

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

November 8, 2019

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

RE: 1182 North Ave.
Subdivision & Site Plan
Tax Nos. 5955-19-738049 & 747060
City of Beacon

Dear Mr. Gunn:

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

- Hudson Land Design correspondence dated October 29, 2019, along with an application for subdivision approval, application for site plan approval and application for special use permit.
- Full Environmental Assessment Form, dated October 29, 2019.
- Infiltration and Inflow (I&I) report dated October 29, 2019, as prepared by Hudson Land Design.
- Plan titled "Subdivision Plat – 1182 North Avenue", dated September 24, 2019, as prepared by Hudson Land Design.
- Set of plans entitled "1182 North Avenue – Site Plan and Special Use Permit" dated October 29, 2019 and consisting of 6 sheets, as prepared by Hudson Land Design.

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

General Comments:

1. The applicant has had an Infiltration and Inflow (I&I) study conducted of the site. Based upon the report no I&I was found to be occurring on the site.

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor.
2. The plan should note that the shed is to be removed as noted on the site plan.
3. Three (3) boxes appear on the plan that are not labeled. The first is within the driveway, and the remaining two boxes are shown at the end of the existing driveway. The plan should note what these boxes represent.
4. The plan should note the tax map numbers for the parcels involved in the action.

Site Plan:

1. The parking notes on Sheet 1 state that a total of 6 spaces are required, but a total of 8 spaces are being provided (2 in garage & 6 exterior). The applicant should note what the need is for the 2 additional spaces. If they are not needed, then we would recommend reducing the total number of spaces to what is required to reduce the amount of impervious surface constructed on the site.
2. Based upon the location of the existing driveway to be removed and the location of the new driveway proposed for Lot 1, it appears that a new driveway entrance will be required at the entrance off of Ralph Street. Sheet 3 should be revised to reflect the concrete restoration for this new driveway entrance as is depicted for Lot 2.
3. The "Property Line" line representation in the legend on Sheet 3 should be revised to actually represent the line type shown on the plan.
4. The size and material of the existing water main in Ralph Street should be noted on the plan.
5. The labeling of the pipe size and material for the existing sewer main in Ralph Street should be enlarged so that it is legible. The labeling for the existing storm drainage should also be enlarged.
6. The sewer service line proposed for Lot 2 should be shown connecting out to the existing sewer line on Sheets 3 and 4.
7. We would recommend that the existing gravel drive that is to be removed be removed from the grading plan shown on Sheet 4. This would also hold true for the trees on Lot 2 that were noted on Sheet 2 to be removed.
8. Spacing of concrete expansion joint for "Concrete Sidewalk Detail" shall match what is currently present in existing sidewalk.

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