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January 8, 2020

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 December 31, 2019, as prepared by Aryeh Siegel, Architect.
- Project correspondence dated December 31, 2019, as prepared by Hudson Land Design.
- Plan Set entitled "Site Plan Application – 23-28 Creek Drive," last revised December 31, as prepared by Aryeh Siegel, Architect, Hudson Land Design, TEC Land Surveying, P.C., and Landscape Restorations.
- Final Stormwater Pollution Prevention Plan last revised December 31, 2019, as prepared by Hudson Land Design

Based on our review of the above materials, we would like to offer the following comments:

General Comments:

1. As previously noted, based upon the proposed ingress/egress to the site being through the neighboring parcel, an ingress/egress easement will need to be provided over the neighboring parcel. A description should be prepared for this easement, along with a plan showing the metes and bounds for the easement. *Consultant states the easement will be provided in a future submission.*
2. The Applicant's consultants have further revised the location of the trail based upon a meeting with Tom Wright of the Greenway Trail Committee in late June of 2019. The Applicant should keep the Board apprised of any meetings and correspondences they have with the Committee. If the Greenway Trail Committee is acceptable to what is proposed, we would ask that the applicant or Planning Board receive a letter from the Greenway Trail Committee noting such acceptance. *Consultant states that the letter will be provided in a future submission.*

3. 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. *Consultant states that this will be provided in a future submission.*
4. Approval from the Dutchess County Department of Health (DCDOH) will be required for the proposed sewer relocation and the proposed water main extension. The applicant should provide our office with copies of all plans and reports submitted to the DCDOH for this project. *Consultant states that this will be provided in a future submission.*

Lot Line Alteration Plan: *(Plan sheet was not included in December 31, 2019 submission, but applicant notes that it will be provided in future submission.)*

1. The "Greenway Easement" label in the north-east corner of the plan should be enlarged so that it is legible.
2. The easement for the Greenway Trail in the north-east corner of the parcel is shown to cross-over on to the neighboring parcel. As previously requested, ownership of this parcel this parcel should be noted on the plan and should also note if an easement has been secured from the neighboring parcel to allow for the construction of the Greenway Trail on the neighboring parcel.
3. The lines representing the edge of the creek/waters edge should be labeled on the plan.
4. Descriptions should be prepared for all easements proposed as part of the project and submitted for review.

Sheet 1 of 12:

1. As previously noted, it appears that a portion of the proposed Greenway Trail, located in the north-east corner of the site (near the Fishkill Creek), 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. *Consultant states the easement agreement will be provided in a future submission.*

Sheet 4 of 12:

1. At the entrance to the parking area, near the proposed hydrant, there is a tree shown and labeled as "EX-PD". What does this label mean, as it is not defined on the plan?

Sheet 7 of 12:

1. Stationing for the utility profiles shall be included on utility plan to provide a clearer detail of where crossings, manholes, valves, etc. are located.

Final Stormwater Pollution Prevention Plan:

1. The results of the infiltration and deep tests are included in the plans, but the location as to where the soil testing was conducted was not. This should be fixed accordingly.
2. Section 6.8 on page 10 of the SWPPP states that there are two infiltration areas when on the plans there is one underground infiltration area and one bio retention area. This should be fixed to state that only one infiltration area is being proposed.
3. Section 6.8 page 11 has an unfinished sentence stating, "Two hydrodynamic separators" This shall be fixed accordingly.
4. Section 6.8.3 Treatment Practices, states that there is an infiltration basin and bioretention area that have been incorporated into the design of this project. This should be revised to include the underground infiltration system and not the infiltration basin.
5. Section 7.9.2 entitled Infiltration Basins, should be removed since infiltration basins are no longer being proposed for this 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