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January 8, 2020

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

RE: 16 West Main Street/Beacon Commons
City of Beacon
Tax Map No. 5954-25-616969

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Plan titled "Building Plans – Beacon Commons", with the latest revision date of December 31, 2019, as prepared by JMC, PLLC.
- Plan set titled "Site Plan Drawings – Beacon Commons", with the latest revision date of December 30, 2019 consisting of 25 sheets, as prepared by JMC, PLLC.
- Storm Water Pollution Prevention Plan (SWPPP) with the latest revision date of December 30, 2019, as prepared by JMC, PLLC.

We have reviewed the submission for the above application prepared by JMC, PLLC. Based upon our review, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site 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. *The applicant consultant has stated that an investigation has been conducted, and a report will be submitted with a future submission.*
2. As the project entails the development of 62 residential units, we would recommend that a traffic study be conducted to determine if there will be any impacts on the intersections adjacent to or near the proposed project, as well any impacts to the existing traffic lights along Route 9D. We would recommend that the City of Beacon retain the services of a traffic engineer to review the project and work with the applicant to determine the intersections that should be studied. This may also impact the answer to question "j" under section D.2 of the EAF. *The applicant's consultant has noted that they have*

contacted the City's Traffic Engineer to discuss the traffic scope, and once prepared will submit to the Planning Board under separate cover.

3. A sewer study should be conducted of the existing sewer infrastructure to ensure that the system will be able to handle the additional flows proposed to be generated by the project. This would include analyzing the infrastructure from the project site to the lower west main pump station, the pump station, pump station forcemain, and the north interceptor sewer line to the sewer plant. *The applicant has noted that they will work with the City on the sewer analysis.*
4. If soil testing has been conducted on the site for the proposed building, was rock encountered? If so, at what depth and will blasting be required? *The applicant's consultant has stated soil testing will occur at a later date and a geotechnical report shall be included with a future submission.*
5. As discussed at the December 10, 2019 Planning Board meeting, the application should be referred to the Fire Chief with regard to emergency access. The applicant should state the status of this.
6. The applicant was advised at the planning board meeting on December 10, 2019 that a school impact analysis shall be prepared for the project. The applicant should note the status of preparation of this report.
7. A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review.
8. On the cover page, it is unclear as to where Note No. 6 would come into play on this project. If the note is not necessary, it should be removed.

Site Plan

1. Water and Sewer service lines are only shown connecting to the building on the eastern side of the property. How is the water conveyed from the easterly building to the westerly building and sewer conveyed from the westerly building to the easterly building? This should be clarified on the plans. *The applicant states that additional information will be provided in a future submission.*
2. A significant amount of lighting is being spilled from the site on to the neighboring parcel to the north of the site. Lighting shall be adjusted and shielded or light pole height reduced to reduce the amount of lighting being conveyed on to the neighboring parcels.
3. As previously mentioned, Detail #10, "Utility Trench Detail", shall have a minimum of 95% compaction, not 92%.

4. According to the City of Beacon Code Chapter 192-11B, "Sight easements shall be provided across all street corners, outside the street right-of-way, within the triangular area formed by the nearest edges of street pavement and a straight line between two points, each 25 feet back from the theoretical intersection of the edges of such pavement prolonged." The proposed building at the intersection of West Main and Bank Street currently encroaches into this sight easement triangle by at least a foot. The building should be shifted so that the building does not encroach into the sight distance triangle.
5. The proposed sidewalk on Bank Street is currently shown to be a varying width from 6 feet near West Main to 4 feet further up Bank Street. The sidewalk should be a minimum of 5 feet in width, and we would recommend that the width along Bank Street be consistent along the proposed length.
6. There shall be an ADA Accessible ramp provided on the sidewalk at the corner of Bank Street and West Main. A construction detail for this corner ramp shall be included with the construction details.
7. The proposed storm pipe crossing West Main Street crosses multiple existing utilities. Utility profiles should be included in the plan set to show all crossings and show that no conflicts will occur with existing utilities. Stationing shall also be included on these profiles and on the utility plan set to allow for coordination between the plan and profile.
8. On sheet 4, entitled "Site Plan", the proposed stop sign and no turn right sign are shown on the wrong side of the road. They should either be installed next to the proposed stop bar or on both sides of the road.
9. Although the entrance off of Bank Street is a one-way entrance into the site, we would recommend that this entranceway be regraded to have a maximum slope of 10%.
10. It is recommended that the grading in front of the entrance to the building be revised so that the drainage does not flow towards the front door of the building.
11. The size and material of the existing watermain shall be included on the plans.
12. It is unclear where the existing 18" CMP drainage pipe that crosses Bank Street, just up from West Main Street, is coming from. The plan should clearly show where this drainage line starts.
13. On the lighting plan, the light detail shall include the pole base size and how deep the base is buried.
14. The detail entitled "Stormwater Treatment Landscaped Area" states that the existing native soil will be aerated and used as biofilter soil. What if the native soil is unsuitable to be used as biofilter material? It should be addressed that if the native soil is clay or other unsuitable material, suitable material will be used and suitable material be defined out.

Erosion and Sediment Control Plan:

1. Plan shall be cleaned up so that labels do not overlap and are brought in front of the site plan design.

2. The South East Corner of the plan does not have the Limit of Disturbance matching up with what is proposed to be disturbed. This shall be fixed accordingly.
3. The limit of disturbance leader is pointing to the proposed wall. This shall be fixed accordingly.

Landscaping Plan:

1. On the landscaping plan, the proposed trees overhang on multiple parking spaces and over the entrance off West Main. We are concerned that once the trees mature, they will either prevent cars from parking in that spot or hit the car from their canopy either being too wide or hanging too low. What will maintenance be for these proposed trees so that they do not cause an issue when they mature. More information on the trees proposed in these locations should be provided.

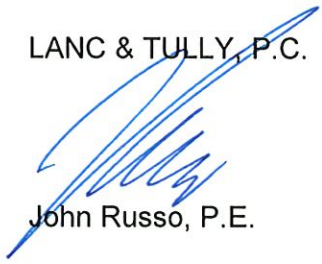
Stormwater Pollution Prevention Plan (SWPPP)

1. MS4 SWPPP acceptance form shall be included as an appendix to the document. *Applicant states forms will be included when the project advances towards approval.*
2. Since infiltration is being considered for the subsurface chamber system and rain garden, soil testing will need to be conducted for these proposed systems, and will need to be witnessed by the City Engineer's office. Using assumed saturated hydraulic conductivity data from the USDA Web Soil Survey is not sufficient. *Applicant states soil testing will be coordinated with City Engineer at a later date.*

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