

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lane, P.E., L.S.
Arthur R. Tully, P.E.

September 4, 2019

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

RE: Two Cross Street – Hudson Todd
City of Beacon
Special Use & Site Plan Application

Dear Mr. Gunn:

My office has received the following in regard to the Two Cross Street – Hudson Todd LLC project:

- Special Use Permit and Site Plan Applications.
- Full Environmental Assessment Form, dated August 27, 2019.
- Plans titled "Two Cross Street – Hudson Todd LLC", dated August 27, 2019, and consisting of 11 sheets as prepared by Joseph Torhan, Architect.

It should be noted that since this project is in conceptual form at present, with no engineering shown at this time, are comments are general in nature. Based on our review of the above materials, we would like to offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and buildings 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.
2. The EAF notes a usage of 3,000 gallons of water per day. We would ask that a breakdown for this water usage be provided.

3. A survey of all parcels involved should be provided that shows the metes and bounds for each parcel.
4. Sheet 2 of the plans should note the size of each of the parcels involved.
5. The existing condition survey on Sheet 2 should be updated to reflect the size and material of each of the existing utilities, such as water, sewer, etc.
6. The existing condition survey should show the location of the existing water and sewer services that service parcels 798971 and 799966.
7. We would recommend that a drainage pre and post drainage analysis be prepared for the project.
8. The plans should show how the project will be serviced by water and sewer.
9. The project shall show how they will handle stormwater runoff from the project site.
10. The proposed site plan should show the property lines for the site, along with the metes and bounds of the lines.
11. A site lighting plans shall be provided for the project.
12. The access aisle between the ADA compliant parking stalls shall be 8-feet in width in accordance with the NYS 2017 Supplement to the building code.
13. The plan shall all proposed signage, include signage for the ADA parking.
14. The plans shall include all pertinent construction details necessary for the project.

This completes our review at this time. Further comments may be forth coming 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