

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.

December 5, 2019

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

RE: Beacon 248 Development
City of Beacon
Tax Map Nos. 5954-10-993482,
6054-45-012574

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the 248 Tioronda Avenue Development project.

- Correspondence dated November 26, 2019 from The Chazen Companies.
- City of Beacon Resolution No. 152 Granting Concept Plan Approval for 248 Tioronda Ave., dated November 18, 2019.
- Report titled "Stormwater Pollution Prevention Plan for 248 Tioronda Ave." dated November 2019, as prepared by The Chazen Companies.
- Plans titled "Site Section", "Residential Elevations" and "Detail Elevations" for 248 Tioronda Avenue dated January 17, 2019, as prepared by AB Architekten.
- Plans titled "Site Plan – 248 Tioronda Ave." with the latest revision date of

General Comments:

1. The Cover Sheet notes the last revised date as "November 2019", whereas the revision date table block at the bottom of the same sheet notes the latest revision date as "April 30, 2019". The revision date on all sheets should be consistent.
2. Sheet C161 – Utility Profiles should be added to the "Index of Drawings" on the cover sheet.
3. Sheet C190 - Photometric Lighting Plan and Sheet C580 – Landscape Details & Notes are missing from the plan set and should be included in a future submission.
4. The Bulk Table on the cover sheet notes that 24 parking spaces are proposed to be land banked. What mechanism is proposed to determine when these land banked parking spaces need to be constructed? Notes should be added to the plan regarding the mechanism proposed for this determination.
5. The sheets of the plan set should be numbered in a sequential order so that the total number of sheets in the set are known. Sheet numbering should appear as 1 of 16 through 16 of 16, where the final number may change based upon the number of sheets in the final set.
6. Dutchess County Department of Health (DCDOH) approvals will be required for the water and sewer systems.

2. The size of the existing storm pipes under the railroad tracks, and then being tied to the proposed storm drainage system, should be labeled as to their respective size and material.
3. Catch basin CB-15 notes the connection of an existing 18" pipe connecting into the structure along with a proposed 12" pipe running into the structure, but only a 12" pipe for conveyance of flows out of the structure. How will this proposed 12" outlet pipe hydraulically handle the flows from an 18" and 12" pipe?
4. Drainage manhole DMH-1 shows the connection of an existing 24" storm pipe into the structure, but only a 12" pipe outlet from the structure. How will this proposed 12" outlet pipe hydraulically handle the flows from a 24" inlet pipe?
5. Instead of conveying flows from CB-12 to CB-13, we would recommend that CB-12 be directed along the emergency access road to the outlet line from CB-15.
6. The drainage structure located in the rear, and between, buildings 200 and 300 should be labeled.
7. The sanitary sewer manholes on site note the in and out inverts of the pipes into the structure to be the same elevation. We would recommend that a 1" drop be provided between the inlet and outlet pipes to ensure a flat area does not exist within the structures.
8. The labeling stating "Update with new generator for pump station", located in the lower right side of the sheet, should be relocated to the proper location on the plan.

Sheet C161 – Utility Profile:

1. The sanitary sewer profile should be revised to include stationing.

Sheet C180 – Landscape Plan:

1. The landscape plan should be revised to eliminate trees directly over or adjacent to proposed utilities. There appears to be several locations where trees are being planted directly over, or adjacent to, the proposed sewer line.

Sheet C530 – Site Details:

1. The emergency access gate detail should be reviewed with the building department and fire department to ensure it will meet with their acceptance.

Stormwater Pollution Prevention Plan:

1. Appendix K does not include the deep test results that were mentioned earlier in the report and shown on the plans. This information should be included within the report and also provided on the plans.
2. It is mentioned that a hydrodynamic separator will be used on site. Construction details for the hydrodynamic separator shall be included on the plans along with short and long-term maintenance requirements.
3. The pre-development drainage map should be revised to show the time of concentration/flow paths with catchment areas and sizes of each area.

Sheet C130 - Site Plan:

1. There are two bio-retention basins shown on the plan with one being labeled as bioretention 1 and the other as bioretention 3. Is there a 2nd bioretention basin that is not shown? If not, we would recommend that the numbering be revised to reflect basin 1 and basin 2.
2. According to the Bulk Table Requirements 9 ADA accessible parking spaces are required, but only 7 are shown on the plan. The plan should clearly note where the other 2 ADA compliant spaces are located.
3. The stationing on the plan for the water line should be relocated from this plan to Sheet C160 – Utility Plan.
4. The water elbow and tee's shown on the plan with the stationing line should be removed.
5. As emergency access gates are located on the emergency access road near the intersection of Wolcott Avenue, we would recommend that emergency access gates also be provided along the emergency access road in front of Building 200 to prevent vehicular traffic from parking along the emergency access road.
6. Construction details for the “Deck over Watercourse” shown along the Greenway Trail should be provided on the construction detail sheets.
7. The labeling for the land banked parking notes 23 spaces, whereas the cover sheet notes 24 spaces. It appears that this label should be shifted to the south where there is an outline for future parking.

Sheet C140 - Grading Plan:

1. There appears to be a significant amount of confusion with the proposed grading as shown on the plan. The entire plan should be revised to properly reflect the proposed grading for the site. Examples would be the proposed grading along the emergency access, grading at walls and grading at and through buildings.
2. It is unclear how the water will flow towards the bioretention basins. Grading for the bioretention basins should be included on the plans
3. Proposed grading should be shown to tie to existing contour lines.
4. The plan should show the proposed grading for the land banked parking area, to ensure that minimal work is required if this area needs to be constructed in the future.
5. It appears that additional grading should be shown along the Greenway Trail east of the emergency access road. The “Work Limit Line” should be adjusted accordingly.
6. The labels below the plan views should be revised to read “Grading Plan” since utilities are not shown in these plan views.

Sheet C160 – Utility Plan:

1. Stationing should be provided on the plan for the water, sewer and storm drainage pipe runs.

4. Perimeters for the drainage areas on the post-development plan should be made clearer to define each of the catchment areas and respective size of each area. The time of concentration/flow paths should also be clearly shown on the plan.
5. The SWPPP should include the land banked parking area as impervious area, so that the storm water facilities are design and constructed to handle run-off from this area in the future if there is a necessity to build this parking in the future.

Further comments may be forth coming based upon more detailed plan submissions to the City in the future. 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: Jennifer Gray, Esq.
John Clarke, Planner
David Buckley, Building Inspector