

BARRY DONALDSON ARCHITECTS

June 12, 2018

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

Re: Renovation of 21 South Avenue – Special permit application

Planning Board,

Thank you for the review comments of Lanc & Tully and John Clarke Planning and Design for the proposed project on 21 South Avenue in Beacon. Please find below to our written responses addressing each of the comments of our Special Permit Application, dated June 6, 2018.

1. We have reviewed the site to insure that there are no illegal cross-connections. Roof leaders drain to the site surface and there are no sump pumps or site drains. The main house drain is tied directly into the City of Beacon sewer system. We certify that the site has no illegal cross connections between the sewer and drainage. The site is also open for inspection by the City of Beacon.
2. The full EAF Form has been completed and included in this submittal. The EAF form is amended as requested.
3. Site survey by licensed surveyor (TEC Land Surveying, dated 09/16/15) has been added to our drawing submittal.
4. Metes and bounds are added to site plan (dwg 01).
5. Topography is now clearly indicated on site plan (dwg 01).
6. North orientation is corrected (dwg 01).
7. Parking lot adjacent to South Avenue is no longer to be removed, as it will be used for ADA compliant parking (see comment 11).
8. Grading with asphalt surface for the new proposed parking lot entrance adjacent to Beacon Street is noted on site plan (dwg 01).
9. Driveway is widened to accommodate two vehicles as requested.
10. Parking schedule has been updated to note the actual number of parking stalls as requested.
11. ADA parking is moved closer as requested, and located adjacent to South Avenue.

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Proposal for professional services
September 12, 2016

12. Site distances to the left and right for the proposed parking area are noted on site plan.
13. Paving detail is added to details page (dwg 04).

Please let us know if we can be of further assistance. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Donaldson', written over the word 'Sincerely,'.

Barry Donaldson, Principal