



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

June 26, 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 (± 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 (only Sheets that have been revised are included) and one (1) electronic version of the revised 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 June 6, 2018

1. A full SWPPP was provided previously and included water quantity and quality controls. We were asked to provide additional treatment near the entrance at the end of Townsend Street, which has been depicted on the plans for some time. We will provide the required revisions to the SWPPP to the City Engineer directly, and upon acceptance, the required number of copies of the final SWPPP will be submitted.
2. The soil test results are now indicated on the plans and will be made part of the final SWPPP.
3. Comment noted – the engineer's report along with the sewer analysis and water pressure results have been provided to the Health Department. Once we have clarified the final comments regarding the water distribution system for the project, final plans will be delivered to the Health Department for sign off. We have requested a meeting with the City Engineer to discuss these comments and intend to have them satisfied prior to the July Planning Board meeting.
4. The client's attorney has contacted the City's attorney regarding all required legal agreements related to the project.
5. Sheet 1 of the plan set has been revised as Sheet 1 of 8.
6. All metes and bounds information will be provided on the final subdivision plat, which will be prepared once the lot configurations have been verified by the City Planner.
7. The client's attorney has contacted the City's attorney regarding all required legal agreements related to the project.

8. The size of the existing watermain and the pipe material is indicated on Sheet 1.
9. The right-of-way on Sheet 2 now correctly shows the required 50' width.
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 have requested a meeting with the City Engineer to address the connection of the existing water main and intend to have this resolved prior to the July Planning Board meeting. 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 have requested a meeting with the City Engineer to address the reconnection of the existing hydrant and expect to have this resolved by the July Planning Board meeting. We do not anticipate that the existing hydrant will need to be disconnected as part of the project.
13. We would like to discuss moving the proposed water line to the south side of the road and the sewer line to the north side of the road as suggested. We have requested a meeting with the City Engineer and intend to have this resolved in time for the July Planning Board meeting.
14. If the Board and consultants are satisfied with the revisions to the sidewalk shown around the cul-de-sac, as well as the revisions to the island, we will provide two different details for both sidewalk cases.
15. A detail for sidewalk without curbing has been added to the plans.
16. The construction detail for monolithic curb and sidewalk has been removed from Sheet 4 of the plan set.

John Clarke Planning and Design Memo dated June 7, 2018

1. All lots now conform to the agreed upon minimum width and lot depth requirements.
2. The central island has been revised in accordance with the discussion at the June Planning Board meeting.
3. We have relocated the three (3) street lights around the cul-de-sac to the interior of the island as discussed at the June Planning Board meeting.
4. A note has been added to Sheet 1 of the plan set stating that there are no areas on the parcel that meet the definition of steep slopes.
5. Sheet 1 is now correctly labeled as Sheet 1 of 8.

Because all relevant public comments received during the SEQR and Subdivision public hearings have been resolved, we respectfully request that a Final Public Hearing be waived for this project. 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)