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November 6, 2019

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

RE: Beacon Views  
Conklin Street  
City of Beacon

Dear Mr. Gunn:

Our office has reviewed the conceptual Site Plan as prepared by Insite Engineering dated October 29, 2019 and would like to offer the following:

A workshop meeting was held in City Hall on October 22, 2019 attended by City officials and consultants together with the applicant and his consultants. It appeared that the issue of significant concern was how access was to be provided to the project. The presently submitted Conceptual Plan is the attempt to address the access issue both full time and emergency and is generally consistent with what was discussed. However, the following items should be noted:

1. There are still the outstanding comments from our review letter of September 4, 2019 that need to be addressed.
2. A cul-de-sac should be provided at the terminus of the proposed access drive.
3. The proposed extension of Townsend Drive creates a long cul-de-sac that will serve a total of approximately 50± new homes. The emergency access thru the St. Francis property to Delevan Avenue is required to alleviate concerns that arise as a result of the proposal.
4. The application is also dependent that the road proposed to be constructed in the 25 Townsend Subdivision will be available to the applicant. Without this, the present proposal is not viable.

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