

FERRY LANDING AT BEACON, LTD.
DEVELOPERS - DESIGNERS - BUILDERS
Post Office Box 294
Beacon, NY 12508
845-464-0460

VIA HAND DELIVERY

May 29, 2018
Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Five (5) folded paper copies of Site Plan drawings pages 1 - 9
- One (1) paper draft copy of proposed Drainage Easement (5 Pages)
- One (1) paper copy of Site Lighting Section Sketches dated May 18, 2018 (3 Pages)
- One (1) folded paper copy of Survey drawing by John J. Post, Jr., LS dated November 25, 2017 (1 Page)
- One (1) electronic copy of the above items on CD

The above listed items are being submitted for the Planning Board's review and consideration at your next available regularly scheduled Planning Board meeting.

In regards to the comments received from the City of Beacon's consultants, please find the following response:

Lanc & Tully Engineering and Surveying, P.C. missive dated May 3, 2018:

General Comments:

1. The drainage easement description provided in this submission has been revised to reflect a distance of 47.75' through the HOA parcel.
2. A double check valve construction detail has been added to the Site Details Plan (drawing 8 of 9) provided in this submission.

3. Additional construction details for the proposed steel curbing have been added to the Site Details Plan (drawing 9 of 9) provided in this submission.

Sheet 2 of 9 (Existing Site Plan):

1. A note indicating the existing 3/4" water service will be abandoned in accordance with the City of Beacon Water Department requirements has been added to the Existing Site Conditions plan (drawing 2 of 9) provided in this submission.
2. The limits of the exposed rock have been clearly delineated on the Existing Site Conditions plan (drawing 2 of 9) provided in this submission.

Sheet 3 of 9 (Site Development Plan):

1. Shielding and containment of the proposed site lighting has been provided in accordance with the Site Lighting Section Sketches (3 Pages) provided in this submission.
2. The proposed sidewalk has been relocated to run directly behind the curb line.
3. The installation of ADA compliant ramps at either end of the sidewalk has been noted on the Site Development Plan (drawing 3 of 9) provided in this submission.

Sheet 4 of 9 (Site Grading Plan):

1. Additional spot elevations through the parking lot have been provided on the Site Grading Plan (drawing 4 of 9) provided in this submission.
2. Additional silt fence along Ferry Street has been provided on the Site Grading Plan (drawing 4 of 9) provided in this submission.
3. The additional lines at the "Stabilized Construction Entrance" detail have been removed on the Site Grading Plan (drawing 4 of 9) provided in this submission.

Sheet 5 of 9 (Site Utility Plan):

1. An additional catch basin has been added to the south side of the entrance as indicated on the Site Utility Plan (drawing 5 of 9) provided in this submission.
2. The installation of ADA compliant ramps at either end of the sidewalk have been noted on the Site Utility Plan (drawing 5 of 9) provided in this submission.

3. The existing 8" sewer service that extends into the site from the sewer manhole on the north side of Beekman Street has been noted as private service and shall be owned and maintained by the HOA as indicated in Note # 5 (Site Utility Notes) on the Site Utility Plan (drawing 5 of 9) provided in this submission.
4. The 8" sewer service has been revised to extend straight to a point between units 1 and 2, and then a bend put on the line to redirect the line along the front of the building as indicated on the Site Utility Plan (drawing 5 of 9) provided in this submission.
5. Unit #2 has been noted as such on the Site Utility Plan (drawing 5 of 9) provided in this submission.
6. A catch basin, in lieu of the manhole, has been indicated along the curb line on Ferry Street as indicated on the Site Utility Plan (drawing 5 of 9) provided in this submission.

Sheet 7 of 9 (Site Distance Plan):

1. The sight distances have been labeled on all lines as indicated on the Sight Distance Plan (drawing 7 of 9) provided in this submission.
2. A "Sight Distance Table" has been provided on the Sight Distance Plan (drawing 7 of 9) provided in this submission.
3. Sight distance measurements for actual sight distances achieved have been provided on the Sight Distance Plan (drawing 7 of 9) provided in this submission.

Sheet 8 of 9 (Site Details Plan):

1. The "Typical Sewer Service Detail" has been modified to note the use of SDR 35 PVC pipe as indicated on the Site Detail Plan (drawing 8 of 9) provided in this submission.
2. The trench details have been modified to note the use of NYSDOT Item No. 304.12 for backfill in the City right of way. In addition, it has also been noted on the Site Details Plan (drawing 8 of 9) provided in this submission that material shall be backfilled in 8" lifts and compacted to 95% proctor.
3. The "Typical Water Service Detail" on the Site Details Plan (drawing 8 of 9) provided in this submission has been modified to note the corporations and curb valves to be manufactured by Mueller and shall be of the compression type.
4. The concrete sidewalk and curb details on the Site Details Plan (drawing 9 of 9) provided in this submission have been modified to meet the requirements of the City's specifications and note the strength of the concrete to be 4000psi.

John Clark Planning and Design missive dated May 2, 2018:

1. The front sidewalk has been extended around the corner of Ferry Street.
2. The added paved area to the rear was provided as per Lanc & Tully's missive dated November 10, 2017 and a subsequent meeting with the City Building Department and Lanc & Tully. The purpose of this added paved area was to provide additional vehicle maneuvering area and snow storage area.
3. The landscape plan has been modified to include three (3) additional large trees.
4. The table on the Site Development Plan (drawing 3 of 9) provided in this submission has been changed to indicate "stoop". The previous indication of "porch" was incorrect.
5. The revised elevation drawings will be submitted for the Architectural Review Subcommittee at the next available regularly scheduled Planning Board meeting.
6. A note has been added to the Site Development Plan (drawing 3 of 9) provided in this submission to indicate the option offering a one (1) car garage. In addition, the building ground floor layout has also been modified to indicate the one (1) car garage design.
7. The lighting specifications for the wall mounted lighting fixtures attached to the building have been added to the Site Development Plan (drawing 3 of 9) provided in this submission.
8. A signed and stamped survey prepared by John J. Post, Jr., LS dated November 25, 2017 (1 Page) is provided in this submission.

We look forward to discussing the proposed project with the you.

If you have any questions or if you require any additional information, please feel free to call me at 845-464-0460.

Thank you.

Sincerely,

Thomas Elias