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March 27, 2017

City of Beacon Planning Board
Mr. Jay Sheers Planning Board Chairman
1 Municipal Plaza
Beacon, NY 12508

Re: 16 Church Street
Grid # 5954-28-885953
M.A. Day Job No. 2016:325

Dear Chairman Sheers:

The following are our responses to the comments made in the Lanc & Tully Engineering and Surveying, P.C. and John Clarke Planning and Design. Our responses are in bold.

Comments from Lanc & Tully Engineering and Surveying, P.C. letter dated February 7, 2017:

General Comments

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

Response: An Inflow & Infiltration study of the existing site and building has been provided as part of this submittal. The appropriate notes have been added to the site plan.

Subdivision Plan:

1. Per zoning for the district, the required rear yard is 30 feet. As the applicant 26.5 feet for proposed Lot 1, an area variance will need to be acquired from the Zoning Board of Appeals.

Response: An area variance was granted by the Zoning Board of Appeals on February 22, 2017. A copy of the resolution has been included as part of this submittal.

2. Section 223-26, Paragraph C(1), states " .. .In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line." Based upon this paragraph in the Zoning Code, and the location of the proposed driveway shown on the plans for Lot 2, the applicant will either need to modify the site layout to comply with the zoning requirements or seek a variance from the Zoning Board of Appeals.

Response: The plans have been revised to provide off-street parking to the rear of the proposed house.

3. The residence proposed on Lot 2 is set back 35 feet from the property line, whereas the other existing residences along North Elm are setback approximately 15 to 20 feet. Section 223-13, Paragraph K, states "Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is a pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations, a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots... ". Based upon this section of the Zoning Code, the Planning Board should consider requesting the applicant to shift the proposed residence on Lot 2 forwards to be in general alignment with the other homes on North Elm Street.

Response: The proposed house has been relocated to provide a front yard consistent with that of the adjacent lots. A front yard setback of 20 feet has been provided from the property line to the house and a setback of 14 feet has been provided from the property line to the proposed front porch.

4. The driveway of the neighboring parcel to the north-east encroaches on proposed Lot 2 by approximately 2.5±feet. How will this be addressed to prevent future conflicts between neighboring residents?

Response: The Applicant is working with the neighboring parcel to address the encroachment.

5. Topography for the site should be provided on the plan.

Response: The plans have been revised to provide topography. The site is relatively flat, therefor spot elevations have been provided.

6. The location of the upstream and downstream manholes along North Elm Street should be provided on the plan, along with the rim and pipe invert(s) of the sewer line running along North Elm Street. The plan should also include the size of the existing sewer main, along with the sewer main pipe material.

Response: The plans have been revised to provide the location of the upstream and downstream manholes along North Elm Street as well as the rim and pipe inverts. Based on information provided by the Water and Sewer Department, the sewer main running North Elm Street is an 8 inch diameter vitrified clay pipe.

7. The proposed first floor finished elevation, and lowest sewerable elevation (LSE) should be provided on the plan. If a basement is proposed for the residence, the finished floor elevation of the basement should also be noted on the plan.

Response: The proposed first floor elevation, basement elevation and LSE have been provided on the plans.

8. The location of the proposed clean-out on the sanitary sewer service for Lot 2 should be shown on the plan.

Response: The location of the proposed clean-out on the sanitary sewer service for Lot 2 has been provided on the plan

9. Any proposed grading of the site shall be shown on the plan.

Response: As noted above the site is relatively flat

10. Erosion and sediment control to be employed at the site during construction of the site, shall be shown on the plan.

Response: Erosion and sediment control measures and details have been provided on the plans.

11. If any covered porches are proposed for the residence to be located on Lot 2, they should be shown on the plan.

Response: The plans have been revised to show the location of a covered porch on the front of the proposed house on Lot 2.

12. Any proposed landscaping and/or screenings should be shown on the plan.

Response: No landscaping and/or screening is being proposed at this time.

Construction Detail Plan:

1. The concrete curb and driveway entrance details should note the compressive strength of the concrete to be 4,000 PSI. These details shall further note that the curbs and sidewalks shall be sealed with a salt resistant sealer.

Response: The concrete curb and driveway entrance details have been revised to note a compressive strength of 4,000 PSI. A note have been provided that the curbs and sidewalks shall be sealed with a salt resistant sealer.

2. The curbing detail shall be revised to note the installation of expansion joints at 10 foot intervals.

Response: The curbing detail has been revised to note the installation of expansion joints at 10 foot intervals.

3. The utility trench details shall note the use of sand to a point 6" above the pipe.

Response: The utility trench details have been revised to note the use of sand to a point 6" above the pipe.

4. The "Water Service Line Detail" and notes shall be revised as follows:

- a. Note 1 should state the installation of the corporation valve in the water main shall be at 2 o'clock.

Response: Note 1 has been revised to state the installation of the corporation valve in the water main shall be at 2 o'clock

- b. Note 16 shall be revised to note that the property owner is responsible for the water service from the water main to the house.

Response: Note 16 has been revised to note that the property owner is responsible for the water service from the water main to the house.

- c. The detail shall note that the corporation and curb stop valves shall be Muller compression fittings, and shall note the model for each to be used.

Response: The detail have been revised to note that the corporation and curb stop valves shall be Muller compression fittings, and shall note the model for each to be used

d. The water meter shall be revised to a radio read Sensus water meter.

Response: The water meter has been revised to a radio read Sensus water meter.

5. The "Sanitary Sewer Lateral Cut-In Detail" shall be revised as follows:

a. The make and model of sewer saddle to be used shall be noted on the plan. This will be dependent upon the pipe material of the existing sewer line the service is to be tied to.

Response: The make and model of sewer saddle to be used shall has been noted on the plan.

b. Note 1 should be revised to state City Water and Sewer Superintendent.

Response: Note 1 has been revised to state City Water and Sewer Superintendent

c. Note 2 should be revised to state City of Beacon.

Response: Note 2 has been revised to state City of Beacon.

d. The type of saddle to be used shall be determined based upon what the existing sewer main is constructed of. As such, Note 2 may need to be modified to reflect this once determined.

Response: Note 2 has been has been revised to reflect the type of saddle to be used.

e. The cross road on North Street, across from the Sorrell parcel, shall be labeled Davis.

Response: The Sorrell parcel and Davis Street are located approximately 2,700 feet to the west of the site and is not shown on the plan.

Comments from John Clarke Planning and Design letter February 10, 2017:

1. This subdivision proposal should be marked as a Preliminary Subdivision Plat.

Response: The plans have been revised to be labeled Preliminary Subdivision Plat.

2. The applicant should submit a certified survey to confirm dimensions and lot areas. The driveway of the neighboring property to the north appears to encroach on proposed Lot 2, which will need to be reconciled as part of the subdivision.

Response: A copy of the certified survey entitled "Boundary & Topographic Survey Map of the Lands of Daverne Judge-Darity" prepared by Automated Construction Enhanced Solution, Inc., dated March 20, 2017 has been included as part of this submittal.

3. The Preliminary Subdivision Plat should show major trees over 8-inch diameter, indicate any trees to be removed, and provide site contours, unless specifically waived by the Planning Board.

Response: The Preliminary Subdivision Plat has been revised show major trees over 8-inch diameter and provide site contours have been provided. All of the existing tress are located to the rear of the property and will not be removed as part of this application.

4. An area variance will be required for the rear yard of Lot 1. When the variance application is completed, the Planning Board may issue a recommendation to the Zoning Board of Appeals.

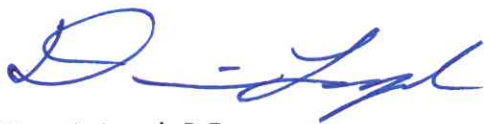
Response: As noted above, an area variance was granted by the Zoning Board of Appeals on February 22, 2017. A copy of the resolution has been included as part of this submittal.

5. The Plat shows a proposed a two-car parking area directly in front of the new house location. Parking in this neighborhood is typically to the side or to the rear with a porch or other entrance feature to accentuate the house frontage. The applicant should consider alternative layouts for Lot 2 and the Board should request a new street tree along the frontage.

Response: As noted above, the plans have been revised to provide off-street parking to the rear of the proposed house.

Please review the provided materials at your earliest convenience. If you have any questions or require any additional information please contact this office.

Very truly yours,



Dennis Lynch P.E.