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March 5, 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 February 25, 2020 from The Chazen Companies.
- Report titled "Phase II Environmental Assessment Report – 248 Tioronda Ave", dated March 2017 as prepared by Integral Engineering, P.C.
- Plan titled "Beacon 248 Holdings, LLC – Final Lot Consolidation Plat", dated February 22, 2020, as prepared by The Chazen Companies.
- Plans titled "Site Plan – 248 Tioronda Ave." as prepared by the Chazen Copmanies and consisting of the following sheets:
 - Sheet G001 titled "Title Sheet" with the latest revision date of February 25, 2020.
 - Sheet C101 titled "Existing Conditions" with the latest revision date of November 22, 2013.
 - Sheet C130 titled "Site Plan" with the latest revision date of February 25, 2020.
 - Sheet C140 titled "Grading Plan" with the latest revision date of February 25, 2020.
 - Sheet C150 titled "Erosion and Sediment Control Plan" with the latest revision date of January 28, 2020.
 - Sheet C160 titled "Utility Plan" with the latest revision date of February 25, 2020.
 - Sheet C161 titled "Utility Profiles" with the latest revision date of February 25, 2020.
 - Sheet C162 titled "Utility Profiles 2" with the latest revision date of January 28, 2020.
 - Sheet C180 titled "Landscape Plan" with the latest revision date of January 28, 2020.
 - Sheet C190 titled "Photometric Lighting Plan" with the latest revision date of February 25, 2020.
 - Sheet C200 titled "Vehicle Maneuvering Plan" with the latest revision date of January 28, 2020.
 - Sheet C530 titled "Site Details" with the latest revision date of February 25, 2020.
 - Sheet C540 titled "Storm Sewer Details" with the latest revision date of January 28, 2020.

- Sheet C550 titled “Erosion & Sediment Control Details & Notes” with the latest revision date of January 28, 2020.
- Sheet C560 titled “Water System Details & Notes” with the latest revision date of January 28, 2020.
- Sheet C570 titled “Sanitary Sewer Details & Notes” with the latest revision date of February 25, 2020.
- Sheet C580 titled “Landscaping Details and Notes” with the latest revision date of January 28, 2020.

Based upon our review of the above referenced documents and plans, we offer the following comments, which a number of them are carry over from our previous comment letter of February 4, 2020.

General Comments:

1. 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.*
2. The Applicant stated that the emergency access gate, detail, and the flexible bollards that have been proposed in front of Building 200 were reviewed by the fire chief. Correspondence between the applicant and the fire chief should be provided to the Planning Board.
3. The numbering of the sheets should be corrected in the lower right corner as some of them note 10 sheets in a set and others note 17 sheets, which is what is present in the current set.

Sheet C130 - Site Plan:

1. The applicant has installed sidewalk along the front of the parking stalls between buildings 100 and 200 as previously requested, although it stops at the pavement drive leading to the lower parking garage under building 200. We would recommend that the sidewalk be extended along the front of the parking stalls to the left of building 200 so that pedestrians walking do not have to walk out into the parking lot or across the grass island to get to the sidewalk and stairs located on the side of building 200.
2. The leader titled “Detectable Warning Units” does not point to the correct symbol on the plans and shall be fixed accordingly.
3. The sanitary sewer system labels are shown on the plans, but the sewer system is not. These labels should be removed and only shown on the utility plans where the sewer system is shown.
4. The wording “color black” shall be removed from the leader titled “Black flexible bollard color black (Typ of 4)” since it is repetitive. A detail for the proposed flexible bollards shall be included on the detail sheet.
5. The symbol and number for the proposed traffic signs should be included in the legend.

Sheet C140 - Grading Plan:

1. Grade line 70 to the south of Building 100 does not connect to existing grade 70, it currently connects to existing grade 72. This shall be fixed accordingly.

2. The plans should be cleaned up so that they are legible. Overlapping labels including spot elevations and leaders should be fixed accordingly.

Sheet C150 – Erosion and Sediment Control Plan:

1. The line that is delineating the limits of disturbance should be labeled as such.
2. The total area of site disturbance, as defined by the limits of disturbance line, should be noted on the plans.
3. Labeling on the plan should be corrected so that it is legible, such as in the bioretention area 1 facility.

Sheet C160 – Utility Plan:

1. The leader for CB-19 does not include the inverts of the 12” pipes coming in from the Southwest and Southeast and shall be fixed accordingly.
2. The frame elevation for CB-2 does not match the elevation that is stated on Sheet C162 – Utility Profiles 2 and shall be fixed accordingly.
3. The plans should be cleaned up so that they are legible. There are multiple locations of overlapping labels, including leaders and stationing, which should be fixed accordingly.

Sheet C162- Utility Profiles 2:

1. Storm Profile 13 shows that there needs to be a vertical separation of 18” from the storm pipe to a pipe that is not labeled. The water pipe that the storm pipe is crossing should be labeled accordingly.
2. On Storm Profile 9, the frame elevation for CB-2 does not match the elevation that is stated on Sheet C160 – Utility Plan and shall be fixed accordingly.

Sheet C180 – Landscape Plan:

1. There is concern with regards to the trees to be planted within close proximity of the top of the proposed retaining walls. The design engineer for the proposed walls should be contacted, along with the wall manufacturer, to determine the appropriate distance from the top of each wall that a tree can be planted. Tree should be planted so that its root system does not to have a future impact on the walls, or any grid system possibly required for the walls.
2. Any proposed plantings located outside of property line should be removed and relocated to an area on the subject parcel.
3. Plantings located in rip-rap area should be removed as to not disrupt stormwater management practices.

Sheet C190 – Photometric Lighting Plan:

1. The details for the light poles should include additional information as to the size and overall depth of the concrete bases for the proposed light poles.

Sheet C530 – Site Details:

1. A detail for the proposed flexible bollards shown on Sheet C130 – Site Plan should be included.

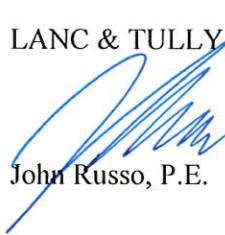
Sheet C560 – Water System Details & Notes:

1. Typical gate valve detail shall note that valves are to be resilient wedge seat gate valves as manufactured by Mueller.

This completes our review at this time. Further comments may be forthcoming based upon future plan submissions to the City. **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