



*Civil & Environmental Engineering Consultants
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April 24, 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 April 5, 2018 comment letter and John Clarke Planning and Design's April 5, 2018 comment letter. Below is a point-by-point response to the comments received. Please note that Project Architect Aryeh Siegel has addressed comments that are not included in this letter.

John Clarke's April 5, 2018 Comment Letter:

1. To supplement Aryeh Siegel's response, submittals were made through the CRIS system, and their letter of no impact is attached to the EAF.

Lanc & Tully's April 5, 2018 Comment Letter:

General Comments:

1. Attached is a revised I&I report. There were no illicit connections to the sanitary sewer system found.
2. So noted. This is typical of nearly all subdivisions in the City.
3. We agree. As evidenced from the discussion at its April 2018 meeting, we believe that the Planning Board agrees with the current layout; however, it is subject to ZBA granting of area variance. As such, the easements will be shown at such time if the ZBA grants the requested area variance.
4. See response to comment 3 above.

5. See response to comment 3 above.
6. The EAF has been revised to break down the water and sewer generation based on office floor square footage rates typically accepted by the Department of Health and includes the total from the entire site.

Subdivision Plat:

1. The Plat will show all easements following issuance of the requested area variance by the ZBA.

Sheet 4 of 5:

1. The proposed lot 1 sanitary sewer service profile has been updated to provide additional cover.
2. A cleanout has been added to the proposed lot 1 sanitary sewer service line.
2. The easement will be shown for the drainage system once the layout has been accepted.

Sheet 5 of 5:

1. The pavement restoration detail has been revised to show minimum 3.5-inch binder and to add the requested note.
2. 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 (5 copies);
- Subdivision Plat Sheet (5 copies);
- Revised Full EAF (5 copies);
- LWRP Consistency Statement (5 copies);
- Revised I&I report (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.

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)