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September 25, 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 August 3, 2018 comment letter and John Clarke Planning and Design's August 9, 2018 comment letter. Below is a point-by-point response to the comments received.

Lanc & Tully's August 3, 2018 Comment Letter:

General Comments:

1. The applicant was granted two (2) variances at the September 18, 2018 ZBA meeting. Please refer to the ZBA Resolution is included in this submittal.
2. The I&I Study has been signed and sealed and included in this submittal.
3. Maintenance notes for the Rain Garden and Underground Infiltrators has been added to Sheet 2. Maintenance Agreements will be provided after presumably after conditional Final Approval.

Sheet 2 of 5 (Subdivision Plan):

1. A note was added to the soil testing tables detailing the date of the tests and that the tests were observed by Lanc and Tully, P.C.
2. The legend has been updated to reflect that drainage basins are referred to as "DB".
3. Elevation labels have been added to all contours.
4. A callout has been added referring to the Yard Basin as the inlet structure before the underground infiltration system. Rim, INV IN and INV OUT elevations have been included in the callout.

Sheet 3 of 5 (Erosion and Sediment Control Plan):

1. The Limits of Disturbance legend line has been edited to match the plan.

Sheet 4 of 5 (Construction Details):

1. A Rain Garden Planting Plan has been added to Sheet 4.
2. Construction Details for the proposed retaining wall and Parapet wall have been added to Sheet 4.

3. The Driveway Detail has been edited to display 3" pavement section of top course.
4. A concrete yard drain was added as the inlet structure on the plans and a yard drain detail was added to Sheet 4.

John Clark Planning and Design's August 9, 2018 Comment Letter:

1. An area variance for lot width at the building was granted by the ZBA on September 18, 2018.
2. An area variance for lot width was granted by the ZBA on September 18, 2018.
3. Comment Noted.
4. Callout has been revised to show the Proposed Red Maple as a 3" caliper street tree. The location of the tree has been moved to the front of the proposed house.
5. The Schedule of Regulations on Sheet 1 and 2 have been edited to match and Garage setback and square foot numbers have been added to the table.

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:

- Subdivision Plan Set (Sheets 1-5) (5 copies);
- Signed and Stamped Inflow and Infiltration Report (3 copies);
- Zoning Boards of Appeals Variance resolution (5 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,

Adam Gasparre
Staff Engineer

cc: Brent Spodek
Daniel G. Koehler, P.E. (HLD File)