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April 3, 2019

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

RE: Ferry Landing at Beacon
Beekman Street
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Gunn:

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

- Site Plan Set for Ferry at Beacon Landing, prepared by Michael Wolfe, RA (9 Sheets) dated March 20, 2019
- Subdivision Plat for Ferry at Beacon Landing prepared by John J. Post, Jr., dated February 21, 2019
- Architectural Renderings (3 Sheets) dated February 21, 2019
- Letter form Ferry Landing at Beacon, LTD dated March 22, 2019

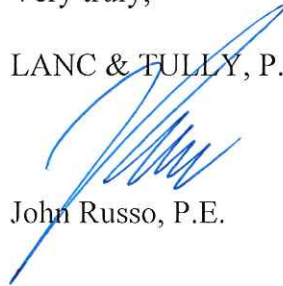
Based upon our review of the above referenced plans, we offer the following comments:

1. Responses to Creighton Manning Engineering comments as contained in the letter of March 22, 2019 from Ferry landing LTD should be provided directly to Creighton Manning.
2. The proposed drainage easement between Ferry Landing at Beacon, LTD and the City of Beacon should be reviewed and approved by the City Attorney.
3. Based on a conversation of April 2, 2019 with representatives of the Dutchess County Health Department, we were advised that the Health Department cannot approve the proposed sanitary sewer collection line as currently designed. The Health Department has stated that a sewer collection line cannot be owned by a Homeowner's Association per NYSDEC and requires that the sewer line be owned and maintained either by a Transportation Corporation or by the City of Beacon. The Health Department is in the process of completing the review and other comments may be forthcoming. However, the applicant should review and consider options for this initial comment.

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 & FULLY, P.C.



John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector