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September 7, 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 for review:

- A two (2) sheet plan set entitled "Beacon Residential, LLC Subdivision Plat" dated August 29, 2017 as prepared by Burns Engineering Services, P.C.
- Environmental Assessment form dated August 27, 2017 as prepared by Tim Owen
- Letter form Burns Engineering Services, P.C. dated August 27, 2017
- Subdivision and Site Plan latest revised date June 27, 2017.

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

1. A new Subdivision Application should be provided.
2. The EAF project description narrative should be expanded to include the creation of a new single family lot.
3. More detail should be provided for the architecture of the carport. Is it proposed to be connected to the porch? What is the setback to the property line. Will its construction impact the existing sanitary sewer service.
4. A detail for the stockade fence should be provided.
5. The Sight Distance note should be modified to provide the Engineer's Certification that the driveways shown on the plan are in compliance with Section 192-9(B) of the City Code.
6. Additional information should be provided showing how the proposed drainage swale on lot 1 will be terminated so as not to cause drainage problems on South Street.
7. Who is to install the proposed landscaping on each lot and when is it to be done?
8. What is the 6' wide shaded area in the proposed landscaping area meant to represent.?

9. The proposed water service passes thru an area which involves crossing several drain lines, trees, etc. It might be located in a better area if it were to be moved east of the proposed sanitary sewer service and the sewer service be moved further west.

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 9.17