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May 3, 2017

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

RE: 25 Townsend Street
Tax Map No. 6055-03-383149

Dear Mr. Sheers:

Based on recent correspondence from the applicant's engineer it is our understanding that they are focusing their attention to the issues of site access and road design. It is understandable that this is being done at this time, since these are significant to advancing the plan design. However, we do not want to have the questions that we raised in our previous reviews, not to be considered in the same light. Of particular concern are site grading and drainage both in regards to the viability of the proposed lots and to offsite impacts. Based on the limited information provided to date, it appears that the site will be disturbed in almost it's entirety due to the proposed development. Several of the proposed lots (Lots #1 thru #8) are located in areas of significant slope and because of the density of the lots, until a site grading plan is done at an acceptable scale, we cannot evaluate the viability of these lots.

Following the resolution of access and road design, we can then review all the other questions regarding site development.

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

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