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March 8, 2019

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

RE: 23-28 Creek Drive
City of Beacon
Site Plan Application

Dear Mr. Gunn:

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

- Project correspondence dated February 26, 2019.
- Application and Full Environmental Assessment Form dated February 22, 2019.
- Preliminary Stormwater Pollution Prevention Plan, last revised February 26, 2019 as prepared by Hudson Land Design.
- Plan Set entitled "Site Plan Application – 23-28 Creek Drive," last revised February 22, 2019 (February 29, 2019 on the Hudson Land Design sheets) consisting of 12 sheets as prepared by Aryeh Siegel, Architect, Hudson Land Design, TEC Land Surveying, P.C., and Landscape Restorations.

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

General Comments:

1. As previously noted, the traffic impact study that was previously submitted with the application package should be reviewed by the City's traffic consultant.
2. The plan set should be revised to include the improvements as in the traffic study. *The applicant's consultants note that the plans will be revised to reflect the recommendations made in the traffic impact study.*
3. 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 engineer has stated that this study is in progress and will be submitted in the future.*

4. As there appears to be a lot line change occurring with the neighboring parcel to the north as part of this project, a subdivision plan should be provided. The plan should show the entirety of both parcels along with the proposed lot-line revision(s).

5. The access aisle through the parking area located on the north side of the building is 24-feet in width, and then reduces down to a 12-foot wide access lane as it passes the westerly side of the building. As this access lane also serves as a "Fire Apparatus Access Road" the minimum width required for this access lane per the International Fire Code, as adopted by NYS, is 20-feet. This has also been confirmed with Fire Chief and Building Inspector. We would further recommend that since a 24-foot access aisle is present through the parking area, that the access passing the building also be 24-feet in width if possible.

6. A "Signage" plan should be added to the plan set for the location of proposed handicap parking signs, no parking signs, stop signs, stop bars, etc. It is further recommended that additional signage be provided at the Creek Drive entrance noting that this is for "Emergency Access Only" as stated on Sheet 7 of 12. *The applicant's engineer notes that a signage plan will be provided in a future submission.*

7. The plan set states that the public park area as 27,656 square feet. The limits of the public park area should be delineated on the plans to define the area noted. The plans also show an easement for the greenway trail. Will the public park be made part of this easement?

8. The plans currently proposed grading and stairs to traverse the steep slope connection between the greenway trail and the Wolcott Avenue pocket park. The applicant should consider the recommendations in the "Fishkill Creek Greenway & Heritage Trail Master Plan" which describes a metal staircase for this connection as found on Page 44 of the report. The metal staircase would help to minimize disturbance to the steep slope. This matter should be further discussed with the Trail Committee.

9. The proposed lot line realignment appears to be different between the sheets 1 and 7. The realigned lot line should be made consistent throughout the plan set. A separate lot line realignment sheet should be provided to showing the existing and proposed lot lines and areas for each lot.

10. This project includes disturbances to the Fishkill Creek floodplain with a mitigation area near the public park area. Calculations for the disturbance and mitigation should be provided.

11. Page 7 of the Full Environmental Assessment Form introduction describes the Fishkill Creek as a 4th order stream and that the NYSDEC does not require stormwater quantity control. The NYSDEC has changed this requirement to a 5th order stream, which the Fishkill Creek is not. The text should be updated.

Sheet 1 of 12:

1. Note No. 3 on this plan states that 2 of the parking stalls will be dedicated for Greenway Trail visitors. The plan should note which 2 parking stalls are being dedicated to the trail visitors.

Sheet 2 of 12:

1. The "Demolition Plan" on this sheet should also show that the existing catch basins, stormwater piping, and any other utilities to be replaced as being removed. *Applicant has stated that this will be provided.*
2. The existing water service to the property should be shown.
3. A note should be added to the plan stating the source of the topography shown on the plan.
4. A note should be added to the plan stating referencing the source of the property boundaries shown.
5. The plan should include the metes and bounds along the property lines.

Sheet 3 of 12:

1. The cross-sectional views should be revised to reflect the retaining wall shown on the east side (creek side) of the building.

Sheet 4 of 12:

1. Proposed seed mixes for each of the seeding areas should be specified. *Applicant has stated that this will be provided.*
2. The commercial area on the 2nd floor and the number of bedrooms for each residential unit should be noted on this sheet.

Sheet 7 of 12:

1. Show locations and sizes of footing drains.
2. The size of the sanitary sewer service for the proposed building says 30" diameter, the diameter should be revised to 6" as noted in the applicant's engineer's response.
3. Inverts for FES-18 and 19 are blank in the flared end section table and a duplicated FES-18 is still located in the storm sewer structure table. These items should be corrected.
4. The note regarding the existing hydrant to be replaced in the north-west corner of the upper parking lot should be revised to note the removal of this hydrant. Two new hydrants are proposed elsewhere on the property.
5. The project is located close to the railroad right-of-way, leaving minimal area to meet existing grade from the proposed site grades. It appears that the proposed curbing is being constructed in close proximity, or at the property line with Metro-North. We would recommend that the curb line be located at least 2-feet from the property line to allow for the construction of the curbing and to allow for tie-in of grading without require easements from the adjacent parcel to accomplish the work. We further recommend that the grading along this line be checked, as it appears that lows areas that would possibly impound stormwater runoff would be created based upon the existing topography and proposed. We recommend that a larger scale view of this area be provided on the drawings to confirm the proposed grading.

Sheet 10 of 12:

1. The retaining wall detail in the upper right-hand corner references final design documents as prepared by Talcott Engineering. These documents should be submitted for review.

2. The detail shall also include the installation of hand-rails at the top of the retaining wall given the heights of the walls noted on the plans. Hand-rails and guards shall with the International Building Code as adopted by NYS.

Sheet 11 of 12:

1. The low flow orifice elevation in the underground infiltration/detention outlet control structure detail appears to be above the top of the structure, this elevation should be corrected.

Preliminary Stormwater Pollution Prevention Plan:

1. Infiltration tests will need to be conducted at locations of the 2 proposed infiltration systems. Our office should be notified prior to testing so we may witness the tests.
2. The general design of the SWPPP appears acceptable, sizing information for the hydrodynamic separators should be provided now.
3. The project scope on page 2 should be updated to match the current proposed project.

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.
David Buckley, Building Inspector