

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lane, P.E., L.S.
Arthur R. Tully, P.E.

March 5, 2020

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 February 25, 2020.
- Full Environmental Assessment Form dated February 25, 2020.
- Plan titled "Preliminary Subdivision Plat – 1182 North Avenue", last revised February 25, 2020, as prepared by John Decker, LS and Hudson Land Design.
- Set of plans titled "1182 North Avenue – Site Plan and Special Use Permit" with the latest revision date of February 25, 2020, and consisting of 6 sheets as prepared by Hudson Land Design.
- Set of plans titled "MacDonald Subdivision – Proposed House Plans", last revised February 18, 2020 and consisting of 3 sheets as prepared by DM Florance Architecture PLLC.

The project has been revised to eliminate the 2 artist workspaces that were previously proposed. The project now consists of the development of a 3-bedroom single-family home with an accessory apartment. The newly submitted EAF has been revised to reflect this change. 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. Prior to signing and sealing of the subdivision plat, the word "Preliminary" should be removed from the title box and title under the plan view.

Site Plan:

1. The Planning Board should be aware of the conditional note added to the left side of the cover sheet under "Building Permit Note". The applicant has agreed to not request a building permit for the proposed project until such time as the City has completed public improvements of the West Main Pump Station.

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