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August 28, 2018

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

Re: Edgewater Site Plan and Subdivision  
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022  
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 Site Plan set in response to Lanc & Tully's August 8, 2018 comment letter, and John Clarke Planning and Design comment memo dated August 9, 2018. Please note that Aryeh Siegel has responded to Mr. Clarke's comment memo under separate cover. In addition, comments from a previous Lanc & Tully comment letter from October 5, 2017 have also been addressed. Below is a point-by-point response to the comments received.

**Lanc & Tully August 8, 2018 Comment Letter**

**General Comments**

1. Comment noted – The Applicant stated at the last planning board meeting that he would assume the responsibility of maintenance of the section of Branch Street that serves as access to the Edgewater site. An access easement is being proposed along the section of driveway that is on the Edgewater parcel for the benefit of the N/F Bobbit parcel. A maintenance agreement is also being prepared for the maintenance of the public section of Branch Street.
2. Retaining Wall Notes have been added to sheet 10 of the Site Plan Set requiring a licensed engineer to provide a design to the building department prior to construction. The language has also been added to the detail on sheet 13.
3. The 12" overflow pipe is now shown on the plans. A drainage manhole (DMH 209) has been added to receive the outlet pipe at the bottom of the wall for inspection and cleanout purposes. The proposed roof leader connections have also been added to the

plans. A section detail of how the 12" SDR 35 outlet pipe exits the building has been provided on sheet 14 of the plan set. The detail also specifies 45 degree bends to be used.

4. Maintenance requirements for the Bioretention areas have been added to sheet 10. In addition, long term maintenance of bioretention planting notes has also been added to sheet 10.
5. A Stormwater Operation and Maintenance (O&M) Plan has been prepared and is provided for review. The O&M Plan will be added to a new Appendix in the SWPPP once it has been reviewed and accepted.
6. The 4,878 cuft noted in the calculation spreadsheet in Appendix F reflects the volume of runoff contributed to the infiltration basin from the one-year storm (Subcatchment 3 in the model). The model shows that the infiltration basin infiltrates the entire 4,808 cuft of runoff generated from the one-year storm. Therefore, the water quality and runoff reduction volume of 3,995 cubic feet is entirely infiltrated.

### **Lanc & Tully October 5, 2017 Comment Letter**

#### **General Comments**

2. DCDOH notes, water testing and sewer notes have been added to sheet 10 and 15 of the plan set. Now that layout has been generally accepted by the planning board and City Council with the required modifications as a result of the new Very Steep Slopes law, the plans and water & sewer report can be submitted to the DCDOH. Correspondence will be provided to the board once the submission is made. Please note that the utility profiles and drainage/sewer tables are being updated and added to the plans in advance of the DCDOH submission.
3. Pressure reducing valve and backflow prevention notes have been added to sheet 10 of the plan set specifying the type of components to be used and that they need to coordinate with the MEP engineering consultant for the buildings for final design, and then submitted to the Building Department for review prior to installation.
4. Rock removal notes have been added to sheet 10 of the plan set stating that rock removal shall be accomplished by mechanical methods as much as possible and that if blasting is required, a blasting protocol shall be prepared and submitted to the building department for review and approval.

Please find enclosed the following materials for the Planning Board's consideration of approval at its September 11, 2018 meeting:

- Site Plan Sheets 1 through 15 – last revised August 28, 2018 (5 copies);
- Three copies of the O&M plan;
- One copy of a revised Subdivision Application, and
- Five copies of the Subdivision Consolidation Plat prepared by TEC Land Surveying.

We look forward to continuing our discussion regarding the design details of the project with you and your Board members at the September 11, 2018 planning board meeting. 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 "Michael A. Bodendorf". The signature is fluid and cursive, with the first name "Michael" and last name "Bodendorf" clearly distinguishable.

Michael A. Bodendorf, P.E.  
Principal

cc: Weber Projects, LLC  
Anthony Morando, Esq.  
Taylor Palmer, Esq.  
Aryeh Siegel, AIA  
Jon D Bodendorf, P.E. (HLD File)