

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal

John Lane, P.E., L.S.
Arthur R. Tully, P.E.

April 3, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: The Hose Co. – Site Plan
162 Main Street
City of Beacon
Tax Map No. 5954-27-781973

Dear Mr. Sheers:

The applicant is looking to expand the office and workshop area of the existing building located at the intersection of Main Street and Cross Street by 7,000 ± square feet. We have reviewed the following plans as related to The Hose Company site plan:

- Sheet S-1, entitled "Site Plan", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Second sheet, entitled "Survey Plan", dated February 10, 2016, as prepared by TEC Land Surveying.
- Sheet A-1, entitled "First Floor", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-2, entitled "Second Floor", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-3, entitled "South Elevation", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-4, entitled "East Elevation", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-5, entitled "North Elevation", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-6, entitled "Exterior Views", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.
- Sheet A-7, entitled "Building Details", dated March 28, 2017, as prepared by Jeff Wilkinson, R.A.

Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. "Exhibit 1" that is to be attached to the submitted I&I Study conducted of the existing building, was not attached to the report. A copy of this exhibit should be submitted for the files.
2. The second sheet of the set showing the property survey should be provided with a drawing number.
3. Construction details should be added to the plans for sidewalk and a handicap ramp. It appears that the sidewalk will be disturbed when installing the drainage to the piping located at the leader located in the south-east corner behind the existing catch basin on Cross Street. With regards to the handicap ramp, see comment No. 1 below under the "Site Plan" heading.

Survey:

1. As revisions were made the survey plan after March 9th, a revision date should be provided on the survey.

Site Plan:

1. As the garage door will no longer exist at the Cross Street and Main Street intersection, the curb-cut at this location should be reconstructed to provide an ADA compliant handicap ramp should be installed. Construction details for the ramp shall be provided on the plans.
2. The plan notes that the existing utility pole and guy-pole is to be removed and relocated by Central Hudson Gas & Electric. The plan should show where the pole and guy are being relocated to.
3. Although the submitted cover letter states that no trees are to be removed, the site plan still calls for the first tree along the buildings edge to be removed. If this is in error, the note should be removed. If this tree is to be removed, approval from the City Council will be required since the tree is located on City property.
4. The Site Plan is showing two proposed parking spaces on the existing parcel, with two more dedicated spaces being located directly behind them on the City's parking lot. It is not clear how these parking spaces are proposed to be used. The plan should clearly show how two cars will access the proposed parking spaces on the property since there is only a 12.5 foot opening between the two existing curb lines, along with showing the actual spaces for the two proposed dedicated parking spaces behind the two spaces proposed on the parcel. The two parking spaces themselves are only a total of approximately 14 feet in width. The plan should also show how the 2 parking spaces to be located within the City's parking lot are to be

delineated to note that they are dedicated spaces for the proposed project. Furthermore, the City Council may have to approve the proposed spaces within the City's parking lot being dedicated to the project. This should be reviewed by the City's Attorney's office.

First Floor Plan:

1. The 31'-11 ¾" dimension show on the easterly side of the building on Sheet A-1 does not appear to be in alignment with the building. The plan should be revised to align the measurement with the building if it is representing the length of the building on that side.

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
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector