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February 7, 2019

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

RE: Beacon 248 Development  
City of Beacon  
Tax Map Nos. 5954-10-993482,  
6054-45-012574

Dear Mr. Gunn:

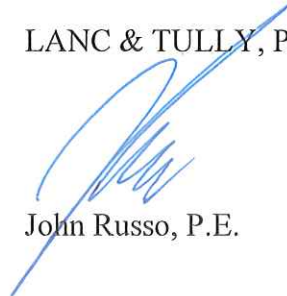
Our office has reviewed Full EAF prepared for 248 Tioronda Avenue project, last revised January 30, 2019, along with the 5 sheet set of existing conditions and conceptual layout plans with the latest revision date of January 17, 2019, both as prepared by Chazen Companies. Based upon our review of the EAF and plans, we offer the following comments:

1. Although Section 4.2 states that there are "no wetlands observed on the project site." This should be revised to read that there are "no wetlands observed in the area of proposed construction", as the project site is the overall parcel which includes wetlands as shown on the submitted plan SP1.
2. Dutchess County Parcel Access notes that tax parcel 6054-45-012574 is currently owned by Beacon 248 Development, whereas the Existing Conditions plan (SP1) notes that this parcel is owned by Central Hudson. The plan should be updated to reflect the current owner of the parcel. The notes and information provided on this plan may also need to be updated based upon this change.
3. Will gate(s) be provided at either end, or both ends, of the emergency access drive? If so, they should be shown on the concept plan. If not, how will the access drive be controlled to prevent daily use of this access by the residents or those visiting the site?
4. The Planning Board should be aware that our office previously performed an analysis of the site for the City Council with regards to steep slopes, wetlands, and floodway mapping to determine the maximum number of units that could be constructed on the site with these given constraints. Based upon our analysis we determined that 64.74 units, which is rounded down to 64 units, could be achieved on the site once these constraints were taken into consideration.

This completes our review at this time. Further comments may be forth coming based upon more detailed future submissions to the City. 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: Jennifer Gray, Esq.  
John Clarke, Planner  
David Buckley, Building Inspector