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May 3, 2017

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

RE: 16 Church Street
City of Beacon
Tax Map No. 5954-28-885953

Dear Mr. Sheers:

The applicant proposing to subdivide an existing 0.33± acre parcel, located at 16 Church Street, into 2 residential parcels. We have reviewed the following plans as related to 16 Church Street subdivision:

- Sheet 1 of 4 (GI101), entitled "Cover Sheet", with the latest revision date of April 24, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 2 of 4 (CS101), entitled "Preliminary Subdivision Plan", with the latest revision date of April 24, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 3 of 4 (CS102), entitled "Grading & Erosion Control Plan", with the latest revision date of April 24, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 4 of 4 (CS501), entitled "Construction Details", with the latest revision date of April 24, 2017, as prepared by M.A. Day Engineering, PC.

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

Subdivision Plat:

1. Presently the Applicant is proposing to remove the portion of the adjacent neighbor's driveway that encroaches onto proposed Lot 2, rendering the existing driveway to the rear of the adjacent parcel unusable due to the limited width (5.5 feet) between the existing dwelling and the property line. The Applicant may wish to consider providing an access easement over the existing driveway area to allow the neighboring resident access over the existing driveway.
2. Although a note has been added to the plan stating "Leaders to discharge at down spouts, splash blocks to be provided", we are still requesting that the location of the existing and proposed roof leader down spouts on the existing residence and proposed residence be shown on the plan, along with the proposed direction of discharge, to verify that the stormwater runoff from these discharges will not impact neighboring parcels.

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