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January 3, 2020

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:

- Response correspondence from Aryeh Siegel, dated December 31, 2019.
- Revised Short Environmental Assessment Form dated December 30, 2019.
- Set of plans entitled "Special Use Permit Application – 3 Water Street Accessory Apartment", with the latest revision date of December 31, 2019 and consisting of sheets 1 through 2 as prepared by Aryeh Siegel, Architect.

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

General Comments:

1. The plan should delineate the area along Water Street to be offered to the City of Beacon. A metes and bounds description and offer of dedication should be provided to the planning board attorney for this area.
2. The site plan should show the location of existing utilities within Water Street, along with their respective size and material.
3. The site plan should show the location any existing water and sewer services that currently serve the site, along with any proposed water and sewer services for the site if proposed.
4. The site plan should show all proposed site grading for the project, along with top and bottom of wall elevations for the proposed retaining walls.
5. It is recommended that landscaping be provided at the end of the parking stalls to limit the amount of vehicle head light exposure on to the neighboring resident.
6. It appears that the gravel area at the end of the driveway should be extended to allow for proper maneuvering of a vehicle backing out of the last stall.
7. It is recommended that a sidewalk be provided to the apartment from the sidewalk along Water Street, to allow access to the apartment. The walkway should be shown on the plan.

8. Construction details should be added to the plans for the proposed retaining walls, stockade fence, gravel driveway, and any proposed utilities.

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