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April 3, 2019

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

RE: 53 Eliza Street Site Plan  
Tax Map No. 6054-29-031870

Dear Mr. Gunn:

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

- Site Plan for 53 Eliza Street (10 Sheets), as prepared by Aryeh Siegel Architect, TEC Surveying and Hudson Land Design last revised date of March 26, 2019
- Letter of March 26, 2019, Drainage Report of March 25, 2019 and I&I Investigation of March 25, 2019 submitted by Hudson Land Design.
- Letter of March 26, 2019 submitted by Aryeh Siegel, RA

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

1. We have reviewed the I&I Investigation Report and find it to be acceptable. All items noted in the proposed mitigation are to be implemented as part of the construction of the approved Site Plan. Notes shall be added to the plans with regards to the improvements noted in the report.
2. The Drainage Report appears to be complete and we are in the process of reviewing it. However, soil testing should be done in the area of the proposed porous pavement to verify soil suitability for this proposal.
3. What is the proposed type of ownership for the proposed development (homeowner's association, condo association, etc.)? It should be noted that Dutchess County Department of Health (DCDOH) and the NYSDEC no longer allow for a sewer main to be owned by a Homeowner's Association and could require a transportation corporation be formed to own and maintain the sewer line within the project site. We are still waiting to hear from the DCDOH as to whether or not a condo association can own and maintain a sewer line, or if this will also require a transportation corporation.
4. Notes on the plans for all proposed construction, such as the privacy screen, should be made larger, so that they are more prominent and legible. Proposed improvements should be clearly located and labeled, again, to be more prominent and legible.
5. The sight distance line to the left appears to run through a 4+ foot high wooden fence. The sight lines should accurately depict where the sight distance was measured to and from. The concern is whether this fence will obstruct the required sight distance.

6. Although the applicant's notes that the overpass complies with fire truck and garbage truck height requirements, we are still requesting that the plans be provided to emergency services so that access to the site, and any site layout concerns that they may have can be addressed at this time.
7. Roof leader connections for the building located at the entrance should be shown on the plans. Connection of the roof leaders from these buildings to the proposed storm drainage system would reduce the runoff from the site headed to Eliza Street.
8. The utility plan shows 2" water service connections to each of the units. Is this for domestic water use and fire sprinkler systems in each unit?
9. Is each unit proposed to have an individual water meter?
10. Utility profiles should be updated to reflect all utility crossings for each utility run, along with noting what the crossing utility is and its respective separation distance between utilities.
11. Construction details for the proposed ADA compliant accessible curb ramps on either side of the entrance from Eliza Street should be provided on the plans.
12. It appears that additional room may be required to allow for an ADA curb ramp on the left side of the entrance at the rear of the existing sidewalk. This should be checked and adjusted as required.

There are several previous engineering comments that have not been addressed at this time, and the applicant's consultant notes that additional information to address these comments will be provided in a future submission.

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