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November 6, 2018

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

RE: 554 Main Street Site Plan

Dear Mr. Gunn:

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

- Letter from Burns Engineering dated October 29, 2018, responding to received comments.
- Letter from Burns Engineering dated October 20, 2018, which provides a narrative of the project.
- Site Plan prepared by Burns Engineering Services, P.C., with the latest revision date of October 29, 2018.

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

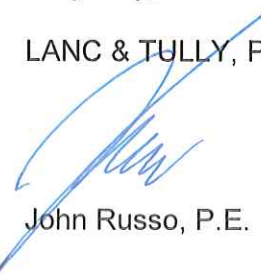
Site Plan

1. Parking stall No. 18 is shown to encroach on to the City's right of way for Main Street. Parking stalls 12 through 18 should be shifted to the north-west so that parking does not encroach on to the City's right-of-way.
2. As the proposed dumpster enclosure is directly to the rear and side of parking stall No. 12, the plan should show the turning movements for a vehicle entering and exiting parking stall to ensure that there will be no conflict between the proposed enclosure and the required movements of the vehicle in and out of this parking stall.
3. As 3-foot high concrete planters are proposed at the entrance/exit to the parking lot, the engineer should confirm that sight distance will not be impeded by these planters, or the plants that will be growing within them. The engineer should also confirm that movements in and out of parking stall No. 18 will not be impeded by the planter to be located behind it.
4. Details of the proposed planters should be provided on the plans and should include the appearance of facing (stone, brick, etc.) on the planter, along with the type of plantings that will be present within the planters.

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