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July 31, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
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:

- Two (2) sheet plan set entitled "Preliminary Subdivision Plan 17 Wilson Street" dated July 25, 2017 as prepared by Hudson Land Design, P.C.
- "Boundary and Topographic Survey" dated April 26, 2017 as prepared by Thomas E. Cerchiara, PLS.
- Four (4) sheet plan set with various titles numbered A100 thru A103, undated, prepared by Berg + Moss Architects, P.C.
- Response letter dated July 25, 2017 by Hudson Land Design, P.C. with attachments.

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

1. If the boundary and topographic survey has been updated, a revised date should be shown on the drawing.
2. It is not clear if the four (4) sheet plan set by Berg + Moss is intended to become part of the plan set. If so, plans then need to be appropriately titled and numbered as part of the set. If not, then any pertinent information shown in that plan set must appear in the plan set as prepared by Hudson Land Design.
3. Proposed limits of disturbance and grading should be shown in the vicinity of the proposed house.
4. In regards to water supply, no information is provided in regards to available flow and pressure in the existing 4" waterline in Wilson Street. This should be evaluated to determine whether the proposed 1" water service will provide adequate water supply to the proposed house.

5. The proposed water service shutoff valve should be moved to the property line at Wilson Street and the water service itself should be moved to avoid the existing utility pole.
6. In regards to sanitary sewer service, information should be provided regarding the condition and adequacy of the existing 2" forcemain which is proposed to be utilized as part of this application.
7. A maintenance agreement should be provided for the shared sanitary sewer pump station and forcemain.

This completes our review at this time. Further comments may be provided based on future submissions. 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 D. Russo, P.E.

cc: Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

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