



June 27, 2017
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Beacon Residential LLC Subdivision
40 North Street
Tax Map # 6054-29-086785

Dear Chairman and Members of the Board:

On behalf of the owner of 40 North Street I respectfully submit to you an amended Subdivision Plan and application for the proposed subdivision. At this time we have proposed a 15' front setback on the proposed lots. Adjoining lots along South Street appear to have 9' and 14' front setbacks and as you go east the existing front setbacks becomes less.

I have addressed the Comments in the memo from Lanc and Tully dated June 8, 2017 as follows:

1. An updated EAF has been enclosed.
2. The Site Plan Application has been enclosed and updated.
3. I have shown both the subdivision and site plan on the Site Plan.
4. Details have been included on the site plan.
5. A sight distance note has been added.
6. The dimension has been updated.
7. Proposed improvements are labeled as such.
8. Parking spaces will be delineated with Athletic Field Marking Caulk.
9. Swales lines have been shown and a detail added.
10. A 20' wide drainage easement is shown along the property lines of lot 2 and 3 (10' on each lot) to allow for grading and drainage from lot 1.

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In response to John Clarke Planning and Design memo dated June 7, 2017 we offer the following:

1. The parking stalls have been reduced in size.
2. Contours and drainage swales have been clarified on the plans.
3. In order to fit the entire subdivision on the Site Plan I did not change the scale.
4. With the proposed 15' front setback the houses will have more room on the lots to allow for movement of the dwellings on the lots and the ability to step the front walls of the proposed dwelling and possibly set back the garage doors when houses are proposed.

We have enclosed the following to support the Application:

- (5) Copies of the Plat
- (5) Copies of the Site Plan
- (5) Copies Cover Letter
- (5) Copies Site Plan Application
- (1) CD with PDF files

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise I look forward to discussing this matter at the next planning board meeting.

Truly Yours,

Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.