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**ENGINEERING AND SURVEYING, P.C.**

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May 8, 2019

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

RE: 208 Main Street  
Amended Site Plan and SUP  
Tax Lot No. 5954-27-842935

Dear Mr. Gunn:

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

- Special Permit Narrative, dated April 30, 2019, as prepared by Aryeh Siegel, Architect.
- Full Environmental Assessment Form dated April 30, 2019.
- Infiltration and Inflow (I&I) Investigation Report, with the latest revision date of April 30, 2019, as prepared by Hudson Land Design.
- Drainage Bond Estimate, with the latest revision date of April 29, 2019, as prepared by Hudson Land Design.
- Six Sheet set of Amended Site Plans, dated April 30, 2019, except for Sheets 5 & 6 both having the latest revision date of June 26, 2018.

The applicant is looking to amend the existing site plan that was approved by the Planning Board on July 10, 2018, which allowed for the addition of a 3<sup>rd</sup> story on the existing 2 story building, which would include commercial space along with 8 apartment units. The proposed amendment is to allow for a partial 4<sup>th</sup> story, in turn allowing for a 9<sup>th</sup> apartment to be constructed. Based on our review of the above, we would like to offer the following comments:

1. A note shall be added to Sheet 5 of 6 stating the Inflow & Infiltration (I&I) improvements to be made at the site in accordance with the I&I Report dated April 30, 2019 as prepared by Hudson Land Design.
2. The attached "Drainage Bond Estimate", dated April 29, 2019, was found to be acceptable by our office for the proposed work within the public right-of-way.

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,

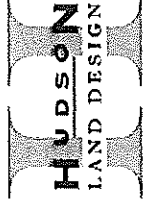
LANC & TULLY, P.C.



John Russo, P.E.

cc: Jennifer Gray, Esq.  
David Buckley, Building Inspector  
John Clarke, City Planner

208 Main Street  
City of Beacon  
7/23/2018, Revised 4/29/2019  
Project Number 2018:013



Drainage Bond Estimate

No.	Storm Water Measures	Units	\$/Unit	Quantity	Cost	Notes
1	Catch Basins	EA	1440.00	1	\$ 1,440	Per C/O Beacon Current Bid Rates
2	Catch Basin Frame & Grate	EA	1500.00	1	\$ 1,500	Per C/O Beacon Current Bid Rates
3	15" HDPE (includes excavation, backfill, compaction)	LF	70.00	70	\$ 4,900	Per C/O Beacon Current Bid Rates
4	Removal of Existing Sidewalk	LF	13.00	99	\$ 1,287	Per C/O Beacon Current Bid Rates
5	Sidewalk Installation	SF	21.00	645	\$ 13,545	Per C/O Beacon Current Bid Rates
6	Sawcut	LF	5.00	120	\$ 600	RS Means 2017
7	Asphalt Top Course	SY	12.00	39	\$ 468	Per C/O Beacon Current Bid Rates
8	Asphalt Binder Course	SY	14.00	39	\$ 546	Per C/O Beacon Current Bid Rates
	Subtotal				\$ 24,286	
	<b>Total</b>				<b>\$ 24,286</b>	

Notes:

1. An adjustment factor of 1.2 was applied to all RS Means figures for area location.
2. All labor rates include prevailing wages