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April 10, 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:

- Response correspondence from Hudson Land Design dated March 31, 2020.
- Drainage Report titled "160 Rombout Avenue Subdivision" as prepared by Hudson Land Design, with the latest revision date of March 31, 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 March 31, 2020.
  - Sheet 2 of 4 titled "Preliminary Subdivision Plan" last revised March 31, 2020.
  - Sheet 3 of 4 titled "Construction Details" last revised March 31, 2020.
  - Sheet 4 of 4 titled "Construction Details & Notes" last revised March 31, 2020.

Based on our review of the above documents and plans, we 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. *The applicant has noted that a maintenance agreement will be provided once the design concept is approved.*

Subdivision Plat:

1. The plat will need to be signed and sealed by the licensed land surveyor. *The applicant states that the final plans will be signed and stamped.*
2. 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 that they are attempting to have conversations with the adjacent property owners to determine the disposition of the fences.*

Subdivision Plan:

1. The invert elevation of the sewer line entering the sanitary sewer manhole to the south-east of the project should be provided on the plan.

Construction Details:

1. A construction detail shall be added to the plan for the connection of the proposed sanitary sewer service to the existing sewer main in Rombout Avenue.

Drainage Report:

1. The title on the 2<sup>nd</sup> map of the drainage mapping should be revised to read "Post Development", as it currently states Pre-Development.
2. Based upon our review of the drainage report and plans, we find the proposed stormwater management for the site to be acceptable. As noted under the General Comments above, a maintenance agreement will be required for this stormwater management area.

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