



Civil & Environmental Engineering Consultants
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March 31, 2020

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 3 Water Street Subdivision and Site Plan
3 Water Street
Tax parcel: 6054-38-170722 ±0.54 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 been retained by the Applicant to prepare engineering plans and supporting materials in response to John Clark Planning and Design's comment memorandum dated January 10, 2020, and Lanc & Tully's comment letter dated January 3, 2020. Below is a point-by-point response to the comment letters received. Aryeh Siegel has responded to the Consultants' comments under a separate letter.

John Clarke January 10, 2020 Comment Memorandum

1. A Preliminary Subdivision Plat for Lot Consolidation and Dedication to the City has been prepared. The zoning boundary line will be revised if the City Council carries through with the zoning change. The bulk table in the Subdivision Plat does not include the proposed building addition and the accessory apartment. The bulk table for the building additions are covered in sheet 1 of the site plan set. This will allow for only the plat to be filed with the County.
2. Aryeh Siegel has responded to this comment.
3. Aryeh Siegel has responded to this comment.
4. The sidewalk along the frontage at the proposed driveway location is shown as being replaced on the plans. ADA ramps are proposed on both sides of the driveway. Construction details for a monolithic curb and sidewalk, and concrete driveway apron with ADA ramps are provided in the plans.

5. Aryeh Siegel has responded to this comment.
6. Comment noted.

Lanc & Tully January 3, 2020 Comment Letter

General Comments

1. A Preliminary Subdivision Plat for Lot Consolidation and Dedication to the City has been prepared. An Offer of Dedication along with a description will be provided to the City Attorney for review. The bulk table in the Subdivision Plat does not include the proposed building addition and the accessory apartment. The bulk table for the building additions are covered in sheet 1 of the site plan set. This will allow for only the plat to be filed with the County.
2. The surveyed sewer information is shown on the grading and utility plan. The reputed location of the water main has been added as well. We will consult with the water department and the City engineer to verify the size and location of the main.
3. We are still investigating where the existing water and sewer services are located and will be shown on the plans. There are no new water, sewer, gas or electric service proposed for the proposed addition and accessory apartment. Connections will be made through the existing structure.
4. Site grading along with top and bottom of wall elevations are provided on the plan set.
5. Shrubs are proposed at the end of the parking stalls to prevent headlight exposure on the neighboring resident.
6. The gravel area at the end of the driveway has been extended to allow for proper vehicle maneuvering.
7. A walk has been provided to the accessory apartment.
8. Construction details are provided on the plan set.

Enclosed electronically for your continued review is the following:

- Cover letter from Aryeh Siegel (1 copy);
- Response to comments letter from Aryeh Siegel (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 6 sheets (1 copy), and
- CD containing all of the above.

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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 the first name "Michael" and last name "Bodendorf" clearly distinguishable.

Michael A. Bodendorf, P.E.
Principal

cc: POK Beacon, LLC
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)