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March 5, 2020

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

RE: Beacon Views
Conklin Street
City of Beacon

Dear Mr. Gunn:

Our office has reviewed the plan titled "Beacon Views – Concept Plan Conservation Subdivision" with latest revision date of February 25, 2020, as prepared by INSITE Engineering. Based upon our review, we offer the following comments:

1. There are still the outstanding comments from our review letter of September 4, 2019 that need to be addressed.
2. As this is a subdivision, per the title of the plan, the lots should be shown and labeled.
3. The application is also dependent that the road proposed to be constructed in the 25 Townsend Subdivision will be available to the applicant. Without this, the present proposal is not viable.

This completes our review at this time. Further comments may be forth coming 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