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May 11, 2020

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

RE: Beacon Views  
City of Beacon  
Special Use & Site Plan Application

Dear Mr. Gunn:

My office has received the following in regard to the Beacon Views, located adjacent to the 25 Townsend project and The Highland Meadows Senior Housing parcel:

- Response correspondence from INSITE Engineering & Surveying, dated April 28, 2020.
- Report titled "Preliminary Water & Wastewater Engineering Report for Beacon Views", dated April 27, 2020, as prepared by INSITE Engineering & Surveying.
- Report titled "Wetland Evaluation and Impact Report – Beacon Views Site", dated March 14, 2020, as prepared by Ecological Solutions, LLC.
- Response correspondence from Maser Consulting, dated April 27, 2020, in response to Creighton Manning comments of November 8, 2019.
- Report titled "Traffic Impact Study – Beacon Views", with the latest revision date of March 26, 2020, as prepared by Maser Consulting.
- Report titled "Preliminary Stormwater Pollution Prevention Plan prepared for Beacon Views", dated April 28, 2020, as prepared by INSITE Engineering and Surveying.
- Plan titled "Preliminary Plat prepare for the Beacon Views", dated April 24, 2020, as prepared by INSITE Engineering and Surveying.
- Plan set titled "Beacon Views", with the latest revision date of April 28, 2020 and consisting of Sheets 1 of 11 through 11, as prepared by INSITE Engineering and Surveying.

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

General Comments:

1. The application is dependent upon the road proposed to be constructed as part the 25 Townsend Subdivision. Without this, the present proposal is not viable. What is the status of the 25 Townsend project, and when is the road proposed to be constructed? If the 25 Townsend project does not move forwards, what are the applicant's intentions with regards to providing access to the project site?

2. The engineering plans should be expanded to show all proposed improvements offsite as required by the agreement between the subject parcel and that of the Highlands Meadows Senior Housing parcel. This would include all sidewalks, lighting, landscaping, and any other site improvements as required by the easement agreement.
3. The current plans show an area of wetland mitigation to be on the subject parcel as well as on the Highland Meadows parcel. Documentation should be provided to the Planning Board Attorney showing that the applicant has approval to build a portion of the wetland mitigation on the neighboring parcel.
4. Profiles sheets shall be included in the plan set for the proposed water, sewer and drainage utilities proposed as part of the project.

#### Water & Sewer Report Comments:

1. The introduction, 2<sup>nd</sup> paragraph, shall be revised to note that this water line runs between the City of Beacon and the "Town" of Fishkill, not the Village of Fishkill.
2. Section 3.1 should be revised to reflect the "Town" of Fishkill, not the Village of Fishkill. Section 3.2 shall also be corrected accordingly.
3. The applicant's consultant will need to perform testing on the existing hydrants located along the existing water main that runs through the subject parcel and along Conklin Street to acquire the existing fire flows and pressures (static & residual) available. This information shall be provided in the report, along with a map showing what hydrants were used for flows and pressure reading.
4. The applicant's consultant shall revise the report to include calculations for expected fire flows and pressures at proposed project hydrants.
5. The 12" water line that currently runs through the project parcel is part of a 2001 agreement between the Town of Fishkill and the City of Beacon for the Rombout Water District. Section 15 of this agreement is titled "Third-Party Use of Purchasers' Transmission Line". Paragraph (b) of this section reads "The Transferred Line will pass through or adjacent to City properties which may in the future connect to the City's water supply system through the Transferred Line. Purchasers shall be entitled to recover a portion of their capital expenditure on the construction of the Transferred Line from properties connecting to that line. *No Applicant for connection shall be permitted to connect to the Transferred Line by the City of Beacon unless the applicant has paid a one time capital cost reduction fee (the "Connection Fee") to Purchasers...*" The applicant and their consultants will need to meet with the Town of Fishkill regarding this requirement prior to further advancement of the engineering plans for the water system. The applicant shall provide documentation from the Town of Fishkill noting their allowance for the project to make connection to the existing 12" water line.

6. With regards to the connection of the project sanitary sewer to the City's wastewater collection system, the project will need to have the sewer conveyance system modeled between the connection manhole on Conklin Street to the Beacon Wastewater Treatment Facility to ensure the system can handle the additional flows as proposed from the project, as previously noted in our September 2019 review correspondence. The City of Beacon currently uses HDR Engineer for modeling of their sanitary sewer collection and conveyance system. Based upon recent modeling completed for the 511 Fishkill Avenue project, sewer improvements are required along Fishkill Avenue to allow for the additional flows from that project so that the system is not impacted negatively. The modeling that was previously completed will need to be updated at this time to determine if there will be any impacts on the sewer system from this proposed project.

#### Wetlands Evaluation & Impacts Report Comments:

1. The report should be updated to reflect the actual acreage of wetlands that are to be disturbed by the proposed project and provide a plan to show the location and size of each of the disturbances.
2. The report shall be updated to reflect the impacts on the ecology on the site, especially those listed as "threatened or endangered".
3. The report should be updated to discuss any proposed mitigation that is proposed for the project. A plan should be included to show the location of the proposed mitigation, along with all the details as to how the mitigation will be performed.

#### Preliminary Subdivision Plat Comments:

1. Plat shall show all metes and bounds for all existing and proposed parcel boundary lines.
2. Plat shall show all proposed easements, along with the metes and bounds for those easements. Descriptions shall be prepared and provided to the Planning Board Attorney and City Engineer for review.
3. The plan shall clarify as to whether the wetlands is Federal or State wetlands.
4. The plan should be revised to reflect the significant existing retaining wall located along the driveway for the last residence located off Conklin Street. Topography should be checked and revised accordingly to accurately reflect this area in relationship to the retaining wall.
5. The Now & Formerly should be provided for the last residence located on Conklin Street, located adjacent to the project parcel. We also recommend that the names of the neighboring parcels along Conklin Street also be checked, as they do not appear to correspond with tax parcel data from Dutchess County.

Existing Conditions Plan (Sheet 2 of 11):

1. The plan should be updated to show the significant retaining wall located along the driveway for the Blumenthal residence located on Conklin Street, adjacent to the subject parcel.
2. The plan should be updated to note the wetlands shown are Federal and provide a note as to when they were delineated and by whom.

Layout & Landscape Plan (Sheet 3 of 11):

1. The sight distance measurements should be updated to reflect the actual sight distances that will be achievable.
2. The proposed plantings on the site should be labeled as to what they are in relationship to the planting schedule on the plan.
3. The "Sign Data Table" should be updated to include "Stop" signs.
4. The plan should be updated to show the location of all signage as outlined in the "Sign Data Table".
5. Based upon the lot lines shown for each of the parcels for the town houses, it appears that the rear boundary line running behind units 1 through 13 runs within the common access drive to be accessed by all residents. Either an easement will need to be provided between this proposed boundary line and the end of the curb islands, or the rear lot lines adjusted, to allow for passage of project residents over this area.

Grading & Utilities Plan (Sheet 4 of 11):

1. The plan should be updated to reflect the wetland mitigation area as shown on the "Layout & Landscape" plan. Plan should show all proposed grading that may be associated with this proposed area and anything else as related to the construction of this area.
2. Proposed drainage swale lines shown on the plan shall be graded out and spot elevations provided along their lengths.
3. Grading for the proposed walking path heading to the north behind unit 14 through 20 should be provided on the plans. It also appears that current proposed grading between units 20 and 21 will need to be revised for the walking path.
4. The units on the plan should be numbered as on the "Layout & Landscape" plan.
5. The water line running along the front of units 35 through 40 should be provided at the end of this line to allow for blowoff of the line since this is a dead-end line.

6. The location of all valves on the main water line shall be shown on the plan.
7. The plan should clearly note that area of wetland disturbance at each location where wetlands are to be disturbed.
8. The plan shall be revised to show the significant retaining wall located along the driveway for the Blumenthal residence.
9. Additional details shall be provided with regards to the construction of the sewer line out to the existing sanitary sewer manhole in Conklin Street, as this will have a significant impact on the existing retaining wall along the Blumenthal driveway and will also impact access for 2 or 3 of the residents in their ability to have access to their residence. Information shall be provided clearly showing/noting how the residents will have unobstructed access to their respective residences during construction of the sewer line.
10. The plans should be submitted to Emergency Services to allow for their review of site access and layout of hydrants, or any additional locations where they may require hydrant on the site.
11. Top and bottom elevations shall be provided on proposed retaining walls.
12. Outlet protection should be provided at ES 8, ES 21, ES 23 and ES 29.

Details Plan (Sheet 7 of 11):

1. The "Right of Way Asphalt Detail" shall be updated to reflect a 3.5" binder course and the subbase to be 12" thick.
2. The light-pole base shall provide the diameter and overall length of the light pole.
3. All sidewalks within the City's proposed right-of-way shall be constructed of 4,000 psi concrete, shall be fiber reinforced and shall be sealed with a concrete sealer to protect against de-icing agents.
4. The size of the wire mesh proposed within the sidewalks shall be noted on the plan.

SWPPP Comments:

1. The chosen study point seems to be an arbitrary line that was picked and does not account for all areas of proposed construction (i.e. sewer line going out to Conklin Street) and should be revised accordingly.
2. The overall catchment to the study point should be revised to remove the portion of the catchment shown in the Northern area that does not drain in the direction (South) of the proposed project.

3. The overall catchment should be revised to include the areas of Conklin St and De Soto Ave that drain to "ES 24", improvements are shown in this area but are shown after the proposed study point.
4. The overall catchment should be revised to include the areas of the former St. Francis Hospital that will drain onto the proposed access road and then into the wet pond.
5. Post Dev catchment 1.1S & 1.2S should be revised to account for potential stormwater that will drain onto the site from the proposed access road to the approved subdivision for 25 Townsend Street.
6. Delineate the line where the topography shown changes from field data to an alternate data source.
7. Each Pre and Post sub-catchment should be explained. (i.e. what is being constructed in this area, how will stormwater be collected, how will stormwater be treated, amount of impervious cover, etc.)
8. Post-Dev catchment 1.1S should have the time of concentration revised to be the hydraulically most distant point.
9. Post-Dev catchment 1.0S should have time of concentration revised, does not match linework shown on Post-Dev map.
10. All swale grading should be shown.
11. Reaches should be added to the outlet of the proposed wet pond and underground infiltration to include the time it would take to traverse across the wetland to the proposed study point.
12. Reaches should be shown and labeled on the post-dev map.
13. Figure 4 shows a deep test result for D-2 as 2"-8"+ but then states ground water at 18", please clarify
14. Infiltration testing will be required to be performed prior to acceptance of the SWPPP. This required testing shall be witnessed by the City's Engineer, and applicant's consultant shall contact City's Engineer at least 1-week in advance to schedule joint site testing.
15. The New York State Stormwater Design Manual states that P-2 Wet Ponds should have a minimum contributing area of 25 acres, the pond design currently has a contributing area of approximately 3.5 acres.
16. The chosen Hydro Dynamic separator does not meet the NYSDEC requirements of 80% TSS removal and 40% phosphorus removal.
17. Provide CPv volume calculation.

18. It is stated that "the proposed I-4 subsurface infiltration system has been designed to fully infiltrate the stormwater runoff from the 1-year, 24-hour design storm event" but the information provided in appendix C shows that Pond 1.2P (subsurface infiltration) has an outflow of 0.03 cfs or 0.082 Ac-Ft (3,572 Cu.Ft.) in the 1 year 24-hour storm event.
19. Include pre and post 1-Year storm peak flows within table 2.4.1.
20. Provide Construction Sequence within the SWPPP
21. Provide erosion control measures for Phase 3 of the project as some disturbance will be require for walking path & passive recreation area installation.
22. Using the NYSDEC EAF mapper it indicated that the site is located in an archeological sensitive area and has threatened or endangered animals, specifically the Indiana Bat. This should be mentioned within the SWPPP and a copy of the short EAF should be provided within the SWPPP.
23. As the NYSDOT correspondence of October 21, 2019 is requesting a copy of the drainage study for the project, we would recommend that the SWPPP be expanded to show how flows from the project drain to the Fishkill Creek, and model all culvert crossings below the project site to ensure that they can handle any additional flows form the project site without negatively impacting the existing drainage system down stream of the site.

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