area. A planting plan for the central island of the proposed road will be provided on the final subdivision plan. We expect that the planting plan and layout will mimic what was done for the Victor Road extension.
14. The "Local Street Cross-Section Detail" has been revised to reflect the use of NYSDOT Item No. 304.12. If an alternate detail is available for the desired road/sidewalk layout, we will add it to the plans.
15. Grading for the diversion berm around the north side of the subdivision is now shown on the plans.
16. Sizing information for the temporary sediment trap is attached and a construction detail is now included on the plans.

**John Clarke Planning and Design Memo dated March 8, 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.
  - A planting plan for the central island of the proposed road will be provided on the final subdivision plan. We expect that the planting plan and layout will mimic what was done for the Victor Road extension.
  - Street lighting will be provided on the final subdivision plan.
2. The driveways and house layouts have been revised so that the turnarounds are no longer located in front of the proposed houses.

3. Sidewalks are now shown on both sides of the road. Based on a field meeting with the City Engineer, we have shown where the sidewalk should terminate on the southeast side of the road and have added a proposed crosswalk in that location. Please note that the alternate road/sidewalk layout desired pushes the sidewalk outside of the required road right-of-way around the entire circular portion of the cul-de-sac.

We look forward to continuing our discussion regarding 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, flowing script.

Jon D. Bodendorf, P.E.  
Principal

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