



April 28, 2020

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Enclosed please find the following documents in support of the subject application:

- Preliminary Plat, dated April 28, 2020.
- Revised Site Plan Set, dated April 28, 2020.
- Revised Water and Wastewater Report, dated April 27, 2020.
- Revised SWPPP, dated April 28, 2020.
- Revised Architectural Plans and Renderings prepared by Aryeh Siegel Architect, dated April 28, 2020.
- Revised Traffic Study, dated March 26, 2020, under separate cover, from Maser Consulting, PA.
- Wetland Evaluation & Impact Report, dated March 14, 2020 from Ecological Solutions, LLC.
- Revised School Impact Analysis, dated April 22, 2020 from AKRF Environmental, Planning, and Engineering Consultants, Inc.
- Letter from NYS Historical Preservation Office, dated October 21, 2019.

A Preliminary Plat has been provided for review as we open the public hearing. The applicant proposes a 42-lot conservation subdivision, which would include 40 townhouse lots, two common space lots and a City of Beacon right of way. The site plans have been revised in response to Planning Board staff comments.

In response to the comments provided in a letter from John Clarke Planning and Design, dated March 6, 2020, we offer the following responses:

1. As noted, the application proposes a conservation subdivision per Section 223-12J of the City Code.
2. The plan has been revised to shorten the length of the driveways to 20' to bring the right of way corridor as far to the north as possible.
3. A Wetland Evaluation & Impact Report has been provided.
4. The sidewalk has been set back from the curb 5' providing the planting strip and tree plantings as requested.

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5. Scaled Elevations are included with the architectural plans. The proposed driveways have been revised to accommodate the double wide garage doors on the end units. The renderings were reviewed by the Architectural Review Board Subcommittee at a meeting with the Applicant and his representatives on February 14, 2020. The ARB Subcommittee approved the elevations with comments that are addressed on the elevations submitted herein.
6. A revised School Impact Analysis has been provided, and the letter provided from NYS Historical Preservation Office, states that, "Based on the information provided, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking."

In response to the comments provided in a letter from Lanc & Tully Engineering and Surveying, P.C., dated September 4, 2019, we offer the following responses:

1. The plans now label adjoiners by owner's name and project name for ease of reference.
2. Pedestrian linkage has been shown on the latest plans.
3. Access is now shown in the manner discussed with the Board and their consultants. The updated Maser Traffic Study addresses the noted traffic concerns.
4. The enclosed Wetland Evaluation & Impact Report addresses the wetland jurisdiction and related wetland permitting requirements.
5. Proposed improvements have been modified to not impact the easement area. The proposal is for the water main to be owned and maintained by the city. We plan to discuss the water connection point with the City Water Department.
6. The sewer main now proposes a gravity connection to Conklin Street. It is understood that this portion of the city system has available capacity. This will be verified with the City Operators and their Consultants.
7. The stormwater practices and supporting report have been updated based on field testing. It is noted that the infiltration area testing needs to be witnessed by the City Engineering Consultant.
8. The Existing Condition Plan now shows the retaining wall near Conklin Street.
9. The project does propose extending the sidewalk to Delavan Avenue. Details of these offsite improvements will be included in a future submission.
10. The emergency access is now proposed through the easement to Hastings Avenue. The proposed gate has been located so the turnaround meets the fire code requirements.
11. The Preliminary Subdivision Plat is enclosed. Easements will be addressed in project legal documents which will be included in a future submission.
12. The requested information for the water, sewer, and drainage improvements has been included in the plans.
13. Construction phasing has been addressed on the Erosion & Sediment Control Plan.
14. The Final Plat will be signed and sealed by the project surveyor.


We request appearance before the Board at their May 12, 2020 meeting to further discuss the revised materials we have provided.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

cc: Nathan Kahn
Greg Kamedulski
Aryeh Siegel (Email Only)
Phil Grealy, P.E. (Email Only)

Insite File No. 19131.100