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October 4, 2017

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

RE: 123 Rombout Avenue
City of Beacon
Tax Map No. 5954-35-794799

Dear Mr. Sheers:

Our office has reviewed the select sheets from the plan set entitled "123 Rombout Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 8, entitled "Site Plan", with the latest revision date of September 26, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 8, entitled "Existing Conditions Survey", with the latest revision date of September 26, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 3 of 8, entitled "Site Lighting & Landscaping Plan", with the latest revision date of September 26, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 4 of 8, entitled "Floor Plans & Exterior Views", with the latest revision date of September 26, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 5 of 8, entitled "Grading and Utility Plan", with the latest revision date of September 26, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 6 of 8, entitled "Erosion & Sediment Control Plan", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 7 of 8, entitled "Site Details", with the latest revision date of September 26, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 8 of 8, entitled "Utility, and Erosion & Sediment Control Details", with the latest revision date of September 26, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.

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

Sheet 2 of 8 – Existing Conditions Survey:

1. The applicant should investigate if there are any easements for the 15" CMP stormwater leaving the site to the south where it traverses the adjacent parcel. *Applicant has noted that the Surveyor is looking into this.*
2. The survey shows a monitoring well to the south of the existing storage building. The purpose of this well should be explained and if this well is not needed it should be properly abandoned. *The Applicant is researching the purpose of this well, and the findings will be provided once known.*

Sheet 5 of 8 – Grading and Utility Plan:

1. A valve should be added to the water line to service the building after the tee for the relocated hydrant. This will allow the hydrant to remain in service while the water to the building is shut-off.
2. The condition of the existing drainage line running from the site to West Center Street should be accessed to verify that it is still in good working order and structurally sound. This may require that the line be televised. *The Applicant has noted that the existing drainage line will be evaluated, and the results of the submitted once received.*

Drainage Report:

1. The drainage report should provide an analysis of the downstream stormwater system to confirm it has capacity for the runoff from the site and the anticipated increase in runoff. *The Applicant has noted that this will be submitted in the future.*

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 Clark, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector