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July 31, 2018

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

Re: Schofield – Subdivision and Special Use Permit Applications
Tax Parcel ID: 5955-19-716048 (±0.70 acres)
City of Beacon, Dutchess County, NY

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Subdivision Plan and Special Use Permit in response to Lanc & Tully's April 30, 2018 comment letter and John Clarke Planning and Design's May 2, 2018 comment letter. Below is a point-by-point response to the Lanc & Tully comments received. Please note that Project Architect Aryeh Siegel has addressed the John Clarke comment letter.

Lanc & Tully's April 30, 2018 Comment Letter:

General Comments:

1. So noted.
2. We believe that an all-encompassing easement and maintenance agreement can be prepared as a condition of final approval. The easement and maintenance agreement will likely include the following:
 - a. water service for lot 2 through lot 1
 - b. shared parking and sidewalk (along the parking area, and from North Avenue through lot 2 for lot 1)
 - c. access to the garage for lot 1 through lot 2 (or through lot 1 for lot 2 – depending on the owner's wishes for the disposition of the garage)
 - d. shared drainage
 - e. shared lighting

3. We agree. See response to item 2 above.
4. We agree. See response to item 2 above.

Subdivision Plat:

1. The Final Plat will be signed and sealed and will show the easement. The easement can be addressed as a blanket easement that includes all of the aforementioned items, or can be described by metes and bounds. We wish to discuss the options with the Planning Board and its consultants. If by metes and bounds description, the limits should be discussed based on the current proposal for the sidewalk that runs through lot 2 from North Avenue to the parking lot, which is relatively close to the proposed structure and thereby limiting the width of any metes and bounds described easement surrounding the sidewalk.

Sheet 4 of 5:

1. The drainage system has been further detailed with this submittal. Please refer to the response to General Comment 2 above.

Sheet 5 of 5:

1. A construction details for the proposed asphalt sidewalks has been provided on sheet 5.

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

- Revised Subdivision Plan Set – 5 Sheets (5 copies);
- Subdivision Plat Sheet (5 copies);
- Revised Signed and Sealed Survey (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.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Norm Schofield (via email)
Aryeh Siegel (via email)
Michael A. Bodendorf, P.E. (HLD File)