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July 3, 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", last revised June 19, 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. Although the applicant has conducted an Inflow & Infiltration (I&I) study of the existing site and building, of which no I&I was found as stated, a separate Certification letter signed and sealed by the licensed professional shall be provided to the City of Beacon.
2. Grading (proposed topographic lines) for the newly proposed parking lot entrance should be shown on the plans. This area should be looked at further, as the existing topography represented on the site plan does not match that as shown on the topographic survey provided.
3. Any grading proposed in vicinity of the existing parking lot on South Avenue should be shown on the plans.
4. Plans shall include construction details for the new permeable surface to be used in the area of the handicap parking lot.
5. As previously requested, the 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 forthcoming 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