



*Civil & Environmental Engineering Consultants*  
*174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)*  
*13 Chambers Street, Newburgh, NY 12550 (Satellite Office)*  
*Phone: 845-440-6926 Fax: 845-440-6637*  
*[www.HudsonLandDesign.com](http://www.HudsonLandDesign.com)*

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April 28, 2020

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit  
416-420 Main Street  
Tax parcels: 6054-29-056780, ±0.18 ac. (416 Main Street)  
6054-29-056774, ±0.07 ac. (418-420 Main Street)  
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 support of the proposed development located at 416-420 Main Street. In short, The site, which is currently partially unoccupied, is proposed to consist of two buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front building (fronting Main Street) and 2,145 sq. ft. at rear building (fronting South Street). The front building will consist of an addition to the existing building at 420 Main, and new building addition extending onto 416 Main Street. The front building will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two residential apartment units on the fourth floor. The rear building will consist of a 2,145 sq. ft. residential space that will contain either one (1) residential apartment under the PB zone or one (1) artist live/work unit under the forthcoming Transitional Zoning. The Site will provide limited parking facilities with one driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use of the front building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the property, which will also be provided two (2) off-street parking spaces. The two lots will be consolidated as part of the proposal.

Enclosed electronically for your continued review is the following:

- Short Form EAF (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 10 sheets (1 copy), and

Please note that HLD has prepared Sheets 6 through 10 of the site plan set, and Aryeh Siegel has prepared Sheets 1 through 5. 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: 416 Main Street Beacon, LLC & 420 Main Street Beacon, LLC  
Taylor Palmer, Esq.  
Aryeh Siegel, AIA  
Daniel G. Koehler, P.E. (HLD file)