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April 30, 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 April 24, 2018.
- Sheet 1 of 5, entitled "Site Plan", with the latest revision date of April 24, 2018.
- Sheet 2 of 5, entitled "Existing Conditions Survey Plan/Planting Schedule" with the latest revision date of April 24, 2018.
- Sheet 3 of 5, entitled "Renderings", with the latest revision date of April 24, 2018.
- Sheet 4 of 5, entitled "Grading & Utility Plan", with the latest revision date of April 24, 2018.
- Sheet 5 of 5, entitled "Construction Details", with the latest revision date of April 24, 2018.

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

General Comments:

1. The front yard setback for the building proposed on Lot 2 is proposed at 21.7 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."
2. 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.

3. A maintenance agreement for the shared access and parking should be prepared and submitted to the Planning Board Attorney for review.
4. 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.

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.

Grading & Utility Plan (Sheet 4 of 5):

1. As previously noted, drainage basins 3 and 4, and the associated piping for these structures are being installed along the proposed common property line between both lots. This will require an easement and maintenance agreement between the lots for access and maintenance of these structures and the related piping. A copy of the easement and maintenance agreement shall be submitted to the Planning Board Attorney for review.

Construction Details (Sheet 5 of 5):

1. 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 proposing 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