

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

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December 4, 2017

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

RE: Edgewater  
City of Beacon  
Tax Map Nos. 5954-25-566983, 574979,  
581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the plans entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, with the latest revision date of November October 31, 2017, along with the correspondences from each of the consultants. The plans submitted consisted of the following:

- Sheet 1 of 15, entitled "Site Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 15, entitled "Lower Level/Garage Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 6 of 15, entitled "Typical Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7 of 15, entitled "Typical Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

Per the consultant correspondences, the plans were not revised to address our November 9<sup>th</sup>, 2017 comments at this time, as they were awaiting to have a consultant's meeting with regards to the re-alignment of Branch Street, which could impact the plan designs. Noting this, all of our previous comments have not been addressed.

On November 29<sup>th</sup>, 2017, a consultants meeting was held at City Hall to discuss the realignment of Branch Street. Based upon the meeting, the project consultants will progress forwards with the re-alignment of Branch Street, along with addressing our previous comments.

Our office will continue our review of the project once we receive revised plans as part of the next planning board submission. 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