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Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lenc, P.E., L.S.
Arthur R. Tully, P.E.

April 1, 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. Although the proposed grading is shown at the entrance off of Beacon Street, limited information is provided on the plan with regards to the existing topography in this area. The exiting topography should clearly be shown with the proposed topography so that the plan demonstrates how the proposed topography will be tied back to the exiting topography. The plan currently shows the proposed 150 grading contour in this area, but does not show the existing 150-contour, so it is unclear as to where the proposed grading will tie back to the existing topography.
2. 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. Based upon the dimensions shown on the construction detail provided on Sheet 4, the signs would be installed directly within the middle of the sidewalk, which would be in conflict with pedestrians on the walk. The detail should be updated so that the signs are located in such a manner as to not block passage along the walkway.

This completes our review at this time. Further comments may be forth coming 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