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November 8, 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:

- Correspondence from Hudson Todd, LLC., dated October 29, 2019, describing proposed project.
- Correspondence from Hudson Todd, LLC., dated October 29, 2019, responding to previous City Consultant comments.
- Infiltration & Inflow (I&I) Investigation Report, dated August 27 2019, as prepared by Hudson Land Design.
- Full Environmental Assessment Form, dated October 29, 2019.
- Plans titled "Two Cross Street – Hudson Todd LLC", dated October 29, 2019, and consisting of 19 sheets as prepared by Joseph Torhan, Architect and Hudson Land Design.

It should be noted that since this project is in conceptual form at present, 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 has conducted an Inflow & Infiltration study of the existing site and buildings. Based upon the study it was found that the roof leader drains to the sanitary sewer along with a sump pump in the basement. Elimination of these interconnections will remove 2,076 gallons of stormwater from the sanitary system during a 1-year storm event, up to 6,963 gallons of stormwater during a 100-year storm event. We would recommend that these interconnections be removed sooner than later.

2. The plan sheets should be number in sequential order such a 1 of X, with "X" representing the number of plans in the set, similar to what is shown on the Hudson Land Design plans found within the plan set.
3. The Location Map on Sheet A1 should also note the parking lot areas on the opposite side of Cross Street as part of the project site.
4. The Site Plan information provided on Sheet A2 is a duplication of the engineer's plans, which is confusing the application. The duplicated information should be removed and/or the titles changed.
5. The Existing Conditions Survey on Sheet A2 should include a note referencing the survey from which the boundary information was acquired.
6. The "Offsite Parking Plan" on Sheet 2 of 6 from Hudson Land Design should be revised to include the following:
  - a. Clearly show the existing pavement limits.
  - b. Sight distance for all entrances/exits from the proposed parking areas.
  - c. How drainage will be handled on the site.
  - d. Any proposed grading to be conducted on the site.
  - e. Any cross-easements that exist and/or are proposed.
  - f. More detailed information on the existing parking for 152 Main Street, such as current parking space layout, etc.
7. The parking proposed on the north-east side of Cross Street is shown to occur over 4 separate parcels. We would recommend that these parcels be consolidated to a single parcel.
8. With regards to the parking on the north-east side of Cross Street, what legal instrument will be used to ensure that these parcels cannot be sold in the future, thereby impacting the proposed parking for this site?
9. We would recommend that the 3 parcels on the building site be consolidated to a single parcel.
10. With regards to the "Grading and Utility" plan on Sheet 2 of 6 prepared by Hudson Land Design we offer the following:
  - a. Are the existing utilities (water, sewer, etc.) that serve the existing buildings to remain or be removed?
  - b. We would recommend that the roof leader drain line proposed to run across Cross Street from the west side of the building be re-directed to the basins on the same side of the street as the building.
  - c. The plan notes that no curing is to be provided at the end of the on-site parking lot to allow for access to 174-178 Main Street. The applicant should explain this further.
  - d. The two parking spaces located on the neighboring parcel at the end of the parking lot should be clearly shown on the plan.

11. The Grading and Utility plan on Sheet 2 of 6 prepared by Hudson Land Design 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.
12. A survey should also be provided for each of the parcels located on the east side of Cross Street where the walkway and parking are proposed.
13. As previously noted, we would recommend that a pre and post drainage analysis be prepared for the project to show if more or less stormwater runoff is proposed to be generated by the proposed project, based upon various storm events.
14. A site lighting plans shall be provided for the project. *The applicant notes that a lighting plan will be provided in a future submission.*
15. The plan shall all proposed signage, include signage for the ADA parking. *The applicant notes that as the plans are advanced, additional signage information will be provided.*

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