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October 28, 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 August 7, 2019, and John Clarke Planning and Design's comment memorandum dated August 8, 2019. Below is a point-by-point response to the comments received.

**Lanc & Tully August 7, 2019 Comment Letter**

1. The legend has been updated to state that the symbol is a property corner to match the plan.
2. The Applicant has a verbal agreement with the adjacent vacant lot landowner for an easement for the existing fence. They have also verbally agreed to allow the Applicant to use the vacant lot as a construction staging and delivery area during construction. A copy of the agreement will be provided to the board when it is available.
3. Comment noted.
4. See response #2. The adjacent landowner has verbally agreed to allow use of the vacant lot during construction.

**John Clarke Planning and Design August 8, 2019 Comment Memorandum**

1. Comment noted.

2. Revised architectural plans including detailed building elevations are provided with this submission. Sheets A-3 and A-5 include exterior finish options. In addition, a colored 3D rendering is provided with this submission.
3. The Applicant has agreed to try to re-use the existing windows; however, their replacement is not shown on the plans because they are in poor shape due to how they were installed, vandalism and their age. Further, the existing windows may not meet current energy code requirements. Therefore, the windows may not be salvageable which is why they are not shown being re-used on the plans.
4. The proposed street tree has been moved so that its tree well grate will fit with the existing sidewalk and pavers. A tree grate detail has been added to Sheet 3 of the engineering plan set.

Enclosed for your review is the following:

- Revised architectural plans and rendering consisting of eight (8) sheets (5 copies);
- Site plans consisting of three (3) 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,

A handwritten signature in black ink, appearing to read "Michael A. Bodendorf". The signature is fluid and cursive, with a large, stylized "B" and "D".

Michael A. Bodendorf, P.E.  
Principal

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