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May 8, 2019

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

RE: 184 Main Street
City of Beacon
Tax Parcel 5954-27-811956

Dear Mr. Gunn:

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

- Application and Full Environmental Assessment Form dated March 7, 2019
- Set of plans entitled "Schematic Design – Meyer's Olde Dutch", dated March 27, 2019 and consisting of Sheet 1 through 3 as prepared by Alfandre Architecture.

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

Full EAF

1. The Applicant's last name should be spelled out correctly on Page 1 of 13.
2. The table at the top of Page 2 of 13 should be corrected. The application will require "Planning Board" approval for the site plan, along with the issuance of at least one variance by the "Zoning Board of Appeals". Currently, this table notes that no approvals are required by any party.
3. The response to question D.1.g. on Page 4 of 13 should be revised, as this question asks if there is any non-residential construction/expansion proposed as part of the project, which there is. The sub-sections of this question should also be completed.
4. A response should be provided to question D.2.a.iii. on Page 4 of 13, along with the remainder of the sub-sections for this section.
5. The response to question D.2.c. on Page 5 of 13 should be revised, as adding a 2nd restaurant to the site is more than likely to increase water demands for the project. The applicant should submit water use calculations for the overall project. All sub-sections should be completed also.
6. The response to question D.2.d. on Page 5 of 13 should be revised, as the use of additional water as noted in the comment above will lead to additional liquid wastes from the project. All sub-sections should be completed also.

7. The Operation Hours listed in question D.2.I. on Page 7 of 13 should be revised to reflect those on the plans, or the plans corrected to reflect those as noted in the EAF.
8. The 2nd part of Question D.2.r.i. should be completed.
9. The response to question E.2.c. notes that the soil is 100% clay. With this noted, it is unlikely that the soils at the site are moderately well drained as noted in the response to question E.2.e. This should be further researched by the applicant and responses revised as required.

Site Plan

1. The applicant's consultant shall conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.
2. The survey notes on Sheet 1 should be revised to note the filed maps and descriptions that were referenced for the site survey.
3. The project will require a 15-foot variance for the rear-yard and should be referred to the Zoning Board of Appeals.
4. The Planning Board will need to discuss the parking requirements for the proposed project. It appears that the applicant is requesting a waiver from the Planning Board in accordance with Section 223-41.18.G(3).
5. The scale noted for the "Vicinity Map" on Sheet 1 should be revised to reflect the actual scale for the map.
6. The wording of "Schematic Design" shall be removed from the title on the plan and replaced with "Site Plan". The wording "Progress Print not for Construction" shall also be removed.
7. The building number should be added to the address on the title block located below the title.

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