

**LANC & TULLY**  
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May 3, 2017

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

RE: 226 Main Street  
Tax Map No. 5954-27-86091

Dear Mr. Sheers:

My office is in receipt of the following:

1. Plans entitled "Special use Permit Application", Sheet 1 of 4 thru 4 of 4, dated April 25, 2017, as prepared by Aryeh Siegel, Architect and others.
2. Application for Special Use Permit and Site Plan Application dated April 25, 2017.
3. Full Environmental Assessment Form dated April 25, 2017.

Based on our review of the above, we would like to offer the following comments:

1. Several observation wells are located on the property. The applicant should provide information regarding the purpose and status of these wells.
2. Existing utilities should be shown on the plans.
3. The Inflow and Infiltration investigation Study prepared by Hudson Land Design indicates that there are floor drains in the existing building. These drains should be dye tested to verify their connection to the City's Sewer System. If possible, the new sanitary sewer service should be installed in the same location of one of the floor drains (after it has been removed) and the other floor drain capped at the property line.
4. Existing curb cuts will need to be removed and the sidewalk and curbing repaired or replaced, as necessary.
5. The condition of the existing street tree should be evaluated to determine whether it should remain or be replaced.

6. Additional information should be provided regarding proposed roof leaders and footing drains (if required) as well as how drainage is to be handled at the rear of the building.
7. How will access be provided to remove trash from the trash enclosure
8. Vents were observed on the sidewall of the adjacent building on Main Street. Will the proposed construction impact these vents.

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.



Arthur R. Tully, P.E.

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