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February 7, 2019

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

RE: Ziatun Restaurant - 296 Main Street
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

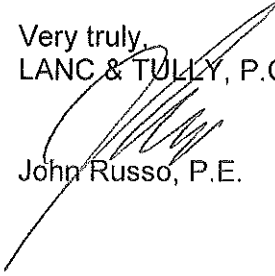
- Aryeh Siegel correspondence dated January 29, 2019.
- Infiltration and Inflow (I&I) report with the latest revision date of January 29, 2019, as prepared by Hudson Land Design.
- Set of plans entitled "Site Plan Application – 296 Main Street – Ziatun Restaurant", with the latest revision date of January 29, 2019 and consisting of sheets 1 through 4 as prepared by Aryeh Siegel, Architect and Hudson Land Design

Based on our review of the above, we would like to offer the following comments:

1. Based upon the I&I testing that was conducted, it was found that the roof leaders and sump pump for the existing building are tied into the sanitary sewer in Main Street. These connections could be contributing anywhere from 5,214 gallons for a 1-year storm event, up to 17,270 gallons for a 100-year storm event. The plans have now been updated to address these illegal connections by proposing to extend existing drainage on North Cedar Street to the project site, so that the applicant can connect the sump pump and roof leaders to the City's drainage system. As this will require work within the City's road right-of-way and an extension of a public utility, the applicant will need to acquire a road opening permit from the City, will need to post a performance bond for the proposed public improvements, and will need to post escrow for construction observation while the public utility is extended. The applicant's engineer shall prepare and submit to the City Engineer a construction cost estimate for all work proposed within the public right-of-way.
2. Although Sheet 1 has been revised to show the outdoor dining as depicted on the 1st floor plan, it is barely visible through the hatching for the permeable pavers. The hatching should be reduced in line weight and color so that all notes and depictions in this area are clearly and easily visible.

This completes our review at this time. Further comments may be provided based on future submissions. 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