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February 25, 2020

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 December 2, 2019 comment letter and John Clarke Planning and Design's January 10, 2020 comment letter.

In addition, the plan set has been revised to remove the second requested special use permit for the artist studio. In short, the applicant intended to build the structure, and have his son's family live in the single-family home portion. His son's affinity for art led them to previously request the artist studio; however, with the schedule of the repairs at the West Main Street sewage pump station undefined, the timeline to wait to apply for the building permit and then construct the improvements does not fit with their personal needs. Therefore, the applicant is formally rescinding the previous request for the special use permit for the artist studio. However, the applicant still wishes to pursue the approvals for the lotline realignment, site plan and special use permit for the accessory apartment, and the certificate of appropriateness for construction of a new structure within the Historic District and Landmark Overlay Zone.

In further regard to the West Main Street sewage pump station improvements, the applicant hereby acknowledges that he will not request a building permit for improvements to the new lot until such time that the City of Beacon has made the necessary improvements at the pump station to allow for the new lot to discharge to the sanitary sewer collection system. A note to the same effect has been placed on the plan set. With this concession, the applicant hopes to continue through the review and approval process. We also hope, if the City has a schedule for the work, that a more determinate amount of time can be applied to said concession.

Below is a point-by-point response to the comments received in the consultant's review letters:

Lanc & Tully's December 2, 2019 Comment Letter:

Subdivision Plat:

1. The final plans will consist of a signed and sealed plat sheet by a licensed land surveyor.

Site Plan:

1. The storm drainage line was edited to "36" HDPE Storm".
2. The water line was edited to "8" DIP Water Main".
3. Wood stockade fence for refuse area is clearly shown on all applicable plan sheets.
4. The "well" shown on the survey is a PVC pipe that was hand dug for irrigation purposes. The pipe is not fixed in the ground, does not connect to any water distribution system and will be removed during construction.
5. A dimension from the rear of the garage on the adjacent parcel to the property line has been added for clarification.

John Clarke Planning and Design's January 10, 2020 Comment Letter:

1. Two additional Red Maple trees were added on the east side of Lot 2's driveway to provide screening for the adjacent house.
2. Fence is shown on all appropriate sheets.
3. Comment is duly noted.
4. Comment is duly noted.
5. Fiber-cement board will be smooth-finished as requested.
6. The requested lighting note was added to architectural sheets.

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:

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

Sincerely,



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)