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November 6, 2018

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

RE: 234 Main Street
City of Beacon

Dear Mr. Gunn:

My office has received the following in regards to the above application:

- Application and Short Environmental Assessment Form dated October 30, 2018.
- Set of plans entitled "Site Plan Application – 234 Main Street", dated October 30, 2018 and consisting of sheets 1 through 3 as prepared by Aryeh Siegel, Architect.

Based on our review of the above, we would like to offer the following comments:

Site Plan

1. 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.
2. A project narrative should be provided for the project. The narrative should discussed the proposed uses of the building along with the existing and proposed water and sewer uses of the building at a minimum.
3. The 2nd floor plan on Sheet 3 of 3 states that there will be coordinated continued emergency egress to the roof deck from adjacent building. The coordinated emergency access should be discussed with the City's Building Department to ensure that what is being proposed is allowable under the state building code.

This completes our review at this time. Further comments may be provided based on future submissions. 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