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May 29, 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 (8 sheets) and one (1) electronic version of the plans (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 April 5, 2018**

1. A final SWPPP will be included with the final submission.
2. The soil test results are now indicated on the plans and will be made part of the final SWPPP.
3. Comment noted – we are in the process of pursuing Health Department approval.
4. The client's attorney will work with the City's attorney regarding all required legal agreements related to the project.
5. All metes and bounds information will be provided on the final subdivision plat.
6. The client's attorney will work with the City's attorney regarding all required legal agreements related to the project.
7. The size of the existing watermain and the pipe material is indicated on the plans.
8. Handicap ramps are now indicated at the locations where the sidewalk is proposed to cross the road.
9. Instead of enlarging the right-of-way around the exterior of the cul-de-sac, the sidewalk was revised in this location so that it is wholly within the right-of-way. We believe this is sufficient since there will be an island and a 50' right-of-way access easement for snow removal.
10. Assuming the Board and all consultants are satisfied with this version of the lot layouts and house locations, the LSE for each home will be provided with the final submission.

11. We are assuming that a wet tap will be required for connection to the existing water main in Townsend, and we have noted on the plans that the connection is to be coordinated with the City Engineer and Water Department.
12. We do not anticipate that the existing hydrant will need to be disconnected as part of the project.
13. The alignment line is now shown on the utility plan.
14. Landscaping of the proposed island and along the road is now shown, along with quantities of the proposed species.
15. If the Board and consultants are satisfied with the revisions to the sidewalk shown around the cul-de-sac, we will provide two different details for both sidewalk cases.
16. The requested details have been added to the plans.
17. The temporary sediment basin has been shifted further to the south as requested.
18. A "Painted Crosswalk Detail" has been added to the plans.

**John Clarke Planning and Design Memo dated April 5, 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.
  - A low maintenance landscaping plan is now specified for the central island.
  - Street lighting is now indicated on the plan.
2. All existing major trees to be removed are now indicated on Sheet 1.
3. All lot widths meet the minimum requirement of 75'.

We look forward to continue discussing 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,



Jon D. Bodendorf, P.E.  
Principal

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