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June 6, 2018

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

RE: Ferry Landing at Beacon
Beekman Street
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Gunn:

My office has received the following:

1. Preliminary Subdivision Plant dated March 30, 2018 prepared by John J. Post, Jr., LS, together with an Application for Subdivision Approval dated May 29, 2018.
2. Site Plan set consisting of nine (9) sheets prepared by Michael T. Wolfe, RA, dated May 22, 2018.

Based on my office's review of the above, we offer the following comments:

I. SUBDIVISION PLAT COMMENTS

- 1) The entire are of the previously proposed drainage easement as depicted on Filed Lot 2 survey (Filed Map No. 8613) should be shown on the currently proposed subdivision plot. Also, Note #3 on that survey should also be added to the currently proposed Subdivision plat.
- 2) The newly proposed drainage easement should label that portion which is currently being offered as "Revised Drainage Easement Proposed to be Granted To the City of Beacon" with the balance of the area to be labeled as "removed and not included".
- 3) All references to "Preliminary" on the Subdivision plat should be removed.
- 4) Applicant to provide a revised description of the proposed drainage easement.

II. SITE PLAN COMMENTS

- 1) As previously noted at the last Planning Board meeting, our comment No. 2 for Sheet 3 was to be disregarded as Section 223-41.21 G and Figures 21-8 through 21-10 and 21-17 require a planted street transition area between the curb and sidewalk. The plan should be revised to show this transition area as it did on the previous plan.

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