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February 26, 2019

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

Re: 1154 North Avenue Site Plan Application  
Tax ID: 5954-26-740983 ( $\pm$  0.11 acre)  
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

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:

- Site Plan Set prepared by Bar Down Studio – 2 Sheets (5 copies);
- Legal instrument associated with the property at 1156 North Avenue (5 copies); and
- Copy of the above noted items on CD.

HLD is in receipt of comment letters from the City's Engineering and Planning consultants dated February 7 and February 8, 2019, respectively. The following is a point-by-point response to each of the comments received:

**February 7, 2019 Lanc & Tully letter:**

1. The plans are now signed. Please note that original signatures will be provided on final plans.
2. General Note 11 on Sheet 1 contains a note regarding disconnection of the floor drain.
3. Parking note 3 has been updated to specifically state 9 spaces.
4. We believe that the suggestion of a stanchion/rope type of moveable barricade was favorably received at the last meeting, and a detail of a generic example has been provided on the site plan for the Board's discussions.

**February 8, 2019 John Clarke letter:**

1. Attached with this submittal is the existing legal instrument. The owner has also been attempting to contact the owner at 1156 North Avenue but has not been successful in obtaining a letter in support of the proposal just yet, although they can attest to the fact that there have been favorable discussions in the past. We hope to be in a position to provide a letter prior to the next meeting.
2. Details have been provided on the site plan included in this submittal.
3. The existing trees and shrubs have been shown on the site plan.
4. So noted. We hope that the Board will waive the requirement in furtherance of the discussion at the previous meeting.
5. As discussed at the previous meeting, we believe that there will be a need for making those improvements at a later date once the building has been included in the Historic District and Landmark Overlay zone under separate application. For now, the owner is trying to use the building to the proposed limited capacity.

We look forward to discussing the design details of the project with you and your Board members and at the site plan public hearing, and will be seeking conditional approval.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.  
Principal

cc: Paola Ochoa, Applicant (via email)  
Bar Down Studio, architect for Applicant (via email)  
Michael A. Bodendorf, P.E. (HLD File)