



JEFF WILKINSON, R.A.

13 Chambers Street, Newburgh, New York 12550

P.845.565.1835

hudsonvalleyarch@gmail.com

25 April '17

RE: The Hose Company LLC, 162 Main Street Site Plan Application

Mr. Jay Sheers, Chair and the City of Beacon Planning Board
One Municipal Plaza, Beacon, NY 12508

Mr. Sheers,

Regarding the above application, we have reviewed the written comments by John Russo, P.E. from Lanc & Tully, Engineers as well as John Clarke Planning and Design as well as additional comments from the Planning Board meeting held on April 11th. Provided below is a summary of the various review questions.

- 1) We have revised the S-1 Site Plan drawing to note that both existing City trees in the adjacent municipal lot are to remain. If in the event either tree is damage during construction, The Hose Company, LLC will be responsible for replacing that tree with a similar tree. Other revisions include noting the East wall dimension as well as a note relating to modifications at the area of the 4 owner-provided off -street parking spaces as accessed through the municipal lot. The owners have been in contact with both the Mayor and the City Manager and are in the process of working out a straightforward plan to accommodate the re-striping and additional curb cut.
- 2) Additional Revisions on the revised Site Plan include the new location for the Utility pole. With regards to item 3 of General Comments we are attaching photos from our consultant Dan Koehler, P.E. of Hudson Land Design. As per discussion with John Russo, there are existing functioning curb cuts and that there is no need to rip them out to replace them. All existing and newly damaged (as a result of construction) concrete sidewalk will be replaced as previously discussed. (See attached photos). In order to facilitate this we have included standard details on S-2 (Site Details) dated 4-25-17 including typical, sidewalk, curb, tree and storm trench details.
- 3) Based on Plan review comments from the Building Inspector, Tim Dexter, the owners are seeking an area variance for all 28.5 required parking space. The Hose Company, LLC has been placed on the May ZBA agenda and that public hearing is scheduled to take place on May 16th.
- 4) We have notified from TEC, Land Surveyors regarding the added revision date to their survey. Copies of this will be submitted at the May Planning Board meeting.
- 5) The noted "added municipal sidewalk" has been removed from Sheet A-4. The S-1 Zoning Schedule has been revised to show the 20 foot required side yard setback from a residential zone.

Attachments:

The Infiltration and Inflow Investigation report with the Exhibit 1 attachment by Hudson Land Design, P.E.

Photos showing both the existing ADA sidewalk ramp as well as the existing garage curb cut.

Sincerely,

Jeff Wilkinson, R.A.

Attachments. Drawings: Revised S-1, S-2, A-1 and A-4 dated April 25th, 2017

Cc: m.benzer, j. gilvey, d.Koehler, t.cerchiara

