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December 31, 2019

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

Re: 160 Rombout Avenue: Subdivision  
Tax ID: 5954-35-853796 ( $\pm 0.34$  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 Processing Restriction Law (original plus 4 copies);
- Entity Disclosure Form (original plus 4 copies);
- Preliminary Subdivision Plat and Plan Set – 4 Sheets (5 copies);
- A Short 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 \$950 and \$2,500, respectively.

The owner/applicant is seeking to subdivide the existing lot into two lots. The existing lot is developed with a single-family house. The subdivision component creates two usable lots, one consisting of the existing single-family residence, and on the second lot, the owner/applicant wishes to build an additional single-family home with ingress and egress via an asphalt driveway, stormwater management, and all required utility connections to municipal services.

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 extending to the right.

Daniel G. Koehler, P.E  
Principal

cc: Karen Cantamessa (via email)  
John J. Post JR, L.S., Project Surveyor (via email)  
Michael A. Bodendorf, P.E. (HLD File)