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May 2, 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 (13 Sheets), as prepared by Aryeh Siegel Architect, TEC Surveying and Hudson Land Design last revised date of April 30, 2019
- Letter of April 30, 2019 and revised Drainage Report dated April 30, 2019, submitted by Hudson Land Design.
- Letter of April 30, 2019 submitted by Aryeh Siegel, RA

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

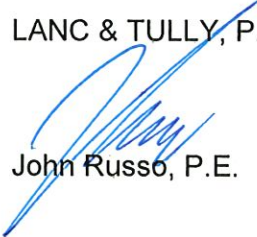
1. We find the revised drainage report for the project to be acceptable.
2. Notes regarding I&I mitigation measures to be added to the plan.
3. Notes for proposed construction, as outlined in our letter of April 3, 2019 still need to be enlarged. It is not clear when and what site improvements are proposed to be constructed.
4. For Fire Truck maneuvering, label lines as wheel tracks or vehicle overhang.
5. If individual garbage receptacles are used, their locations should be shown on the Site Plan.
6. Information regarding the size of individual water services should be provided prior to Site Plan approval.
7. Metes and bounds should be provided on the site survey and the applicant should advise the Board as to the final disposition of the several existing boundary encroachments. This would include removal of fences shown on the site.
8. Sheet titles listed in the Index of Drawings should match the titles as they appear on each sheet.

9. Proposed perimeter fence appears to be in conflict with proposed dumpster pad and fencing.
10. A flushing hydrant should be provided at the end of the water line to allow for proper flushing of the line.

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