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June 8, 2017

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

RE: 17 Wilson Street
Tax Map No. 6054-24-469931

Dear Mr. Sheers:

My office is in receipt of the following:

- Subdivision Plan Set prepared by Hudson Land Design dated May 30, 2017
- Short Environmental Assessment Form and Subdivision Application dated May 26, 2017

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

1. In addition to verifying compliance with the City's Zoning requirements for lot size and configuration, the applicant should be aware of the City's prohibition of accessory buildings being located in the front yard 223-14E(3)(a).
2. A parking table should be provided.
3. Based on City records, it appears that the water service for this application is proposed to be connected to an existing water service for a neighboring property. Therefore, the proposed water service will need to be relocated and extend from the City water main. Also, we would recommend that the water service not pass thru one building to reach the other and that the new service be properly sized to accommodate the project's needs.
4. Additional information needs to be provided regarding the proposed sanitary sewer service to Stone Street. Topographic information is incomplete in the area of the existing stream which the sewer service will cross. Also, information needs to be provided regarding stream classification and whether or not there is the presence of wetlands or Flood Plain. A profile of the sewer service should be provided and information regarding site disturbance, tree removal, erosion control, etc. As with the water service, the proposed sanitary sewer service passes thru both buildings. We believe it would be preferable to have individual services from each building.
5. The proposed driveway is almost 500' in length. In its present width, there is little or no room for two (2) vehicles to pass. In light of the proposed multiple use occupancy proposed, it is recommended the driveway be designed to allow for this occurrence.

6. Additional information should be provided for the two (2) proposed buildings regarding floor elevations and proposed grading for the buildings. Also, whether or not rock is anticipated to be encountered during construction.

This completes our review at this time. Further comments may be forthcoming 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.



Arthur R. Tully, P.E.

cc: Jennifer Gray, Esq.
John Clark, Planner
Tim Dexter, Building Inspector