

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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June 7, 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 May 28, 2019, as prepared by Aryeh Siegel, Architect.
- Project correspondence dated May 28, 2019, as prepared by Hudson Land Design.
- Project correspondence dated May 22, 2019 from NYSDEC regarding Blanket Water Quality Certification.
- Project correspondence dated May 17, 2019 from Army Corp. of Engineers regarding application submission.
- Project correspondence dated May 23, 2019 from SHPO.
- Project correspondence dated April 30, 2019, as prepared by Maser Consulting.
- Phase I Environmental Report dated June 6, 2017, as prepared by WCD Group.
- Phase II Environmental Report dated June 14, 2019, as prepared by WCD Group.
- Revised plan entitled "Flood Mitigation Calculation Plan – 23-28 Creek Drive", with the latest revision date of May 28, 2019, as prepared by Hudson Land Design.
- Plan entitled "Lot Line Realignment", dated October 23, 2018, as prepared by Aryeh Siegel.
- Plan entitled "Signing and Striping Plan" dated May 24, 2019, as prepared by Maser Consulting.
- Plan Set entitled "Site Plan Application – 23-28 Creek Drive," last revised May 28, 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 from the Zoning Board of Appeals for the proposed site parking, as they note they will be deficient by 20 parking spaces for the project. The applicant should provide to the Board a status update as to where this stands in the process. The applicant has also noted 3 other variances that will be required for the project (building height, number of stories and apartment area) and should also inform the Board as to their status.
2. 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. *The Applicant's consultants note that the project surveyor is currently preparing a formal subdivision plat that will be provided with a future submission.*
3. The Applicant's consultants have further revised the location of the trail to address the last correspondence received from Tom Wright of the Greenway Trail Committee. We would recommend that the revised layout be provided to the Greenway Trail Committee at this time to get any further input they may have. The Applicant should keep the Board apprised of any meetings and correspondences they have with the Committee.
4. Our office has reviewed the Flood Mitigation plan and find it to be acceptable and in accordance with Chapter 123 of the City Code. The proposed mitigation will not impact or change the flood plain elevation of the Creek.
5. Based upon review of the Phase II Environmental report. Based upon the soil testing conducted at the site, and the findings of those tests, a spill number was opened with the NYSDEC by the applicant's environmental engineer. The report further recommends that remediation of the site be conducted where the petroleum contamination was found, and that the potential for groundwater contamination be assessed during site remediation. The applicant should prepare a remediation work plan for submission and approval by the NYSDEC for the required remediation work required at the site. A copy of the approved remediation work plan shall be provided to the City of Beacon. It is further recommended that a building permit for the project not be issued until such time as site remediation has been conducted and the remediation has been closed out by the NYSDEC.

Sheet 1 of 12:

1. It appears that a portion of the proposed Greenway Trail, located in the north-east corner of the site, is to be constructed off the project parcel in the lower easterly corner of the site. 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. As previously noted, 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. This would include all lighting details as still curenly found on the plan sheet.

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.*

Sheet 10 of 12:

1. Although a hand-rail detail has been provided for the handrail proposed along the top of the retaining wall located at the building, as previously noted, the hand-rail and guards shall comply with shall comply with the International Building Code as adopted by NYS. It is recommended that the project consultant discuss this matter further with the City's building department at this time. *Consultant notes that this will be revised with 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 that the project scope has been updated and will be submitted with the Final SWPPP.*

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