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June 5, 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 May 28, 2019
- Letter of May 28, 2019 submitted by Hudson Land Design.
- Letter of May 28, 2019 submitted by Aryeh Siegel, RA

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

1. The note regarding the proposed 6-foot high fencing on Sheet 1 states "Fence shown inside property line for drawing clarity." Does this mean that the fence is to be located directly on the property line? If so, the note should further clarify this.
3. Information regarding the size of individual water services should be provided prior to Site Plan approval. *Engineer has noted that they are waiting for information from the MEP Engineer, and will provide once received.*
3. As previously discussed, a note shall be added to the plan stating "The 6" water service serving the project shall be the responsibility of the Condominium Association from the point of connection to the existing water main in Eliza Street and through out the entire project site itself.
4. As previously discussed, a note shall be added to the plan stating "The 6" sewer line shall be the responsibility of the Condominium Association from the point of connection to the existing sewer main in Eliza Street, along with the sewer line, sewer structures and sewer laterals located on the project site".

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