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January 8, 2020

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 December 20, 2019 from The Chazen Companies.
- Report titled "Stormwater Pollution Prevention Plan for 248 Tioronda Ave." dated December 2019, as prepared by The Chazen Companies.
- Plans titled "Site Plan – 248 Tioronda Ave." with the latest revision date of December 20, 2019
- Engineer's Report prepared by The Chazen Companies dated December 20, 2019

General Comments:

1. We have reviewed the recently submitted Stormwater Pollution Prevention Plan (SWPPP) for the project and have found it to be acceptable.
2. Dutchess County Department of Health (DCDOH) approvals will be required for the water and sewer systems. *Applicant has stated that the plans have been submitted to DCDOH.*

Sheet C130 - Site Plan:

1. As previously mentioned, 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. A leader has been provided, but there is no gate shown on the plans. This shall be updated to show a gate.
2. There are two proposed FFE's for Building 100. This should be fixed accordingly on all sheets.

Sheet C140 - Grading Plan:

1. The water elbow and tees shown on the plan should be removed where not needed and lightened else where to match the line weight and color of the proposed water main shown.

Sheet C160 – Utility Plan:

1. As previously mentioned, stationing should be provided on the plan for the water, sewer and storm drainage pipe runs.
2. The size, material and slope of the drainage line proposed between drainage structures CB-14 and DMH-3, and DMH-3 to FES-6, should be labeled on the plan.
3. The rim elevations, and pipe invert elevations for drainage lines into and out of drainage structures CB-14, DMH-3 and FES-6 should be labeled on the plan.
4. The size of the water service lines to Building 100 should be labeled on the plan.

Sheet C161- Utility Profiles:

1. The watermain size and material shall be called out on the profile.
2. Stationing for any valves, service line connections, tees, bends and watermain crossings shall be included on the watermain profile.
3. The watermain profile should be updated to show the crossing between CB-11 and CB-2.
4. Stationing for any sewer crossings and proposed manholes shall be included on the sewer profile.
5. The storm crossing on the sewer profile prior to Building 100 should be labeled as to the pipe size and pipe invert elevation.

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. *Applicant states this will be reviewed.*

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