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March 4, 2020

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

RE: 160 Rombout Ave. 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 February 25, 2020.
- Drainage Report as prepared by Hudson Land Design, dated February 25, 2020.
- 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", last revised February 25, 2020.
 - Sheet 2 of 4 titled "Preliminary Subdivision Plan" last revised February 25, 2020.
 - Sheet 3 of 4 titled "Construction Details" last revised February 25, 2020.
 - Sheet 4 of 4 titled "Construction Details & Notes" last revised February 25, 2020.

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

General Comments:

1. We would recommend that a maintenance agreement be prepared for the rain garden/infiltration basin system proposed on Lot 2 and that the agreement be linked to the deed of this parcel to ensure the perpetual maintenance of the stormwater system in the future.

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor. *The applicant states this will be included in a future submission.*
2. The applicant's consultant should review the previously provided Rombout Avenue construction plans as to the layout of the utilities within Rombout, as the sewer on South Brett does not connect to the sewer main located on Rombout Avenue.

3. 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? *The applicant states this will be discussed further at the planning board meeting.*

Subdivision Plan:

1. The existing utilities shown within Rombout Avenue should be revised in accordance with Comment No. 2 list above.

Construction Details:

1. Construction details for the proposed rain garden/infiltration basin should be added to the plans, along with the planting soil media for the rain garden.
2. As the underground stormwater detention system is no longer proposed for the site, the construction details for this system should be removed from Sheet 3 of 4. The yard inlet detail should also be removed since it no longer appears on the plans.
3. A landscaping detail and schedule should be provided for the proposed rain garden/infiltration basin.
4. The short- and long-term maintenance requirements for the rain garden/infiltration basin shall be provided on the plans and should also be included in the maintenance agreement.

Drainage Report:

1. On the pre and post drainage maps it looks as though the design point, SDP1, is located on the neighboring property, but in the drainage report it states that this design point is located on the northern property line. The design point should be labeled more precisely as to show it is on the property line or else the report would have to take all drainage towards that point outside the property boundary into account.

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