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January 28, 2019

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

Re: Edgewater Site Plan and Subdivision Request for Two (2) 90-Day Extensions of Approval
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
City of Beacon, New York

Dear Chairman Gunn:

The above referenced project was granted conditional Site Plan and Subdivision approval by resolution on September 11, 2018. The one hundred eighty (180) day period to fulfill all items noted within Conditions A and B of the adopted resolution will expire on March 10, 2019. Pursuant to Section 276(7)(c) of the New York State Town Law and General Condition E.12 of the Code of the adopted Site Plan and Subdivision Resolution, the Applicant hereby respectfully requests two (2) 90-day extensions of the time from September 11, 2018 within which the conditionally-approved final plat for the subject subdivision must be submitted for signature.

The Applicant has made substantial progress toward fulfilling Conditions A and B within the adopted resolution which include, but are not limited to the following:

Condition A – Subdivision Plat

2. The plans have been submitted to the Dutchess County Department of Behavioral and Community Health (DCDBCH) and are currently under review. It should be noted that the DCDBCH has been taking several months to turn around reviews as they have lost several key personnel over the last year.
3. A revised Subdivision Plat has been provided to the City Engineer for final review.
4. A revised Subdivision Plat has been provided to the City Planner for final review.

5. The required note has been added to the Subdivision Plat and provided to the Planning Board's consultants for review.
6. The Subdivision Plat has been revised to reference a reservation by rights by the City of Beacon with a grant of easement rights to the City of Beacon. The plat is currently under review by the planning board consultants.
7. The Connection Trail Regulations are included within maintenance agreement for the Connection Trail easement. The easement agreement is being finalized by the Applicant's Attorney.
8. All easements are now shown on the Plat and have been provided to the Planning Board's consultants for review.
9. The Stormwater Easement and Maintenance Agreement has been provided to the Planning Board's Attorney for Review.
10. The Offer of Dedication is clearly delineated on the Subdivision Plat and a draft Offer of Dedication has been prepared by the Applicant's attorney. The Offer of Dedication will be provided to the Planning Board's consultants for review once the metes and bounds on all easements and lot lines have been accepted by the City.
11. Draft Offer of Dedication and Maintenance Agreement for the Water Main Easement have been prepared by the Applicant's attorney. They will be provided to the Planning Board's consultants for review once the metes and bounds on all easements and lot lines have been accepted by the City.
12. A bond estimate is currently being prepared and will be provided for review once complete.

Condition B – Site Plan

1. Condition noted. See Condition A.2 response above.
2. Condition noted. See Condition A.3 response above.
3. Condition noted. See Condition A.4 response above.

Based upon the status of the conditions listed above, we are respectfully requesting two (2) 90-day extensions of approval in order to complete all conditions. The Applicant's attorney will provide all easement descriptions and agreements once the City's consultants have signed off on the lot line and easement metes and bounds. If the conditions are fulfilled prior to the expiration date, we will withdraw our extension request. Please place this item on the next available planning board agenda for consideration of two (2) 90-day extensions.

We look forward to discussing this proposal with you at your next available Planning Board meeting. Should you have any questions, 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: Weber Projects, LLC
Tina Andress-Landolfi
Taylor Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD File)