

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lane, P.E., L.S.
Arthur R. Tully, P.E.

April 5, 2018

Mr. John Gunn, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Schofield – 1181 North Ave.
City of Beacon
Tax Map No. 5955-19-716048

Dear Mr. Gunn:

The owner of 1181 North Avenue is proposing to subdivide an existing 0.74± acre parcel into 2 lots. Our office has reviewed the application, Full EAF, and the following plans entitled "Office Building – 1181 North Avenue" submitted for the project as prepared by Aryeh Siegel, Architect; Hudson Land Design; and John Post, Jr., Land Surveyor:

- Sheet 1 of 1, entitled "Preliminary Subdivision Plat", with the latest revision date of March 27, 2018.
- Sheet 1 of 5, entitled "Site Plan", with the latest revision date of March 27, 2018.
- Sheet 2 of 5, entitled "Existing Conditions Survey Plan/Planting Schedule" with the latest revision date of March 27, 2018.
- Sheet 3 of 5, entitled "Renderings", with the latest revision date of March 27, 2018.
- Sheet 4 of 5, entitled "Grading & Utility Plan", with the latest revision date of March 27, 2018.
- Sheet 5 of 5, entitled "Construction Details", with the latest revision date of March 27, 2018.

Based upon our review of the above referenced submittals, we offer the following comments:

General Comments:

1. The Inflow & Infiltration Investigation presumes that the roof leaders drain to the existing catch basins in the parking lot, along with the existing sump pump in the building. We would recommend that the roof leaders and sump pump be dye tested to verify that they do drain to the existing catch basins in the parking lot. *The applicant has noted that these lines will be dye tested.*
2. The front yard setback for the building proposed on Lot 2 is proposed at 10.2 feet, whereas the code requires 30 feet minimum. The applicant is requesting relief from the Planning Board in accordance with Section 223-13, Paragraph "K" of the City Code, which allows for an "Exception for existing alignment of buildings."

3. Easements for shared access and parking and the proposed water service that crosses Lot 1 to serve Lot 2 shall be developed and shown on the plans. The applicant should also consider an access easement for the existing garage that will eventually be located on Lot 2. All existing and proposed easements shall be shown on the plans.
4. A maintenance agreement for the shared access and parking should be prepared and submitted to the Planning Board Attorney for review.
5. A maintenance agreement for the drainage basins and associated piping running along the proposed common property line between the two lots should be prepared and submitted to the Planning Board Attorney for review.
6. The EAF notes that sewer and water usage will be 260 gallons per day. We would ask that calculations be provided to show how this value was derived.

Subdivision Plat:

1. All proposed easements along with their respective metes & bounds shall be provided on the plat, and the plat shall be signed and sealed by a licensed land surveyor in the State of New York.

Site Plan (Sheet 1 of 5):

1. Plan shall include the sight distance information provided on Sheet 4.

Grading & Utility Plan (Sheet 4 of 5):

1. Based upon the sewer service profile provide, there will be approximately 12" of cover over the lateral at the curb line. We would recommend that the lateral depth be adjusted so that additional coverage is provided over the lateral. This could be accomplished by relocating the bend on the service back to the point where the service will cross the drainage line, which would allow for greater coverage of the service line in the road, and also reduce the chances of the lateral running in conflict with the curb itself.
2. A cleanout should be located on the sanitary sewer service line for Lot 1. The plan should be revised to show the cleanout location.
3. As drainage basins 3 and 4, and the associated piping for these structures are being run along the proposed common property line between both lots, an easement and maintenance agreement between the lots should be provide for these structures and piping.

Construction Details (Sheet 5 of 5):

1. The "Pavement Restoration Detail" for Tompkins Avenue should be revised to show a binder course of at least 3 ½" thickness. A note should also be added that the thickness of the asphalt shall be increased if it is found that the existing overall thickness of the asphalt section in the road is thicker than the proposed restoration detail.
2. Construction details for the proposed sidewalks shall be included on the plan. *The applicant has noted that this detail will be provided on a later submission, and that they are currently proposed asphalt walks.*

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
Jennifer Gray, Esq.
Tim Dexter, Building Inspector