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July 31, 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 4, entitled "Site Plan", dated July 25, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 2 of 4, entitled "Existing Conditions & Demo Plan", dated July 25, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 3 of 4, entitled "Floor Plan & Elevations", dated July 25, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 4 of 4, entitled "Landscape Plan", dated July 25, 2017, as prepared by Aryeh Siegel, Architect.
- Plan entitled "Survey of Property prepared of 2 Beekman Street", dated June 5, 2017, as prepared by TEC Land Surveying.

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

Site Plan:

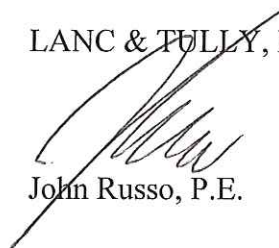
1. The survey note on the left side of Sheet 1 of 4 should be revised so as to note who prepared the survey, note just the date of the survey.
2. A symbol legend should be provided on the plan so as to identify all symbols shown, or each symbol shown on the plan should be called out as to what it represents.

3. As previously noted, 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. Currently the plan only shows the services running to the property line.
4. As previously noted, the storm piping for the existing catch basins located on the site should be shown, as well as where these structures drain to. Presently the plan shows the drainage pipe running in a square around the site, without being able to drain anywhere. Also, the plan shows a portion of the drainage line to run under the existing building. Is this accurate?
5. The location of existing and proposed roof leader discharges should be shown on the plan. The project consultant notes that the existing flat roof pitches to drains at the rear of the building. The plan should show where these roof drains drain to.
6. The plan shows fencing encroaching across the rear of the parcel. The applicant has noted that they are aware of the encroachment, and do not plan to rectify this situation.
7. "One Way" and "Do Not Enter" signs should be properly installed at the entrances to ensure the proper traffic flow pattern thru the site is maintained.
8. Consideration should be given to extending the sidewalk from its terminus point off of Route 9D to the site, so that pedestrian traffic does not have to leave the sidewalk and walk within the road to access the site.
9. As previously requested, construction details should be added to the plans for the proposed cobble stone curbing, concrete walks, pavers, and parking lot striping and hatching.

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