

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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December 1, 2017

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

RE: 226 Main Street  
City of Beacon  
Tax Map No. 5954-27-86091

Dear Mr. Sheers:

The applicant is looking to redevelop the parcel located in the easterly corner of the Main Street and North Elm intersection with a new 4 story building. The new building is proposed to house 3,465 square feet of retail space and 8 apartments. We have reviewed the following plans as related to site plan for this project:

- Sheet 1 of 5, entitled "Site Plan", with the latest revision date of November 28, 2017, as prepared by Hudson Land Design and Aryeh Siegel, Architect.
- Sheet 2 of 5, entitled "Survey – Existing Conditions", with the latest revision date of November 28, 2017, as prepared by TEC Surveying and Aryeh Siegel, Architect.
- Sheet 3 of 5, entitled "Plans & Elevations", with the latest revision date of November 28, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 4 of 5, entitled "Utility and Erosion & Sediment Control Plan", with the latest revision date of November 28, 2017, as prepared by Hudson land Design, P.C.
- Sheet 5 of 5, entitled "Construction Details", with the latest revision date of November 28, 2017, as prepared by Hudson Land Design, P.C.

A consultant meeting was held at City Hall on November 29<sup>th</sup>, 2017, to discuss the layout of the project, and the previous planning and engineering comments as related to the project. Based upon our review of the above referenced submitted plans, and the consultants meeting, we offer the following comments:

Sheet 1 of 5:

1. The plan should be updated to show ADA compliant accessible ramps at the intersection at the corner of North Elm and Main Street. Ramps shall be provided to allow pedestrian to cross Main Street, as well as North Elm Street.

Sheet 4 of 5:

1. The plan should be updated to reflect ADA compliant accessible ramps, as requested in Comment No. 1 for Sheet 1 of 5.
2. Based upon the consultants meeting, the proposed drainage for the roof will now be interconnected internally and connected to the catch basin at the corner, so as to avoid possible issues between the proposed tree and previously proposed drainage. The area behind the proposed building will have a slight landscape mound where the shrubs are to be installed, and the entire area behind the building shall be graded so that it pitches towards North Elm Street. The plans should be revised to reflect this, and shall also include existing and proposed spot elevations to show the grading of the area. This should also be reflected on Sheet 1 of 5.

Sheet 5 of 5:

1. Construction details for ADA compliant accessible ramps shall be provided on the plan.

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