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August 28, 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 August 8, 2018 comment letter and John Clarke Planning and Design's August 9, 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 August 28, 2018 Comment Letter:**

**General Comments:**

1. The applicant has retained legal counsel to prepare the easement and maintenance agreement documents. Upon receipt of guidance from the counsel, the plans will be updated to show easements and notation will be added regarding maintenance agreements.
2. See response 1 above.
3. See response 1 above.

**Subdivision Plat:**

1. See response 1 under General Comments above.
2. A note regarding the issuance of the variance has been provided – refer to Note 1 below the Schedule of Regulations and Lot Conformance Table.

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);
- CD with all the above documents (including the response by the Project Architect).

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.  
Principal

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