



September 25, 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. At this time the applicant wishes to modify the subdivision and site plan applications reducing the three lot subdivision to a two lot subdivision and providing parking for the existing multifamily in the rear yard of the existing dwelling reusing the existing gravel driveway and curb cut. Upon acceptance of the revised application by the planning board the applicant will at that time rescind his current application for the three lot subdivision.

I have addressed the Comments in the memo from Lanc and Tully dated September 7, 2017 as follows:

1. A new subdivision application has been provided with a revised plan.
2. The EAF Narrative has been revised to include the creation of the single family lot.
3. The proposed carport has been revised to include offset dimensions but further architectural details are unavailable at this time as they are not complete. The sewer lateral servicing the existing dwelling has been located during construction and will not impact the layout of the carport. The ARB has also reviewed and approved the appearance of the carport at a past meeting.
4. A detail has been provided for the stockade fence.
5. The sight distance note has been modified to include a certification that the sight distances as shown meet the city code.
6. A level spreader will be provided to control the runoff from lot 1.
7. The proposed landscaping on Lot 2 will be installed by the applicant during the construction of the parking area for lot 1.
8. The six foot wide shaded area represents brown wood chip mulch.

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9. Relocating the proposed sewer lateral will push the lateral under the proposed driveway and under what would be a garage floor area in the proposed dwelling which is less than ideal. It is preferred to keep the water and sewer services in the proposed lawn area.

In response to John Clarke Planning and Design memo dated September 8, 2017 we offer the following:

1. The plan title has been updated to include the site plan.
2. The parking facilities have been updated to be 5' from the property lines at all locations and also have been enlarged to provide more maneuvering area for the cars not parked in the carport to allow them to easily pull out and use the turn-around area. It is the intention that all cars using the parking area will turn around in the pull off area along the west property line in order to leave the site.
3. The 42" tree onsite has been further identified as a silver maple. Silver Maples are fast growing trees that are identified as a poor choice to plant in close proximity to dwellings and other infrastructure due to its aggressive, shallow root system. They are known to buckle sidewalks and driveways, cause foundation damage and clog pipes as well as being prone to rot and decay and weather damage. The existing tree had a large limb removed in the past and the wound has begun to show signs of decay. I have included a picture of the trees damage and the USDA data sheet on Silver Maples showing their characteristics and limitations.
4. House design for the proposed lot will be undertaken at a future date.

We have enclosed the following to support the Application:

- (5) Copies of the Plat and Site Plan
- (5) Copies Revised Long EAF.
- (5) Copies of new subdivision application
- (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.



Silver Maple onsite showing a large scar and the wood is rotten.