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June 6, 2018

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

RE: 21 South Ave.  
City of Beacon  
Tax Map No. 5954-26-724907

Dear Mr. Gunn:

We have reviewed the plans entitled "Renovation of 21 South Avenue – Site Plan", dated May 7, 2018, as prepared by Barry Donaldson Architects. The applicant is proposing to convert an existing dwelling into a 3 unit dwelling, which requires a Special Use permit for the proposed project. Based upon our review of the submitted application and plans, we offer the following comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.
2. Questions D.2.c & d on the Full EAF should be completed in their entirety. Although question D.2.c. notes that no additional water usage or demand will be created, the applicant should submit information as to current water usage for the parcel, as using current standards, the 3 apartments combined would use 550 gallons per day (5 bedrooms x 110 gpd).
3. An existing survey of the parcel should be provided to the Planning Board.
4. The location of the actual property boundary lines, along with the associated metes and bounds for the property lines, shall be shown on the site plan.
5. Topography on the site plan shall be clearly labeled with elevations.

6. A north arrow shown within the title block area shall be correctly oriented.
7. As the existing parking lot on the parcel adjacent to South Avenue is proposed to be removed, the proposed grading for this area shall be shown on the plans to ensure that it is properly drained.
8. Grading for the newly proposed parking lot entrance should be shown on the plans.
9. We would recommend the driveway entrance be widened to accommodate two vehicles to pass one another.
10. The "Parking Requirements Schedule" shall be updated to note the actual number of parking stalls be constructed as part of the project.
11. The proposed ADA compliant parking stall requires a person to travel roughly 400 feet to enter the building. We would recommend that the applicant first check to see if an ADA compliant parking stall is required for the proposed project. If it is determined that the ADA compliant parking stall is required, we would recommend that the location of the parking stall be relocated closer to the accessible entrance for the structure.
12. The sight distances to the left and right shall be shown on the plan for the proposed parking area. Sight distances shall be the requirements as set forth in Section 192-9B of the City Code.
13. Plans shall include construction details for the new driveway entrance required for the proposed parking lot on Beacon Street. Construction details shall be in accordance the City of Beacon Street Specifications and Details.

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