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October 4, 2018

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

RE: 32 Alice Street Subdivision  
City of Beacon  
Tax Map No. 6054-47-320616

Dear Mr. Gunn:

The applicant is proposing a 2-lot residential subdivision of a 0.47 ± acre parcel located at 32 Alice Street. We have reviewed the following documents and plans as related to the project:

- Infiltration and Inflow (I&I) Investigation report dated July 23, 2018, as prepared by Hudson Land Design.
- Sheet 1 of 4, entitled "Preliminary Subdivision Plat", with the latest revision date of September 24, 2018, as prepared by TEC Land Surveying.
- Sheet 2 of 5, entitled "Preliminary Subdivision Plan – 32 Alice St. Subdivision", with the latest revision date of September 25, 2018, as prepared by Hudson Land Design.
- Sheet 3 of 5, entitled "Erosion & Sediment Control Plan – 32 Alice St. Subdivision", with the latest revision date of September 25, 2018, as prepared by Hudson Land Design.
- Sheet 4 of 5, entitled "Construction Details – 32 Alice St. Subdivision", with the latest revision date of September 25, 2018, as prepared by Hudson Land Design.
- Sheet 5 of 5, entitled "Water & Sewer Details", with the latest revision date of September 25, 2018, as prepared by Hudson Land Design.

Based upon our review of the drainage report, infiltration and inflow investigation, and plans, we offer the following comments:

General Comments:

1. As previously stated, we would recommend that maintenance agreements be prepared for the stormwater systems on both lots and that the agreements be linked to the deeds of these parcels to ensure the perpetual maintenance of these systems in the future. *The applicant's consultant has noted that the Maintenance Agreements will be provided after conditional final approval.*

Sheet 1 of 5 (Subdivision Plat):

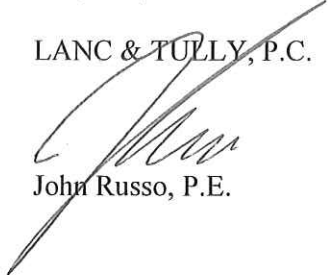
1. The sheet is currently numbered as "1 of 4". The sheet should be re-numbered as "1 of 5" since the plan set consists of 5 sheets.

2. As previously noted in our correspondence of June 29<sup>th</sup>, 2018, the "legend" on the plat should be updated to reflect the tree symbols on the plan.
3. The word "preliminary" should be removed from the plat.

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