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May 8, 2020

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

RE: 3 Water Street  
Subdivision & Special Use Permit  
Tax Parcel 6054-38-170722  
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Response correspondence from Aryeh Siegel, dated April 28, 2020.
- Response correspondence from Hudson Land Design, dated April 28, 2020.
- Plan titled "Preliminary Subdivision Plat – 3 Water Street", with the latest revision date of April 28, 2020, as prepared by Hudson Land Design.
- Set of plans entitled "Special Use Permit Application – 3 Water Street Accessory Apartment", with the latest revision date of April 28, 2020 and consisting of sheets 6 sheets as prepared by Aryeh Siegel and Hudson Land Design.

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

Subdivision Plat:

1. The plan shows a portion of a fence line on the north side of the parcel near the center. Who owns this fence line and is this an encroachment from the neighboring parcel? Although the applicant's consultants note that this fencing is owned by the owner and will be removed, the site plan set should call out the removal of this fence

General Comments:

1. Sheets 1 and 3 of the plan set show that there will be a number of plantings proposed with the road right-of-way. This may require approval from the City Council, and I defer this to the Planning Boards Attorney for further guidance.

Site Plan (Sheet 1 of 6):

1. The driveway Sight Distance line and lengths are shown for, and based upon, the previously proposed driveway location. The driveway sight distances, and location taken, should be revised to reflect the newly proposed driveway location.

2. The plan should be revised to show the location of utility poles and guy wires located along the front of the property and the pole that currently exists within the parcel.

Grading & Utility Plan (Sheet 3 of 6):

1. There are currently overhead lines that run over the existing structure to a utility pole located on site, which is located directly at the rear of the proposed Accessory Apartment. The plans should note how this pole will be handled, as it appears that it conflicts with the construction of the new Accessory Apartment. *The applicant's consultants have noted that ownership of this pole is being further investigated, and that the pole is to be relocated.* Additional information should be provided as to ownership of the utility pole, and as to whether any easements currently exist for the pole or will be provided for the proposed relocated pole.

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