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December 2, 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 November 26, 2019, along with an application for subdivision approval, application for site plan approval and application for special use permit.
- Full Environmental Assessment Form, undated and unsigned.
- Plan titled "Preliminary Subdivision Plat – 1182 North Avenue", last revised November 26, 2019, as prepared by Hudson Land Design.
- Set of plans titled "1182 North Avenue – Site Plan and Special Use Permit" with the latest revision date of November 26, 2019, and consisting of 6 sheets as prepared by Hudson Land Design.
- Set of plans titled "MacDonald Subdivision – Proposed House Plans", last revised November 26, 2019 and consisting of 3 sheets as prepared by DM Florance Architecture PLLC.

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

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor.

Site Plan:

1. The plans should be revised to reflect the 36" storm drainage line located in and crossing Ralph Street as HDPE pipe, not RCP pipe.
2. The plans should be revised to reflect the water line in Ralph Street as an 8" ductile iron pipe.
3. The wood stockade fence for refuse area should be clearly shown on plan. At present the plan only shows what appears to be gates for the fence line.

4. Sheet 2 of 6 notes that the existing well on the easterly side of the parcel is to be abandoned. Specifications shall be provided on the plans as to how the well is to be abandoned. Abandonment shall be done in accordance with the latest NYSDOH and NYSDEC regulations for well abandonment. Any construction details pertinent to the abandonment of the well shall be included on the plans.
5. On sheet 3 of 6, the distance between the rear of the existing garage on the neighboring parcel and the property line should be noted, or the dimension lines shown removed.

This completes our review at this time. Further comments may be provided based on 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