



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

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June 26, 2018

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

Re: 38 St. Luke's Subdivision  
Tax IDs: 6054-38-156634  
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 June 6, 2018 comment letter and John Clarke Planning and Design's June 7, 2018 comment letter. Below is a point-by-point response to the comments received.

**Lanc & Tully's June 6, 2018 Comment Letter:**

1. Comment satisfied by TEC Land Surveying.
2. Comment satisfied by TEC Land Surveying.
3. The front corners of Lot 3 were moved to the north to allow more area to be dedicated to the City. The proposed house location was not moved, and the new front yard setback is now 8.6'. Relief is requested from the board to accommodate the increased area to be dedicated.
4. The existing location of the watermain is shown on the plans.
5. Comment satisfied by TEC Land Surveying. The water line is shown on the plans while the sewer line is a blind connection.
6. The Enlarged Utility Plan was expanded to show the area along St. Luke's Place and the intersection of Union Street.
7. Drywells have been provided for footing drains only. The roof leaders and addition surface runoff generated from the increase in impervious area has been mitigated using underground infiltration chambers. Please see the included drainage report for detailed analysis.
8. A callout was added to the plan stating that no fencing or landscaping can be installed on Lot 1's southern property line to prevent conflict with the proposed water service line to Lot 3.

**John Clark Planning and Design's June 7, 2018 Comment Letter:**

1. After realignment of the lot to accommodate a 50' width, it was determined that Lot 2 would not meet the requirements for setbacks. The dedicated area shown on the current plans is the maximum that can be given while keeping Lot 2 in conformance.

2. Comment satisfied by TEC Land Surveying.
3. Two street trees were placed along St. Luke's Place on Lot's 1 and 2.
4. Comment noted. Lot 2 proposed residence is aligned with the existing House on the subject parcel, while the proposed residence on Lot 3 is aligned with the houses on Union Street, with the exception of the adjacent parcel to the west. This parcel is setback further than the houses on Union Street and rotated slightly to the east.

Please find enclosed the following materials for consideration of Final Approval:

- Revised Subdivision Plan Set – 5 Sheets (5 copies);
- Drainage Analysis Report and Appendices;
- Drainage Maps – 2 Sheets (5 Copies);
- CD with all the above documents.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Respectfully,



Adam Gasparre  
Project Manager

cc: Gary Joseph via Email  
Daniel G. Koehler, P.E. (HLD File)