

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal

John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal

John Lane, P.E., L.S.
Arthur R. Tully, P.E.

October 4, 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:

- Six (6) 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" last revised July 10, 2017, as prepared by Thomas E. Cerchiara, PLS.
- Response letter dated September 22, 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. It appears that where the now revised proposed water service is located will be in conflict with an existing water service located in the undeveloped portion of the Wilson Street Right-of-Way. This should be reviewed by the project engineer and discussed with the City's Water Department.
2. We are awaiting the results of the flow and pressure tests for the proposed water service.
3. Regarding the proposed pump station serving both lots, we would recommend that its location be moved to the area between the two (2) driveways. Where it is proposed to be located, appears to be in or adjacent to the existing pavement for the Wilson Street cul-de-sac, which appears to be an encroachment on this property. This should be discussed with the City Attorney and may require an offer of dedication from the property owner.

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
Jennifer Gray, Esq.
John Clark, Planner