



*Civil & Environmental Engineering Consultants
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September 25, 2018

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

Re: Site Plan and Special Permit for Roundhouse at Beacon Falls
Tax parcels: 6054-30-171812 (± 2.15 acres): City of Beacon, New York
6054-30-195787 (± 6.76 acres): City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has further revised the EAF and SEQRA analysis in response to Lanc & Tully's comment letter dated September 6, 2018. The following is an item-by-item response to each of the comments:

Responses to Lanc & Tully's Comments dated September 6, 2018

General Comments

1. A SEQRA analysis has been prepared for the project that compares site uses, water & sewer comparisons to the previously 2013 approved plan. Water & Sewer calculations and ITE trip generation tables are provided at the end of the Part I EAF calculation tab.
2. Questions D.2.k.i through D.2.k.i have been completed on the Long Form EAF.
3. Question D.2.r has been answered yes on the Long Form EAF.
4. Information has been provided for question E.1.e on the Long Form EAF.
5. Question E.3.f has been answered on the Long Form EAF.

EAF Report

1. The Roundhouse Building has been constructed to LEED Silver specifications; however, the Applicant decided not to pursue certification.

Sheet 1 of 19

Aryeh Siegel has responded to these comments under separate cover.

Please find five (5) copies of the revised EAF report for consultant review. We look forward to further discussing the project with you at your next available 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 "Mr. Bodendorf", with a stylized, cursive script.

Michael A. Bodendorf, P.E.
Principal

cc: 10 Boulevard LLC
Daniel G. Koehler, P.E. (HLD File)