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November 26, 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 revised the subdivision plan set in response to Lanc & Tully's November 8, 2019 comment letter and John Clarke Planning and Design's November 8, 2019 comment letter. Below is a point-by-point response to the comments received.

**Lanc & Tully's November 8, 2019 Comment Letter:**

**General:**

1. Comment is duly noted.

**Subdivision Plat:**

1. The final plans will consist of a signed and sealed plat sheet by a licensed land surveyor.
2. A call-out was added to the plat sheet stating that the shed will be removed.
3. The three boxes were a part of the architectural drawing. They are concrete pads outside of doorways and at the bottom of the staircase. They have been layer managed on the plat sheet and no longer appear.
4. The tax ID of the parcels is shown in the title block and are called on each lot for clarity.

### **Site Plan:**

1. The parking lot area was reduced to four spaces in the northern area and two garage spaces as suggested to reduce impervious area. The note on Sheet CV-1 was edited to be accurate for the new parking arrangement.
2. A concrete restoration area was added to Lot 1's driveway entrance and the restoration area is called out on Sheet 3
3. The property line representation was checked, and the proposed property line appears accurate in line type and width. The existing property line was added to the legend for clarity.
4. The size and materials of all utilities was added to the plan sheets as requested.
5. See comment 4.
6. The sewer service line for Lot 2 is shown connecting to the existing utilities in Ralph Street.
7. The gravel drive and trees to be removed was layer managed to not be shown on the appropriate sheets as requested.
8. A note was added to the sidewalk detail and under the General Construction Notes (Note 11) stating that the sidewalk expansion joints for the concrete restoration area shall match that of the existing sidewalk.

### **John Clarke Planning and Design's November 8, 2018 Comment Letter:**

1. The checklists have been completed and included in the Site Plan and Special Use Permit Applications and included in this submittal.
2. Adjacent buildings on adjacent lots were added for informative purposes using NYS GIS Orthographic images.
3. Note 1 was been edited to reflect the appropriate zoning. The EAF has been edited to reflect the appropriate hours of operation.
4. The two street trees have been moved on Lot 2 to keep the large tree at the front property line. A wood stockade fence has been added to the eastern property line for screening.
5. Comment is duly noted.
6. Comment is duly noted.
7. A Wood Fence Detail was added to CD-2 and replaced the Vinyl Fence Detail.
8. The architect has shown proposed lighting fixtures and locations on the revised architectural building plans.
9. Building Materials samples are shown on the revised Architectural Building Plans. Materials samples can be provided in the future if required.

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 and Special Use Permit Approval Checklist (5 copies);
- Subdivision Preliminary Plat Checklist (5 copies);

- Preliminary Site Plan and Special Use Permit Set – 6 Sheets (5 copies);
- Preliminary Subdivision Plat – 1 Sheet (5 copies);
- Full EAF (5 copies);
- Revised Architectural Plans (5 copies);
- Copy of the above noted items on CD

Sincerely,

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

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)