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July 6, 2017

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

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

Dear Mr. Sheers:

My office is in receipt of the following:

1. Subdivision and Site Plan latest revised date June 27, 2017.
2. Full EAF – latest revised date of June 27, 2017.
3. Burns Engineering letter dated June 27, 2017.

Based on our review of the above:

1. The note regarding the Engineer's Certification that all driveways are in compliance with Section 192-9(B) should be clearly shown on the plan.
2. Chalking of parking spaces is not an acceptable delineation method.
3. The applicant still has not provided information as to how and when grading and drainage of the site will be accomplished in the event that the property is subdivided and sold to different entities prior to the work being done.

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 must 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: Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector
Beacon Residential LLC - 40 North Street 7.17