

January 28, 2020

Mr. John Gunn, Chairman
and Members of the Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, New York 12508

VIA HAND DELIVERY

*Re: Response to John Clarke Comments dated 01/10/2020, and Lanc & Tully Comments dated 01/08/2020,
248 Beacon Holdings LLC - Fishkill Creek Development Site Plan for 248 Tioronda Avenue
(Formerly Beacon 248 Development, LLC, Multifamily Development)
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81750.00*

Dear Chairman Gunn and Members of the Beacon Planning Board:

The following is a point-by-point response to the above referenced comments.

JOHN CLARKE COMMENTS DATED January 10, 2020

1. *On the Site Plan Sheet C130:*

- a. *The walkway along the green and above the retaining wall was supposed to be the ADA-compliant section of the Greenway Trail. The short set of stairs that has now been relocated to this path close to Building 100 should be removed to preserve this desirable feature.*

Response: The stairs have been relocated accordingly.

- b. *The Greenway Trail surface material should be included in the Legend and as a detail.*

Response: Greenway trail surface material is in Legend, and a Detail 25/C530 is provided.

- c. *I recommend a sidewalk along the upper parking area between buildings 100 and 200, so that employees and residents do not have to walk in the main vehicle access lanes. Lighting and landscaping should be adjusted to accommodate an interconnected sidewalk system.*

Response: This adjustment has been incorporated into the plan.

- d. *The applicant should coordinate the placement of the northern emergency access gate and the type of proposed barrier on the southern end of the emergency access lane with the Fire Chief and Board.*

Response: Per the guidance of the fire chief, the gate has been moved as close to Wolcott Ave. as possible to prevent cars from parking and blocking the gate.

2. *On the Landscape Plan Sheet C180:*

The number of proposed trees has been reduced since the last version of the Landscape Plan, particularly evident on the central green and in front of Building 100. The fronts of all the buildings should have more trees and shrubs, rather than just riverstone beds with a scattering of smaller plantings.

Response: The number of proposed trees has been increased to reflect the plantings displayed in the architectural simulations, both in front of Building 100 as well as the residential buildings. A mix of native trees, shrubs, and perennial grasses has also been included.

b. *I suggest that bioretention area 2 be a somewhat more naturalistic shape.*

Response: Bioretention area 2 has been reshaped.

3. *For the Lighting Plan Sheet 190, the fixture specifications should be provided to show compliance the standards in the recently amended Section 223-14 B, including color temperature and color rendering index.*

Response: The color temperature and the color rendering index have been added to the lighting schedule on sheet C190.

4. *For the previously submitted building plans:*

a. *The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in Section 223-41.13 I. For example, individual window panes shall be greater in height than width and tinted glass shall not be permitted.*

Response: Architectural Review Subcommittee meeting has been set up for February 14, 2020 at 11:00 a.m.

b. *The City Council Concept Plan approval included a condition that the Planning Board review rooftop structures, including the stair and elevator bulkheads, to ensure that they are designed to the minimum dimensions necessary and that all rooftop structures have appropriate screening.*

Response: These features are shown on the most recent architectural submittal.

c. *Any fixed roof and terrace plantings and any rooftop accessory equipment should be described on the plans.*

Response: These features are shown on the most recent architectural submittal.

LANC AND TULLY COMMENTS DATED January 8, 2020

1. *We have reviewed the recently submitted Stormwater Pollution Prevention Plan (SWPPP) for the project and have found it to be acceptable.*

Response: Comment noted.

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.*

Response: Comment noted.

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.*

Response: Flexible bollards are proposed near the ADA parking for the residential buildings and were reviewed with the fire chief for this location.

2. *There are two proposed FFE's for Building 100. This should be fixed accordingly on all sheets.*

Response: The terrace elevation is now labeled as terrace instead of FFE.

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.*

Response: Elbows and tees have been lightened

Sheet C160 - Utility Plan:

1. *As previously mentioned, stationing should be provided on the plan for the water, sewer and storm drainage pipe runs.*

Response: Stationing has been added, as well as storm water profiles

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.*

Response: Labels have been added to 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.*

Response: Labels have been added to the plan.

4. *The size of the water service lines to Building 100 should be labeled on the plan.*

Response: Labels have been added to the plan.

Sheet C161- Utility Profiles:

1. *The watermain size and material shall be called out on the profile.*

Response: Callouts have been added to the profile.

2. *Stationing for any valves, service line connections, tees, bends and watermain crossings shall be included on the watermain profile.*

Response: Callouts have been added to the profile.

3. *The watermain profile should be updated to show the crossing between CB-11 and CB-2.*

Response: The crossings have been added to the profile.

4. *Stationing for any sewer crossings and proposed manholes shall be included on the sewer profile.*

Response: The stationing of crossings are included in 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.*

Response: The crossing has been labeled.

Sheet C530 - Site Details:

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.

Response: We have coordinated and will continue to coordinate w/ building/fire inspector.

The following items are enclosed:

- Site Plan Set revised January 28, 2020 (8 copies)

If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,



Larry Boudreau, RLA (GA & NY), MBA
Director of Land Development