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July 3, 2018

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

RE: St. Lukes & Hudson Hills Academy
850 Wolcott Avenue
City of Beacon
Tax Map No. 6054-45-120587

Dear Mr. Gunn:

The applicant is proposing to subdivide 9.88± acre parcel with an existing church and school building into two lots, so that the school building will be located on its own parcel. Our office has reviewed subdivision plat entitled "Subdivision Plat prepare for Saint Luke's Episcopal Church", last revised June 25, 2018, as prepared by TEC Land Surveying, along with the following plans for the site plan entitled "850 Wolcott Avenue – St. Luke's Episcopal Church & Hudson Hills Academy", as prepared by Aryeh Siegel, Architect:

- Sheet 1 of 4, entitled "Site Plan", with the latest revision date of June 26, 2018.
- Sheet 2 of 4, entitled "Existing Conditions Survey", with the latest revision date of June 26, 2018.
- Sheet 3 of 4, entitled "Landscaping Plan", with the latest revision date of June 26, 2018.

It should be noted that Sheet 4 of the set was not submitted. Based upon our review of the above referenced submittals, we offer the following comments:

General Comments:

1. As previously stated in our past correspondences, 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. *The applicant's architect has noted that Hudson Land Design has been retained to perform an I&I study for the site.*

2. Based upon the submitted plans, it appears that there will be shared parking and access across the two parcels. Easements and maintenance agreements for the access and parking should be developed and submitted to the Planning Board Attorney for review.
3. Construction details shall be added to the plans for traffic control signs and painted crosswalk, as previously requested.

Subdivision Plat:

1. All proposed easements (parking, access, utilities, etc.), along with their respective metes & bounds, shall be provided on the plat.
2. Although the plat has been revised to show how the proposed school building is serviced by water and gas, our previous comment requested that the location of the existing utilities (water, sewer, etc.) that service **each** of the buildings be provided on the drawings. This information is necessary to determine if additional easements or maintenance agreements may be necessary for shared utility services, or services crossing over other lot(s) prior to reaching the serviced lot.

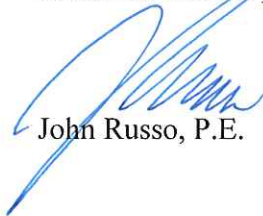
Site Plan (Sheet 1 of 4):

1. The location of existing utilities (water, sewer, etc.) servicing each of the buildings should be shown on the 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