

M. A. Day Engineering, PC

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202

April 24, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: **16 Church St.**
City of beacon
Tax Map No. 5954-28-885953

Dear Mr. Sheers

The following are our responses to the comments offered by Lanc & Tully Engineering and Surveying, P.C. in the letter to the Planning Board dated April 3, 2017:

General Comments:

1. Based upon the I&I Study conducted by the applicant's engineer, it was found that a number of roof drains and the sump pit drain to the sanitary sewer line. As part of this project, the applicant shall disconnect all storm drainage connections from the City's sanitary sewer line. The plans should also show where the roof drains will drain to, as well as where the sump pit will drain to. Furthermore, Note No. 3 on Sheet 2 of 4 should be revised to state "Upon disconnection of the roof drains and sump pits from the sanitary line, the City of Beacon Building Department shall be contacted to verify that all disconnections have been made.

Response: Roof drains and sump pit have been shown to discharge at downspouts, with splash blocks to be provided. Note No. 3 on sheet 'CS101' 2 of 4 has been revised to read "Upon disconnection of the roof drains and sump pits from the sanitary line, the City of Beacon Building Department shall be contacted to verify all disconnections have been made."

2. All Sheets that have been revised shall be provided with a revision date.

Response: A revision date has been added to all sheets being revised with this submission.

Cover Sheet:

1. Note (b) under zoning bulk regulations should be revised to specifically state what the zoning variance was issued for. We would also recommend that this note be added to the Subdivision Plat.

Response: Note (b) under zoning bulk regulations has been revised to read "Area variance was granted by the Zoning Board of Appeals on February 22, 2017 to allow for a 26.5 ft rear yard setback where 30 ft is required by code."

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Subdivision Plat:

1. 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?
Response: The section of driveway that encroaches upon the proposed Lot 2 shall be removed. A note that reads "Existing Driveway Encroachment T.B.R." has been added to sheet 'CS101' titled 'Preliminary Subdivision Plat'.
2. The spot elevations shown on the survey drawing should be provided on the subdivision plat
Response: Spot elevations shown on the survey has been provided on the subdivision plat.
3. The location of the upstream manhole 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.
Response: Location of upstream manhole falls outside of the drawing window. As such a break line has been placed on the sewer line with the manhole at North Elm St. & Oak St called out with Rim and Invert shown.
4. As the proposed dwelling unit for Lot 2 is proposed to have a basement, a note should be added to the plan that reads "Sump Pumps to be provided for footing drains, if necessary. The type of pump and methods used to ensure proper drainage shall be acceptable to the City of Beacon Building Department."
Response: A note that reads "Sump Pumps to be provided for footing drains, if necessary. The type of pump and methods used to ensure proper drainage shall be acceptable to the City of Beacon Building Department" has been added to sheet 'CS101' titled 'Preliminary Subdivision Plat' under Site Notes.
5. The location of the proposed clean-out on the sanitary sewer service for Lot 2 should be shown on the plan
Response: Proposed Clean-out on the sanitary sewer service for Lot 2 has been called out roughly 10 feet off the proposed building on Lot 2.
6. The plan should show where the proposed roof leaders and sump pits for Lots 1 and 2 will drain to.
Response: A note has been added that reads "Leaders to discharge at downspouts, splash blocks are to be provided." On sheet 'CS101' titled 'Preliminary Subdivision Plat'.

Construction Detail Plan:

1. The concrete curb and driveway entrance details should note the Item #4 subbase material to be used within the road right-of-way as NYSDOT Item No. 304.12
Response: Concrete curb and driveway entrance details have been revised to show NYSDOT item No. 304.12 subbase material.
2. As the existing water main is a 6" cast iron pipe, we would recommend that the water service detail be revised to include a tapping saddle. The detail shall note the make and model of the tapping saddle.

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Response: Water Service Line detail has been revised to show a 6" ROMAC 202S tapping saddle for water service to building.

The following are our responses to the comments and recommendations offered by John Clarke Planning and Design in the correspondence to the Planning Board dated April 7, 2017:

3. The driveway of the neighboring property to the north encroaches on proposed Lot 2, which still needs to be reconciled as part of this submission.

Response: The area of driveway that encroaches upon proposed Lot 2 has been shown and called out as "Existing Driveway Encroachment T.B.R." on sheet "CS101" titled 'Preliminary Subdivision Plat'.

4. The plan should include a walkway connection from the front sidewalk to the porch steps. The revised front setbacks to the porch (14 feet) and house (20 feet) seem consistent with existing houses on the block.

Response: A sidewalk has been added connecting the front sidewalk to the porch steps. This is shown on sheet "CS101" titled 'Preliminary Subdivision Plat'.

5. The board should request a new street tree approximately five feet back from the front sidewalk

Response: A new street tree (red maple) has been proposed five feet back from the front sidewalk. This is shown on sheet 'CS101' titled 'Preliminary Subdivision Plat'

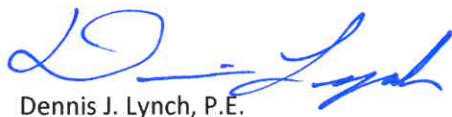
6. To reduce pavement in the front yard, the board should consider narrowing the new driveway width to 10 feet.

Response: The proposed driveway for Lot 2 has been narrowed to 10 feet to reduce pavement in the front yard. This is shown on sheet "CS101" titled 'Preliminary Subdivision Plat'.

This concludes our responses to the comments from John Clarke Planning and Design from the correspondence dated April 7, 2017.

Please feel free to contact me if you require any further information or have any questions.

Very truly yours,



Dennis J. Lynch, P.E.

Cc: File