



*Civil & Environmental Engineering Consultants
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July 30, 2019

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: The Hose Company, LLC Amended Site Plan
162 Main Street
Tax parcel: 5954-27-781973 ±0.096 acres
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the site plan for the above referenced project in response to Lanc & Tully's comment letter dated July 2, 2019, and John Clarke Planning and Design's comment memorandum dated July 5, 2019. In addition to addressing the planning board consultant's comments, I had a phone conversation with Dave Buckley with regard to the new parking requirements and relation to the 1964 rule. It was concluded that the comparison to the 1964 rule can no longer be utilized in this zone. Further, the previously granted parking variance has expired, and a new variance is required for the proposed use. Therefore, this office respectfully requests a referral to the Zoning Board of Appeals from the Planning Board. For the purpose of ZBA referral, it is noted that the current parking regulations require 11 parking spaces in accordance with Section 223-41.18 G.(2). This amounts to 18 less required spaces than the previously approved 2017 site plan which the ZBA granted a parking variance for.

Below is a point-by-point response to the consultants' comments.

Lanc & Tully July 2, 2019 Comment Letter

1. The legend has been updated to match the symbol as there are no drop inlets on the site.
2. There is no additional paving proposed on the site. The parking area on the site is currently gravel. It is proposed to remain gravel after construction. The gravel area is shown on the plans.

3. Comment noted. However, this improvement was a carry-over from the previously approved site plan.
4. The limits of the proposed fencing to be removed is now shown on the demolition plan. A details sheet is now provided with the site plan set.
5. The Applicant does not anticipate the need to restrict parking in the municipal lot during construction/demolition. The demolition is minimal, and therefore should only require a small 10-20 yd dumpster which can be located on the property without obstructing the municipal parking lot.
6. Comment noted.

John Clarke Planning and Design July 5, 2019 Comment Memorandum

1. Questions 5a, and 5b have been answered yes. A revised EAF is included with this submission; however, we don't think it's necessary as this is a Type II action.
2. Comment noted.
3. Comment noted. The Applicant is finishing up a colored rendering of the building façade with proposed finishes and will provide to the board when it is ready.
4. The project architect has provided revised building elevation drawings that show re-use of the arched windows.
5. A street tree is now shown on the plans.

Enclosed for your review is the following:

- Revised Environmental Assessment Form;
- Revised architectural elevations plans consisting of two sheets (5 copies);
- Site plans consisting of three sheets by HLD (5 copies);

We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: The Hose Company, LLC
Kathleen Rifkin, AIA
Daniel G. Koehler, P.E. (HLD file)