



January 30, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza, Suite 1
Beacon, New York 12508

RE: West End Lofts
Wolcott Avenue
Tax Map No. 5954-26-688931

Dear Chairman Gunn and Members of the Board:

Enclosed please find five (5) copies of the following in regards to a Subdivision and Site Plan Application for the above referenced project:

- Site Plans (14 sheets total), dated January 30, 2018.
- Subdivision Plat, dated January 30, 2018.

Also enclosed is a CD containing the above materials.

The site plans have been revised based on recent comments from Homes and Community Renewal (HCR) as part of the project funding by New York State. The handicap parking spaces associated with Building #1 have been relocated to be adjacent to the building without requiring one to cross a vehicular path. Additional handicap parking spaces and aisles have been provided for Buildings 1 & 2, based on HCR's request. Minor revisions to the proposed water and sewer connections have also been required as part of the Dutchess County Department of Behavioral and Community Health review of the utilities.

With regards to past comments received from the City Consultants, we offer the following:

Memorandum from John Clarke of John Clarke Planning and Design, City of Beacon Planning Consultant, dated January 9, 2018:

1. The word Preliminary will be removed from the Plat when it has been finalized and is ready for sign-off and signatures.
2. At the last Planning Board meeting, the NYSDOT taking area and the proposed License Area was discussed in greater detail.
3. Although the Alternative Plan does to not permit an ADA compliant route, access is permitted around Building #2 via the main entrance and associated sidewalk through the site.
4. We understand that the project requires a waiver from the City Council under the Affordable Workforce Housing section of the zoning code and that the waiver will allow this project to move forward without certain provisions inconsistent with its state funding sources.
5. We acknowledge the request for the walkway to be coordinated with the site plan of The View and the City should secure a public access agreement for the walkway.

Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated January 9, 2018:

General Comments:

1. A NYSDEC Acknowledgement Letter will be provided upon receipt as proof of permit coverage.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
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2. Copies of correspondence to and from the NYSDOT with regards to the construction of the project entrance and any road opening permits for the installation of utilities, will be provided to the City Engineering Consultant and the Planning Board as requested.
3. We have assumed the snow storage areas and snow management proposal are acceptable to the Board and the Building Inspector.
4. Construction details for the proposed stair system running along the retaining walls will be provided prior to the signing of the site plans.

Preliminary Plat:

1. The entire City Hall property has been shown on the Subdivision Plat as requested.
2. Metes and Bounds for the proposed permanent and temporary easements will be provided on the final plat prior to signing.
3. Additional cross easements and agreements between Lots 1 & 2 for shared entities and utilities will be submitted prior to signing of the subdivision plat.

Details (D-4):

1. The Drop Manhole Detail has been revised to include an interior drop instead of an exterior drop.

We respectfully request this project be placed on the February 14, 2018 Planning Board meeting for a review of the provided information and consideration of approval. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/jll

Enclosures

cc: Ken Kearney
Sean Kearney
AJ Coppola, R.A.

Insite File No. 16226.100