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April 4, 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 Hudson Land Design dated March 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.
- Correspondence from Maser Consulting dated March 26, 2019.
- Report entitled "Stormwater Pollution Prevention Plan for 511 Fishkill Avenue" with the latest revision date of March 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 March 26, 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 traffic consultant, Maser Consulting, has provided responses to the City's traffic consultant, which are currently being reviewed. The response from Maser Consulting does recommend some signage and striping improvements, which should be shown on the plans for the project. We are still awaiting comments from the NYSDOT based upon their review of the submitted traffic study.

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.
3. 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. *The applicant's consultant notes that they are working with the City of Beacon to utilize the services of HDR for flow metering and will have information for a future submission.*
4. As previously noted, 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 so that it is not in conflict with the stormwater system.

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