



August 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 and Site Plan. The Site Plan and Subdivision Plan have been combined into one plan set for clarity and have also be amended to reduce the Subdivision Plan to (1) one new lot with the existing dwelling remaining a 2 family dwelling (as previously proposed) but relocating the parking to the rear of the existing dwelling and utilizing the existing driveway. Screening will remain as proposed along the East Property line of Lot 1 and a 6' stockade fence is now proposed along the western sideline along the rear yard of the North Street neighbor. Two of the parking spaces will be provided in a proposed 24'X20' Carport with a deck above.

I have addressed the Comments in the memo from Lanc and Tully dated July 6, 2017 as follows:

1. A note has been added citing Section 192-9(B).
2. No delineation of the parking spaces is proposed at this time. Two will be located in a carport and the other two will be parallel to the driveway.
3. Drainage for the parking area as now proposed will flow in a swale next to the driveway remaining entirely on lot 1.

In response to John Clarke Planning and Design memo dated July 6, 2017 we offer the following:

1. The Conceptual building has been moved forward on the lot.
2. Noted.

Sburns@BurnsEngineeringServices.com

(845) 546-3310
58 Teller Ave.
Beacon, NY 12508

We have enclosed the following to support the Application:

- (5) Copies of the Plat
- (5) Copies Cover Letter
- (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.