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November 6, 2019

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

RE: 3 Water Street – Accessory Apartment  
City of Beacon

Dear Mr. Gunn:

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

- Applications for Site Plan and Special Use Permit.
- Short Environmental Assessment Form dated October 25, 2019.
- Set of plans entitled "Special User Permit Application – 3 Water Street Accessory Apartment", dated October 29, 2019 and consisting of sheets 1 through 2 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

Based upon our review of the above documents and plans, we offer the following comments:

General Comments:

1. The "Brief Description" section on the Short EAF should be updated to reflect the 1-story addition on the south side of the existing structure.
2. Dutchess County Parcel Access shows this to be a single tax parcel, whereas the plans call out the triangular portion of the property on the north side of the existing structure as a separate parcel. In speaking with the project consultant, all parcels were previously consolidated. As such, the property line and tax parcel data for this previous parcel should be removed from the plan.
3. The note referencing the Badey & Watson survey should include the date of the survey.
4. We would recommend that the applicant offer that portion of the parcel that extends into Water Street to the City of Beacon for their road right-of-way.
5. Sight distances should be provided for the proposed driveway.

6. It does not appear that there is sufficient room for a vehicle to maneuver in and out of the proposed parking space closest to Water Street, and that the parking be adjusted to ensure sufficient room for maneuvering of a vehicle. We would further recommend that the proposed parking area be relocated to the south side of the existing structure given the close proximity of the driveway to the street intersection, to reduce the chances of any vehicular accidents between vehicles turning down Water Street and those maneuvering in and out of the driveway.
7. Although landscaping is shown along the proposed parking area, the plan should note what is proposed to be planted.

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