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June 6, 2018

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

RE: 38 St. Luke's Subdivision
City of Beacon
Tax Map No. 6054-38-156634

Dear Mr. Gunn:

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

- Four (4) sheet plan set of subdivision plans for 38 St. Luke's Place with the latest revised date of May 29, 2018.

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

1. The title of Sheet 1 of 4 should be revised to match the other three (3) sheets of the plan set.
2. The schedule of regulations (Bulk Table) should also be shown on Sheet 1.
3. The front lot corners of Lot #3 should be moved several feet further away from the edge of pavement of Union Street. This will reduce the lot's front setback but should not affect the proposed house location.
4. The location of the existing watermain in St. Luke's Place should be shown on the plans.
5. The location of the existing water supply and sanitary sewer services for the existing house on Lot 1 should be shown on the plan.
6. The enlarged utility connection plan should be expanded to include the area along St. Luke's Place to the intersection of Union Street.
7. The applicant proposes to construct two 4' diameter dry wells, one each on Lots 2 and 3 to accommodate the increased stormwater runoff from the development of these lots including roof leaders, footing drains and overland surface generated stormwater. However, it appears that no design is provided as to how these drywells were sized. As my office noted in our last review letter, it appears that in the current condition, stormwater either stays on

this property in the low area is the rear of proposed Lot 3 or drains towards the adjacent Cancel property on St. Luke's Place. Future submission should include a drainage study and analysis of both the pre and post development drainage conditions and confirming that the development's stormwater design is adequate to ensure that it will accommodate the increases in stormwater runoff without any adverse impacts.

8. The proposed water service from lot 3 is to be located directly under the proposed lot line between lots 1 and 2. This creates potential problems for future homeowner's who may in the wish to construct fencing or plant shrubbery along the property line. It is suggested that either notes be placed on the plan in a prominent location prohibiting such activities or the water service be moved to a location which would not create this conflict.

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