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February 7, 2019

Mr. John Gunn
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 21 South Ave.
City of Beacon
Tax Map No. 5954-26-724907

Dear Mr. Gunn:

We have reviewed the plans entitled "Renovation of 21 South Avenue – Site Plan", last revised December 26, 2018 as prepared by Barry Donaldson Architects. The applicant is proposing to convert an existing dwelling into a 3-unit dwelling, which requires a Special Use Permit. The City Council issued the Special Use Permit for the project on September 17, 2018. Based upon our review of the submitted application and plans, we offer the following comments:

1. The proposed and existing topographic grades for the new entrance to the parking off Beacon Street has been shown on the plan. The applicant's consultant should revise the tie-ins for the proposed grading on the west side of the drive, as they do not appear to tie-out correctly to the existing topography.
2. At the rear left corner of the structure is a note that reads "House Drain to Street Sewer, Verify Path During Construction". Does this represent the existing sanitary sewer service for the dwelling? If so, it should be noted as such. Furthermore, this should be looked at further to verify where the lateral runs. If the lateral runs across the adjacent lands of Lewis Tompkins Hose Co., then the applicant should verify that an easement exists across the adjacent parcel for the service. If an easement does not exist, an easement will need to be acquired.
3. As previously requested, the site plan shall show the location of the required handicap parking signage for the parking stall and the "No Parking" signage for the access isle. The location of the signs once presented on the site plan should be added to the construction detail on Sheet 4, as this detail currently provides measurements that would have the signs installed in the middle of the walkway.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector