

# M. A. Day Engineering, PC

---

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

May 30, 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 May 3, 2017:

Subdivision Plat:

1. Presently the Applicant is proposing to remove the portion of the adjacent neighbor's driveway that encroaches onto proposed Lot 2, rendering the existing driveway to the rear of the adjacent parcel unusable due to the limited width (5.5 feet) between the existing dwelling and the property line. The Applicant may wish to consider providing an access easement over the existing driveway area to allow the neighboring resident access over the existing driveway.

**Response: The plans have been revised to keep the portion of the adjacent neighbor's driveway that encroaches on the proposed Lot 2. As discussed at the May 9<sup>th</sup> Planning Board meeting, the owners of the two properties will resolve the encroachment issues on their own.**

2. Although a note has been added to the plan stating "Leaders to discharge at down spouts, splash blocks to be provided", we are still requesting that the location of the existing and proposed roof leader down spouts on the existing residence and proposed residence be shown on the plan, along with the proposed direction of discharge, to verify that the stormwater runoff from these discharges will not impact neighboring parcels.

**Response: The locations of the existing and proposed roof leader down spouts on the existing residence and proposed residence have been shown on the plan. The plans have also been revised to show the proposed direction of discharge.**

16 Church Street  
M.A. Day Job #: 2016.325

The following are our responses to the comments offered by John Clarke Planning and Design in the letter to the Planning Board dated May 5, 2017:

Comments and Recommendations

1. The driveway of the neighboring property to the north, which encroaches on Lot 2, is proposed to be removed. The applicant should explain how will the neighbors access their rear parking area.

**Response: See response to Lanc & Tully Engineering and Surveying, P.C., comment 1 above.**

2. The proposed street tree near the front sidewalk should be specified on the plans as minimum 4-inch caliper at a height of four feet above ground level, consistent with the Subdivision of Land, Section 195-23 D(5).

**Response: The plans have been revised to require a minimum 4-inch caliper at a height of four feet above ground level. Please refer to note 5 on the CS101.**

3. The plans may be labeled Final Subdivision Plat at this point in the process.

**Response: Comment noted. The plans have been revised to be labeled Final Subdivision.**

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

Z:\2010 AutoCad Dwgs\2016.325 Seven & One Development LLC\Outbound Archives\2017-05-30 Submission to Planning Board\2017-05-30 Seven & One Response Letter.docx