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January 8, 2020

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

RE: 160 Rombout Avenue  
Subdivision  
Tax No. 5954-35-853796  
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Hudson Land Design correspondence dated December 31, 2019, along with an application for subdivision approval.
- Short Environmental Assessment Form, dated December 27, 2019.
- Infiltration and Inflow (I&I) report dated December 31, 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 "160 Rombout Avenue Subdivision" as prepared by Hudson Land Design and consisting of the following sheets:
  - Sheet 1 of 4 titled "Preliminary Subdivision Plat" dated December 31, 2019.
  - Sheet 2 of 4 titled "Preliminary Subdivision Plan" dated December 31, 2019.
  - Sheet 3 of 4 titled "Construction Details" dated December 31, 2019.
  - Sheet 4 of 4 titled "Construction Details & Notes" dated December 31, 2019.

Based on our review of the above documents and plans, 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 sources of I&I were found to be entering the City's sanitary sewer system from the site.
2. Proposed Lot 2 shows an underground stormwater management area to be located at the rear of the parcel. We would recommend that a maintenance agreement be prepared for the proposed stormwater maintenance system proposed, and that the agreement be linked to the deed for this parcel to ensure the perpetual maintenance of this system in the future.

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor.
2. The bearing and distance for the proposed subdivision line creating the two parcels were missing. The plan should be revised to include this information.
3. The applicant's consultant was recently provided with plans to reflect the existing utilities within Rombout Avenue based upon the recent road reconstruction project that occurred along the length of Rombout Avenue. The plan should be revised to reflect the utilities as shown on the construction plans.
4. The plan shows a wire fence to be running across a portion of the parcel in the easterly corner of proposed Lot 2. Who owns this fence line, as we need to ensure that this is not an encroachment? If this is the neighbors fence line, how will this encroachment be handled?
5. The drawing index in the lower right-hand corner notes Sheet 2 as "Preliminary Site Plan", but Sheet 2 is actually labeled as "Preliminary Subdivision Plan". The titles within the drawing index should be coordinated with the actual titles on the drawings.

Subdivision Plan:

1. The existing utilities shown within Rombout Avenue should be revised in accordance with Comment No. 3 above.
2. The location of the existing water and sewer services for the existing residence should be shown on the plans.
3. The existing contours shown on the plan should be labeled as to their respective elevation.
4. The proposed 93 contour located at the end of the driveway in the rear of the parcel should be revised to show its connection to the existing grades on site.
5. We would recommend that the driveway be shifted to the north-west where it meets with Rombout Avenue, so as to avoid conflict with the curb inlet basin located in front of the project site. Consideration should also be given to shifting the house slightly to the north-west so that the south-easterly side of the residence on Lot 2 is not within a foot or less of the setback line on that side of the proposed parcel, given there is room on the site.
6. The subdivision plan on the sheet shows a stormwater management area to be located in the rear of proposed Lot 2. A drainage analysis report shall be prepared showing the volume of water expected to enter the system, along with calculations for the sizing of the system and soil data. As this appears to be an infiltration type system, soil testing will need to be conducted at the site and witnessed by the City Engineer's office.
7. The plan should note what is to occur with the wood fence located along the front of proposed Lot 2.

8. The silt fencing should be extended further towards the right on the right side of the proposed Lot.

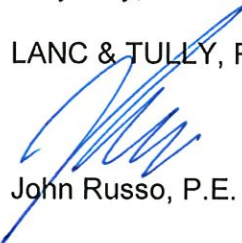
Construction Details:

1. Short and long-term maintenance requirements for the proposed stormwater management area shall be provided on the plans.
2. The "Water Service Connection Detail" should be revised to note the actual water main as 6" in size.

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