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November 27, 2018

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

Re: Beacon HIP Lofts & Storage  
Amended Site Plan  
39 Front Street  
Beacon, NY

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the amended site plan for the above reference project in response to Lanc & Tully's November 6, 2018 comment letter, and John Clarke Planning and Design comment memorandum dated November 9, 2018. In addition, an explanation of what changed on the plans is provided for the previous October 30, 2018 submission where changes were made to the greenway trail in response to City Council comments. The explanation is within response #1. Below is a point by point response to the comments received.

**Lanc & Tully November 6, 2018 comment letter:**

1. The plans that were submitted on October 30, 2018 were revised in response to comments received from the City Council members during discussions at their meetings. All of the plan changes were related to the greenway trail. The changes were as follows:
  - A new opening in the existing fence adjacent to Building 4 has been provided to allow for public access to the northern leg of the greenway trail. The opening is shown and called out on Sheet 1. This change carries over to Sheets 6 and 7 as well.
  - A path and crosswalk that connects to the proposed exterior staircase has been provided for the residents of the site to access the northern leg of the greenway trail. The addition of the striped crosswalk required the parking spaces to be moved to the east slightly. A locked gate has also been provided on the 6' high fence located on the south side of the northern leg of the greenway trail. This change is called out and appears on Sheet 1, and carries over to Sheets 3, 6 and 7.

2. The greenway trail shown on the plan reflects the as-built conditions on Sheets 1, 3, 6 and 7. The utility pole is located on the east edge of the trail and does not interfere with the its functionality.
3. The retaining wall shown was for future development and the concept plan has been removed from the plan to avoid confusion. Any future development on the vacant lot will accommodate the trail such that it does not require stairs.

**John Clarke Planning and Design Comment Memorandum dated November 9, 2018:**

1. Comment noted.
2. Comment noted.
3. Aryeh Seigel has responded to this comment.
4. Aryeh Seigel has responded to this comment.

**Greenway Trail Committee Comments Received at the November 14, 2018 Planning Board Meeting**

1. The proposed fence on the south side of the greenway trail has been moved 7 feet to the south to allow for a landscaped buffer between the trail and the southerly fence. The three rows of parking space lengths have been reduced to 18 feet, and the internal travel lane between them has been reduced to 24 feet per the new City parking standards. This allows for 5 additional feet of greenspace for snow storage between the curb and the fence.

Enclosed are five (5) copies of the revised plan Sheets 6 through 10 (Sheets 1 through 5 provided by Aryeh Siegel) for review. We look forward to further discussing the project with you at you next available planning board meeting. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.  
Principal

cc: Beacon HIP Lofts and Storage  
Jennifer Van Tuyl, Esq.  
Aryeh Siegel, AIA