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July 7, 2017

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

RE: Riverview Funeral Home
2 Beekman Street
City of Beacon
Tax Map No. 5954-33-610763

Dear Mr. Sheers:

The applicant proposing a funeral home at the existing vacant building located at 2 Beekman Street. We have reviewed the plan set entitled "Riverview Funeral Home – 2 Beekman Street", and consisting of the following plans:

- Sheet 1 of 3, entitled "Site Plan", dated June 27, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 2 of 3, entitled "Existing Conditions & Demo Plan", dated June 27, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 3 of 3, entitled "Floor Plan & Elevations", dated June 27, 2017, as prepared by Aryeh Siegel, Architect.

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

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

Site Plan:

1. A note should be added to the plan as to where the survey information shown on the plan came from.
2. The water and sewer services for the building should be shown on the plan, as well as where they connect to the existing water and sewer mains in Beekman Street.
3. The storm piping for the existing catch basins located on the site should be shown, as well as where these structures drain to.
4. The location of existing and proposed roof leader discharges should be shown on the plan.
5. The plan shows fencing encroaching across the rear of the parcel. The applicant shall explain as to how this will be handled with the neighbor.
6. Details of the proposed sign shall be provided on the plan. Details shall include the size of the sign, how it will be lite, what the sign will read, how the sign is to be erected, the height of the sign, etc.
7. The areas adjacent to the parking stalls at the entrances on either side of the lot should be hatched so as to prevent parking out into the road right-of-way.
8. Construction details should be added to the plans for the proposed cobble stone curbing, concrete walks, pavers, and parking lot striping and hatching.
9. The site plan should be expanded to include the types of plants to be planted, and should include a planting table for the proposed landscaping.
10. Will a refuse container be located on site? The plans should show where refuse containers will be located. If refuse container(s) are to be stored on the interior of the building, the plans should note this.

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