



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

August 29, 2017

Mr. Jay Sheers, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Spaccarelli Subdivision – Revision to Parcel B of Filed Map 11780A
Tax ID 5954-16-950472 (±2.47 acres)
City of Beacon, New York

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 July 31, 2017 comment letter, and John Clarke Planning and Design comment letter dated August 4, 2017. Below is a point-by-point response to the comments received.

Lanc & Tully's July 31, 2017 Comment Letter

1. Comment noted – no response required.
2. Comment noted – no response required.
3. <Response provided by the Applicant> The house on Lot #1 is sited to face south. The intention of this orientation is to:
 - Optimize the photovoltaic potential of the roof
 - Optimize the passive solar potential of the rear wall

Lot #1 has this opportunity because a portion of the south side of the property is already cleared. Lot #2 does not have this potential without the additional clearing of mature trees. The house on Lot #1 is sited with the minimum front setback.

4. The portion of the private road serving the Davis lot is to be paved and is now indicated as such on the plans by way of callout.
5. We revised the grading to eliminate the proposed retaining wall and to ensure that there will be adequate cover over the existing 10" CMP drainage line from the school property.
6. The limits of the existing conservation easement are now more clearly shown on the plans.
7. A tree survey has been completed in the area of proposed disturbance and the plans have been updated accordingly.

John Clarke Planning and Design August 4, 2017 Comment Letter

1. The lot areas shown on the plan and within the lot conformance table have been checked and are shown correctly.
2. The lot conformance table now indicates building coverage and the tax parcel number has been corrected.
3. See response to Lanc & Tully comment #7.
4. The driveway turnaround on Lot 1 has been revised to be placed away from the front of the house.
5. See response to Lanc & Tully comment #6.
6. The leg of the private road that extends toward the Davis lot has been extended to 60 feet from the centerline of the turnaround. The portion of the private road that extends beyond the turnaround toward the Davis lot is to be paved (see callout), and all requirements for private roads with Section 195-22 will be met.

Please find enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Revised Subdivision Plan Set – 2 Sheets (5 copies); and
- Copy of the above materials on CD, including this cover letter.

We look forward to continue discussing the design details of the project with you and your Board members. 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 'Jon D. Bodendorf', with a stylized, cursive script.

Jon D. Bodendorf, P.E.
Principal

cc: Stephen Spaccarelli & Claire Tipley
Michael A. Bodendorf, P.E. (HLD File)