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May 3, 2017

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

RE: O'Dell Subdivision
55 Prospect Street Subdivision
City of Beacon
Tax Map No. 6054-46-243586

Dear Mr. Sheers:

The applicant is looking to subdivide an existing 0.48 ± acre parcel, located at 55 Prospect Street, into 2 residential parcels. We have reviewed the following plans as related to O'Dell Subdivision:

- Sheet 1 of 5, entitled "Preliminary Plat – Subdivision of Lands of O'Dell", with the latest revision date of April 17, 2017, as prepared by TEC Land Surveying.
- Sheet 2 of 5, entitled "Preliminary Subdivision Plan", with the latest revision date of April 25, 2017, as prepared by Hudson Land Design, PC.
- Sheet 3 of 5, entitled "Erosion and Sediment Control Plan", with the latest revision date of April 25, 2017, as prepared by Hudson Land Design, PC.
- Sheet 4 of 5, entitled "Site Details", with the latest revision date of April 25, 2017, as prepared by Hudson land Design, P.C.
- Sheet 5 of 5, entitled "Construction Details", with the latest revision date of April 25, 2017, as prepared by Hudson Land Design, P.C.

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

Subdivision Plat:

1. The title should be revised to read "Subdivision Plat for Lands of O'Dell".
2. A distance should be provided for the sewer line run between the 6" stub and the manhole at 1st Street, along with providing a break line in the sewer line run itself given the plan is to scale, but the scaled distance to these points is not correct.

Subdivision Plan:

1. The title of the sheet should be revised to remove the word "Preliminary".
2. The Applicant is proposing to install/extend the sewer main from the Union Street intersection up Prospect Street to proposed Lot 2. The full length of this run should be shown on the plans, along with a profile being provided for this sewer extension. It should be further noted that this sewer extension will require approval from the Dutchess County Department of Health, as it is an extension of a municipal sewer collection system.
3. All though the plan shows the existing sidewalk to be replaced where disturbed by the proposed sewer and water utilities to service Lot 2, the plan should also note the replacement of the existing sidewalk at the proposed driveway entrances for each of the lots.
4. A distance should be provided for the sewer line run between the 6" stub and the manhole at 1st Street, along with providing a break line in the sewer line run itself given the plan is to scale, but the scaled distance to these points is not correct.

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