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July 5, 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.

- Letter dated June 26, 2018 from Hudson Land Design together with a drainage report dated June 26, 2018
- Five (5) sheet plan set of Subdivision Plans with latest revised date of June 20, 2018

On July 5th I spoke with Ms. Karen Piga, adjacent neighbor to the south of proposed Lot 3, who informed me that a site meeting is to be held on July 6th with the design engineer and developer to discuss the project and to try and alleviate Ms. Piga's concerns. Based on our review of the above, we would like to offer the following comments:

1. The proposed lot boundaries have been revised to provide the City with additional land for a wider road right of way along Union Street. The proposed lot re-configuration should be reviewed for compliance with the City's zoning requirements, along with possibly adjusting the line along the side of Lot 2 to provide a more uniform property line from lot 2 to lot 3.
2. It appears that the proposed stormwater management measures have been properly designed to accommodate the anticipated increased runoff from the proposed development for a 25 year storm. Although the report discusses mitigating the 100-year storm event also, it appears that for this storm event the systems overtop based upon the stormwater model calculations provided, as the systems proposed have no outfalls. We would recommend that the upstream catch basin have a large sump to allow for the pre-treatment capturing of debris. Also, the plans should provide a maintenance/inspection protocol for future homeowners. Although soil testing was conducted by the project engineer, soil testing should be field observed by our office and request that the project engineer schedule additional testing with our office for witnessing of additional soil testing.

3. We question the effectiveness of the proposed 11' deep dry wells for disposal of water accumulated in the footing drains. We would recommend that an alternative method be evaluated.
4. The applicant's engineer has provided certification that both proposed driveways comply with the City of Beacon's code 192-9(B) concerning driveway sight distance.
5. All easement metes and bounds descriptions as well as the written description of the type and conditions of the easements should be provided for review by the City's consultants.
6. The provided Enlarged Utility Plan is not clear in that it does not indicate all areas where there will be disturbance and required restoration to the existing sidewalk and curbing.

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