



*Civil & Environmental Engineering Consultants*  
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October 29, 2019

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

Re: 1182 North Avenue: Lotline Realignment, Site Plan and Special Use Permit  
Tax ID: 5955-19-738049 & 5955-19-747060 ( $\pm 0.68$  Acres Total)  
City of Beacon, New York

Dear Chairman Gunn:

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:

- Application for Subdivision Approval (original plus 4 copies);
- Application for Site Plan Approval (original plus 4 copies);
- Application for Special Use Permit (original plus 4 copies);
- Application for Processing Restriction Law (original plus 4 copies);
- Preliminary Site Plan and Special Use Permit Set – 6 Sheets (5 copies);
- Preliminary Subdivision Plat – 1 Sheet (5 copies);
- Architectural Floor Plans and Elevations – 3 Sheets (5 copies);
- A Full Environmental Assessment Form, Part 1 (5 copies);
- Infiltration and Inflow Investigation Report (5 copies)
- Copy of the above noted items on CD; and
- Two checks for application and escrow fees in the amount of \$2,500 and \$7,500, respectively.

The owner/applicant is seeking to re-configure two existing lots, one of which is currently landlocked and vacant (parcel 747060), and the other that is developed with a single-family house (parcel 738049). The lotline realignment (subdivision) component creates more "standard" usable lots, of which the owner/applicant wishes to build a single-family home that will also have an accessory apartment and an accessory artist studio use. He intends to have his son's family own that parcel, and occupy the single-family residential component on the second floor. The accessory apartment would be rented out, as would the accessory artist studio. All three uses will be accessed via a door at the front of the structure that will provide the appearance of a single-family house. The door leads to a common foyer which then provides access to each of the individual proposed uses in the structure.

We believe that the permits involve include subdivision for the lotline realignment, and site plan and special use permits for the accessory apartment and artist studio. As such, a separate plat is being provided for the subdivision component, with the intent of creating a single sheet to be filed with the County Clerk at the end of the process. We are seeking to run the subdivision, site plan and special use permit process through the Planning Board and City Council concurrently.

We look forward to further discussing the design details of the project with you and your Board members and will seek to schedule a SEQR 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,

A handwritten signature in black ink, appearing to read "Daniel G. Koehler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel G. Koehler, P.E  
Principal

cc: Andrew G. MacDonald (via email)  
Douglas M. Florance, R.A., Project Architect (via email)  
John H. Decker, L.S., Project Surveyor (via email)  
Michael A. Bodendorf, P.E. (HLD File)