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May 2, 2018

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

RE: 38 St. Lukes Subdivision
Tax Lot No. 6054-38-156634

Dear Mr. Gunn:

My office has reviewed the following in regards to the above subdivision application:

- Application for Subdivision Approval – unsigned and undated
- Environmental Assessment Form – dated April 24, 2018
- Four (4) Sheet Plan Set of Preliminary Subdivision Plat for 38 St. Luke's Subdivision dated April 24, 2018

Based on our review of the above, we would like to offer the following comments:

1. The survey for this property shows the property line being located in the pavement of Union Street along the property's entire length along Union Street. The establishment of the Union Street right-of-way needs to be resolved as this issue concerns the proposed lots compliance with zoning.
2. Front yard setbacks need to be established for both lots. Zoning requires a 30' minimum setback and also conformity with adjacent existing buildings. It appears that the existing homes along Union Street are set further back than the two (2) proposed homes.
3. Sight distances for proposed driveways must be provided in conformance with City of Beacon code. A driveway profile for Lot 2 should also be provided.
4. The area to the rear of Lot 2 appears to be low lying and one which collects stormwater during rain events. Additional topography should be provided in this area as well as on the neighboring parcels, and the proposed plans should show how stormwater from this area will drain.
5. An enlargement of the area on the northwest corner of Lot 1 should be provided to show better detail of the proposed construction.

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 Russo, P.E.

cc: Jennifer Gray, Esq.
Tim Dexter, Building Inspector
John Clarke, City Planner