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March 7, 2019

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

RE: 511 Fishkill Avenue
City of Beacon
Tax Parcel 6055-04-580285

Dear Mr. Gunn:

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

- Response correspondence from Aryeh Siegel, Architect, dated February 26, 2019.
- Response correspondence from Hudson Land Design dated February 26, 2019.
- Report entitled "Traffic Impact Study – 511 Fishkill Avenue", dated February 26, 2019, as prepared by Maser Consulting.
- Report entitled "Shared Parking Report – 511 Fishkill Avenue", last revised February 26, 2019, as prepared by Aryeh Siegel, Architect.
- Report entitled "Stormwater Pollution Prevention Plan for 511 Fishkill Avenue" with the latest revision date of February 26, 2019, as prepared by Hudson Land Design.
- Report entitled "Engineer's Report: Water Supply and Sewage Disposal for 511 Fishkill Avenue", dated February 26, 2019, as prepared by Hudson Land Design.
- Set of plans entitled "Amendment to Site Plan Application – 511 Fishkill Avenue", with the latest revision date of January 29, 2019, and consisting of sheets 1 through 13 of 13 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

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

General Comments:

1. The applicant's consultant, Maser Consulting, has completed the requested Traffic Impact Study. The study has been reviewed by the City's traffic consultant, who has provided a number of comments in a correspondence dated March 7, 2019, that should be addressed by the applicant and their

consultants. It should be noted that the NYSDOT is also reviewing the traffic study and may also present comments of their own to the Planning Board.

2. An updated "Shared Parking" report has been submitted by the project architect, which appears to be reasonable in determining the number of parking stalls required for the various uses proposed at the site, along with the required parking for those uses that overlap one another. The "Parking & Loading" table included on page 5 of the report should be revised to match that as presented on the plans. Specifically, the "Arcade" parking should be adjusted to 69 spaces, as well as both the table in the report and on the plan being revised per Comment No. 2 as noted in John Clarke's review letter of March 7, 2019.
3. The water usage information has been forwarded to the City's hydrologist Tom Cusack of WSP, to verify that the City has sufficient water to meet the demands of the proposed water usage by the project.
4. As previously requested, the applicant will need to prepare a study of the existing Fishkill Avenue Sewage Pump Station and gravity sewer system located down-stream of the project site, to ensure that the pump station and gravity conveyance lines can handle the additional sewer flows to be generated by this project.
5. The last parking stall on the north side of the proposed parking lot next to the access drive that wraps around the rear of the building has been removed and a new stall was added to the end of the existing row of 16 spaces across from the building entrance. It appears that there is an existing catch basin in this location that collects flow from the riprap swales to the northeast. This catch basin may need to be relocated outside the paved area, in the swale, to continue collecting runoff from this swale. The plans should be revised to show how the drainage in this area will be revised to properly drain the swale.
6. Curb breaks are proposed for draining the parking area runoff into the grass curb islands, but there are no defined paths for water to drain from these islands. The curb breaks may also become clogged with snow and ice, may present a water ponding or icing hazard in the winter. We recommend that additional catch basins be provided to capture run-off, or the parking area be regraded to prevent runoff from being directed to the islands.
7. Sheet 1 shows a proposed tree inside one of the grass parking lot islands on top of the proposed underground infiltration system. This tree should be relocated.

Stormwater Pollution Prevention Plan:

1. The submitted Stormwater Pollution Prevention Plan appears to be acceptable, our office has no further comments. When the project receives approval, our office will provide a signed MS4 SWPPP Acceptance Form for the 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