



*Civil & Environmental Engineering Consultants
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July 31, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: 32 Alice Street Subdivision
Tax ID 6054-47-320616 (± 0.47 acres)
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 June 29, 2018 comment letter and John Clarke Planning and Design's July 5, 2018 comment letter. Below is a point-by-point response to the comments received.

Lanc & Tully's June 29, 2018 Comment Letter:

1. An Inflow and Infiltration study of the existing site was conducted on July 20, 2018. The I&I report is included within this submittal. Sheet 2 shows the gutter downspout relocation for the existing house. The relocation discharges runoff to the rear of Lot 1. A note was added to Sheet 2 authorizing the City of Beacon access to the existing residence to verify the findings of the I&I report.
2. Comment is Noted.

Sheet 1 of 4 (Subdivision Plat):

1. Comment will be satisfied by TEC Land Surveying in a future submittal.
2. Comment will be satisfied by TEC Land Surveying in a future submittal.
3. Comment will be satisfied by TEC Land Surveying in a future submittal.

Sheet 2 of 4 (Subdivision Plan):

1. The roof leaders for lot 1 have been redirected to a rain garden.
2. Roof runoff for lot 2 is being infiltrated.
3. A table is included on Sheet 2 noting the size and type of the existing trees. Trees proposed to be removed are noted on the plan with a "TBR" callout (To Be Removed).
4. A 4' wide concrete walkway was added to the proposed residence on Lot 2.
5. A covered porch for the proposed residence is shown on the plans.
6. The existing water main callout was revised to state 6" CIP water main in Alice Street.

Sheet 3 of 4 (Erosion and Sediment Control Plan):

1. The Limits of Disturbance was revised to reflect the accurate disturbance proposed per the new plan layout, and generally runs along the existing fence on the west side of lot 2.

John Clark Planning and Design's July 5, 2018 Comment Letter:

1. The total lot area was edited in the table on Sheet 2.
2. Comment will be satisfied by TEC Land Surveying in a future submittal.
3. Comment is Noted.
4. Comment is Noted.
5. Comment is Noted.
6. The proposed residence on Lot 2 was revised in accordance with the request.
7. The size of the proposed street tree has been provided.

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Preliminary Subdivision Plan Set (Sheets 2-4) (5 copies);
- Inflow and Infiltration Report (3 copies);
- Drainage report (3 copies);
- Copy of the above noted items on CD.

We look forward to discussing the design details of the project with you and your Board members and will seek to schedule a public hearing following our discussion.

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 "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: Brent Spodek
Michael A. Bodendorf, P.E. (HLD File)