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April 4, 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 regard to the above application:

- Project correspondence dated March 26, 2019, as prepared by Aryeh Siegel, Architect.
- Project correspondence dated March 26, 2019, as prepared by Hudson Land Design.
- Traffic Impact Analysis Report dated March 25, 2019, as prepared by Maser Consulting.
- Application and Full Environmental Assessment Form last revised March 26, 2019.
- Infiltration and Inflow (I&I) Investigation Report dated March 25, 2019, as prepared by Hudson Land Design.
- Slope Analysis Plan & FEMA Flood Calculation Plan, as prepared by Hudson Land Design.
- Plan entitled "Lot Line Realignment", dated October 23, 2018, as prepared by Aryeh Siegel.
- Plan Set entitled "Site Plan Application – 23-28 Creek Drive," last revised march 26, 2019 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. The applicant will need to seek a variance form the Zoning Board of Appeals for the proposed site parking, as they note they will be deficient by 20 parking spaces for the project.

2. The Infiltration and Inflow Report was found to be acceptable. The findings of the study determined that no illicit connections were found tied to the City's sanitary system that would allow for the inflow of stormwater.
3. 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 once the final study has been approved by the City's Traffic Consultant.*
4. The section on "Sewage Disposal" within the environmental assessment should be revised to reflect the actual size of the sewer lines currently running through the site and across the Fishkill Creek. The lines currently running through the site are not 30", and are believed to be 24", but should be verified by the applicant's consultants.
5. The applicant's consultant has noted that a formal subdivision plat will be provided in the future. The plat shall show all utility and access easements required for the project. Based upon the lot line realignment plan provided, an access easement will be required from the neighboring parcel to allow for access to the project parcel. The plat shall also include parcel owner information.
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 applicant should provide a status update to the Planning Board with regards to discussion with the Trail Committee.
8. This project includes disturbances to the Fishkill Creek floodplain with a mitigation area near the public park area. This proposed disturbances to the area of mitigation will be disturbing the streambanks and therefore may require NYSDEC and Army Corp. of Engineers permits for the proposed work. The applicant's consultant should contact these agencies to verify what permits may be required to allow for this work.

Sheet 1 of 12:

1. The plan should be updated to reflect parcel owner information for the project site, along with ownership of the neighboring parcels.
2. Call out notes on the "Area Plan" should be enlarged so that they are legible.
3. It appears that a portion of the proposed Greenway Trail is to be constructed off the project parcel in the lower westerly corner. The plan should note who owns this parcel, and if an easement has been secured to allow for the construction of the trail in this location.

Sheet 2 of 12:

1. The "Existing Conditions Plan" should show the location of the receiving sewer manhole across the Fishkill Creek from the project site, so that proposed utility easement for the sewer can be properly located.
2. The proposed construction details shown on this sheet should be relocated to the appropriate sheets where the work is proposed or moved to the detail sheets.

Sheet 7 of 12:

1. The plan now depicts a cast in place retaining wall to be located along the northerly portion of the parcel. Construction details for this proposed wall shall be provided on the plans. It should be further evaluated as to whether easements will be required to allow for the construction of the wall including excavation, wall footings and the installation of the curtain drain behind the wall. It is recommended that a larger view of this area should be provided on the plans. The applicant's consultant has noted that the owner has reached out to the MTA to see if a grading easement can be secured. Any correspondence with the MTA should be provided to the Planning Board.
2. The proposed retaining wall is located with close proximity of sewer manhole SMH-12 and associated piping, which will create problems for future maintenance and repair of the sewer main and structure in this area. The applicant's consultant should re-evaluate this area as to whether the wall can be eliminated, or if the sewer main and structure will need to be relocated to allow for future access to maintain and repair the sewer line in the future.
3. The applicant should look at reconfiguring the proposed "Garage/Workshop" so that additional clearance is provided between the structure and the existing sewer main running along the north side of the structure. Presently the garage is proposed to be located 5-feet off the sewer main, which is approximately 6 feet deep. Excavation of this sewer main in the future to allow for any repairs could create problems with undermining of any footing proposed for the building.

Sheet 10 of 12:

1. 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. *Project consultant notes that details will be provided in a future submission.*

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. *Consultant notes that once weather improves, testing will be scheduled.*
2. The general design of the SWPPP appears acceptable, sizing information for the hydrodynamic separators should be provided now. *Consultant notes will be provided in a future submission.*

3. The project scope on page 2 should be updated to match the current proposed project. *Consultant notes will be provided in future submission.*

This completes our review at this time. Further comments may be forthcoming 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.
David Buckley, Building Inspector