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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: Beacon Residential, LLC
40 North Street
Tax Map No. 6054-29-086785

Dear Mr. Sheers:

Our office has received resubmission of the above application and would like to offer the following comments:

1. The present application now indicates that building on Lot 1 will be converted to a two (2) family house. An updated EAF should be provided for review.
2. The Site Plan application should only be for the two (2) family home and should have a revised date to correspond to the date of the present submission.
3. The Site Plan and Subdivision Plat should be shown on one plan sheet, if possible.
4. Construction Detail Sheet should include details of parking lot, sidewalk, curbing and a detail of the entrance to North Street.
5. A note should be added to the plan certifying that all driveways are in compliance with Section 192-9(B) of the City Code regarding sight distance.
6. The 12' dimension line on the proposed driveway should be properly located.
7. All proposed improvements should be labeled as "proposed".
8. Applicant should indicate how parking spaces will be delineated on gravel surface.
9. Swale lines should be indicated on the plans and a detail of the swale construction provided.
10. Cross easements will be required for the proposed grading and drainage. Applicant should also provide information as to how and when site grading and drainage will be accomplished if the property is subdivided and sold to different entities.

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