

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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John J. O'Rourke, P.E., Principal  
David E. Higgins, P.E., Principal  
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John D. Russo, P.E., Principal  
John Lane, P.E., L.S.  
Arthur R. Tully, P.E.

June 4, 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:

- Architectural rendering of perspective views of the revised three story concept dated May 28, 2019.
- Letter from Ferry landing at Beacon, LTD dated May 28, 2019 Request Withdrawal of Application for Subdivision Approval.
- Letter form Ferry Landing at Beacon, LTD dated May 28, 2019 describing current revised Site Plan application for three story building.

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

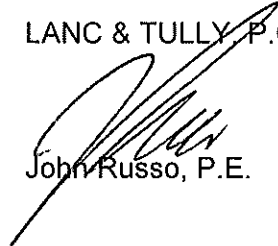
1. The applicant indicates that our previous comments regarding response to comments made by the City Traffic Consultants, Creighton manning and the submission to and approval by the City Attorney of proposed drainage easements will be provided in the future.
2. With the withdrawal and removal of the proposed subdivision of this project into individual lots and the use of a Homeowner's Association instead it appears that the previous concerns regarding the ownership and maintenance of the onsite utilities, particularly the sanitary sewer collection system will be addressed in accordance with the City's and the Dutchess Co. Health Dept. requirements.

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.

A handwritten signature in black ink, appearing to read "John Russo", is written over the printed name.

John Russo, P.E.

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