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March 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 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.

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

General:

1. Comment satisfied by TEC Land Surveying.

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.

Sheet 2 of 4:

1. Note 15 was added to Sheet 2 stating that the retaining wall shall be designed by a NYS licensed engineer and submitted to the City of Beacon Building Department for review prior to construction.
2. The first 25' of the common driveway is now 16' wide. The driveway then tapers to 12' wide from the first 25' to the parking area for Lot 1. This taper provides a 19' parking area from the Lot 1 garage to the edge of the common driveway.
3. The easement line width was reduced for clarity and moved to the revised property line locations.
4. The driveway was extended to the road edge on Washington Avenue and a callout was added to the plan stating that the gravel area shall be removed and replaced with grass.
5. The plan shows spot elevations of 72.5 on the berm side of the swale. This will push flow towards the proposed culvert conveying flow to the sump.
6. The existing 4" sanitary sewer service to the Rivera parcel was edited to denote that it is a 4" PVC pipe.

7. A landscape plan was added to Sheet 3 showing the proposed 115 Switchgrass plugs and the 12 proposed spice bush plantings. A planting plug detail was added to Sheet 4.

Sheet 3 of 4:

1. The maintenance requirements for the inspection and repair of the overflow weir is included on Sheet 3, Note 13.

Sheet 4 of 4:

1. The retaining wall design was edited to show the removal of the timber guiderail and the inclusion of a parapet wall. The wall will be 36" above the driveway elevation at all points.
2. The pavement restoration detail was revised in accordance with the consultant's comments.

John Clark Planning and Design's March 8, 2018 Comment Letter:

1. Culvert to sump was rotated to save 36" oak tree. Grading is minimal, a tree well is not needed.
2. Two street trees were added to the plans outside of the 30' water main easement.

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);
- 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)