



March 28, 2017

Mr. James Sheers, Chairman
City of Beacon Planning Board
1 Municipal Plaza, Suite 1
Beacon, New York 12508

RE: West End Lofts
Wolcott Avenue
Tax Map No. 5954-26-688931

Dear Chairman Sheers and Members of the Board:

Enclosed please find five (5) copies of the following in regards to a Subdivision and Site Plan Application for the above referenced project:

- Site Plans (13 sheets total), dated March 28, 2017.
- Preliminary Subdivision Plat, dated March 28, 2017.
- Earthwork Analysis, dated March 28, 2017.
- Water and Sewer Engineer's Report, dated March 28, 2017 (4 Copies).
- Stormwater Pollution Prevention Plan, dated March 28, 2017 (4 Copies).
- Architectural Elevations, prepared by Coppola Associates, dated March 28, 2017.
- LWRP Coastal Assessment Form, dated March 28, 2017.
- Phase I Environmental Site Assessment, dated November 4, 2016.
- Traffic Study prepared by Maser Consulting, P.A., dated March 24, 2017.

Also enclosed is a CD containing the above materials.

With regards to comments received from the City Consultants, we offer the following:

Memorandum from John Clarke of John Clarke Planning and Design, City of Beacon Planning Consultant, dated February 10, 2017:

1. A preliminary subdivision plat for the property illustrating the proposed property line revisions is enclosed for review. The site plans have been revised to show the proposed property lines in conjunction with the plat. The LWRP Coastal Assessment Form is enclosed for review. The Viewshed Concept Plan is provided to address the views from Wolcott/Beacon Street to the River. The County referral and responses from state agencies regarding archeological sensitivity and endangered species is pending. Upon receipt, correspondence will be forwarded to the Planning Board for review.
2. It is our understanding that the standards for parking space and aisle dimensions may be changing within the Linkage Zone. We understand that if the dimensions within the code do not change, an area variance will be required as the shown dimensions for the parking spaces and drive aisles do not conform to the current requirements as listed within the City Zoning Code.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

www.insite-eng.com

3. We acknowledge that the project proposes three less parking spaces than the code requires and respectfully request a waiver for three parking spaces. We believe the project's proximity to the adjacent Metro-North train station and Main Street, provide pedestrian opportunities to justify the parking reduction. As Beacon continues to become a pedestrian friendly city, the need for parking spaces will continue to diminish especially for residents living within the city limits.
4. The applicant is committed to continue to work with the City Council on the Affordable Workforce Housing provisions.
5. As requested, elevations for all proposed buildings are provided for review that reflect the suggestions of the March 1st Architectural Review Subcommittee meeting.
6. The lighting plan has been revised to minimize the average footcandles in the parking lot while still proving adequate light for safety and security. The light fixtures are specified to be full cut-off with no direct light above the horizontal plane.
7. Drawing SP-1 has been revised to include a crosswalk at the western end of the entrance median as recommended. The sidewalks are shown to be set off the curb along the site entrance, and direct accessible paths are provided to the public entrances to the buildings.

Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated February 8, 2017:

General Comments:

1. The Phase I Environmental Site Assessment is provided as requested for review.
2. A Cover Sheet is included in the Drawing Set that illustrates the project title, location map, and an index of the plan sheets within the set.
3. An earthwork analysis is enclosed for review. This analysis provides background for the proposed phasing of the site.
4. The Lighting Plan has been incorporated into the drawing set.
5. Utility profiles including sanitary sewer, storm drainage, and water lines will be provided with a later submission once the stormwater and utility layouts are finalized.
6. General Note #1 on Drawing SP-2.1 has been included to state, "Based on the height of the proposed retaining walls, engineered plans and a structural report shall be prepared for each retaining wall by a licensed engineer in the State of New York and submitted for review."
7. Soil testing was conducted onsite to investigate the depth of soil and rock conditions on March 9, 2017. The rock encountered was ripped easily with the small excavator used for soil testing down to a depth of 72"+. It is not anticipated that blasting will be necessary during the proposed construction.
8. A standalone plan has been enclosed with this submission showing the earthwork associated with the proposed site improvements. Additionally, the erosion and sediment control plan has been revised to show the phases of construction and the necessary staging areas and material stockpile areas.
9. The erosion and sediment control plan has been revised to show the phasing of the construction of the proposed site improvements.

10. A Traffic Study was performed to analyze any impacts to the intersections of Wolcott Avenue and Beacon Street, Wolcott Avenue and Main Street, Wolcott Avenue and Beekman Street. Said study is provided for review as requested.
11. All proposed temporary construction easements are illustrated on the plat and Drawing SP-1.
12. Drawing SP-1 has been revised to depict snow storage areas. General Note #1 has been added to Drawing SP-1 that states, "Should snow storage areas shown hereon become full with snow, the owner/operator shall remove excess snow from the site to assure all onsite parking is available for residents."

Water & Wastewater Engineering Report:

1. The report has been revised as noted.
2. The report has been revised to match the revised plans to show an easement extending over the 8" watermain entering the site from Wolcott Ave. The proposal is to have the City of Beacon own the watermain extension into the site, within the easement area. Private water service lines are proposed to connect from the City main extension to each of the proposed buildings.
3. As stated in the response above and in the revised report, the current proposal is for the City to own the new the 8" water main extension into the project site within the easement area. As such a master meter for the project will not be required, and meters will be provided for each of the buildings.
4. Table 1 in the report has been revised to be labeled "West End Lofts Project Design Maximum Daily Flow Rate".
5. The applicant is in the process of coordinating the fire flow tests near the project with the City Water and Sewer Department. The results of the fire flow test will be added to the revised report.
6. The report has been revised as noted.
7. The report has been revised to be consistent with the plans and details. All sewer lines shall be PVC SDR-35 as specified in the report and revised plans.
8. Section 4 of the report has been revised to state the all sewer lines shall be pressure tested, and manholes shall be vacuum tested.
9. Based on discussions with the Consulting Engineer, an assessment of the downstream sewer conveyance system will be completed by a separate consulting firm as directed by the City. The applicant will contribute funds for this assessment as is normal policy.

Preliminary Plat:

1. The applicant is currently in the process of contracting a utility locating company to determine the location of the underground electric supporting the existing light poles. The plans will be revised pending the results of the utility investigation.
2. The plat has been revised to show the existing drainage lines from the southwest corner of the City Hall parking lot. Additionally, an easement over the relocated drainage line through the subject property has also been added to the revised plat.

3. The property line has been shifted to provide adequate room from snow storage as requested by the City.
4. The buried gas and electric lines west of City Hall have been shown on the revised plat within a proposed easement

Existing Conditions & Removals Plan (EX-1):

1. The existing drainage is shown on the revised plan.
2. Drawing EX-1 has been revised to illustrate the proposed location of the referenced evergreen tree to be relocated.
3. The revised plans shown the rim, invert and pipe size information for the sewer lines along Beekman Street as requested.
4. Beacon Street has been labeled on Drawing EX-1.
5. The location of the water line in Beacon Street is shown on the plan.

Layout & Landscape Plan (SP-1):

1. Beacon Street has been labeled on Drawing SP-1.
2. It is our understanding that the Planning Board can grant a waiver for the reduced parking.
3. It is our understanding that the standards for parking space and aisle dimensions may be changing within the Linkage Zone. We understand that if the dimensions within the code do not change, an area variance will be required as the shown dimensions for the parking spaces and drive aisles do not conform to the current requirements as listed within the City Zoning Code.
4. See response above.
5. The retaining wall proposed along the northeastern property line adjacent to City Hall has been stepped, and landscaping introduced between each wall to soften its appearance.
6. Sight Distances to the left and right of the exit lane are provided as requested.
7. It is understood that the plantings within the Route 9D right-of-way will require approval from the City Council. General Note #2 has been included on Drawing SP-1 that states, "All landscaping proposed within the Route 9D right-of-way shall be maintained by the project owner."
8. We have reviewed the size and location of the proposed bike racks. The racks have been shifted to provide adequate space along the building entrances to not impede travel. The concrete pads associated with the bike racks have been expanded accordingly.
9. Additional plantings have been provided along the northeast side of building 3 to provide additional screening between City Hall and the building.

Grading & Drainage Plan (SP-2):

1. The previous plan has been split into two sheets to illustrate grading & drainage on Drawing SP-2.1 and utilities on Drawing SP-2.2. The amount of information shown is now easier to read given the separation.
2. Additional drainage has been provided within the area of the southwestern corner of building 2 to provide for positive drainage away from the building.
3. Additional spot elevations have been provided along the easterly end of the retaining wall along the northeastern property line adjacent to City Hall as requested.
4. The grading has been revised to ensure that the runoff from the northside of Building 3 is directed to the proposed drainage structures on the site, and not onto the City property.
5. The proposed water main layout has been revised such that there is no longer a bend in the main coming into the site.
6. The legends on the revised plans have been revised to specify pipe types and sizes for all proposed onsite utilities.
7. The proposed sewer design has been revised to extend the proposed main in front of Building 1, and add a manhole for a direct connection of the sewer service from the building.
8. The revised rims and inverts for all drainage structures are shown on the updated grading and drainage plans.
9. The invert elevation out of sewer manhole SMH 3 has been lowered to avoid the conflict with the proposed wall between SMH3 and SMH2.
10. Each accessible ramp has been labeled on the plans for clarity.
11. Fencing has been provided along the retaining wall behind building 3.
12. The proposed stormwater system has been revised based on the completed onsite soil testing. As such, additional detail on all components of the proposed stormwater systems have been added to the project plans.
13. Pipe sizing calculations are included in the revised Stormwater Pollution Prevention Plan (SWPPP) and the existing pipe connecting into the drain inlet in Beekman Street has adequate capacity for the proposed improvements.
14. As stated in previous responses, the current proposal is to provide an easement over the watermain extension into the site off Wolcott Ave. The City would own the water main extension, thus eliminating the need for a meter pit for the water line coming into the site.

Erosion & Sediment Control Plan (SP-3):

1. Drawing SP-3 has been revised to show two rows of silt fence along the northwestern property line.
2. Orange construction fencing is proposed along the backside of the sidewalk along Route 9D to provide separation between pedestrians utilizing the sidewalk and the project site.
3. Drawing SP-3 has been revised to include a north arrow.

Sections Plan (S-1):

1. Drawing S-1 has been revised to include "The View" project on the plan.
2. The site sections accurately depict the elevation changes. We don't believe enlarging the vertical scale is necessary to convey the general relationship of the buildings and surrounding grades.
3. An elevation of the proposed retaining wall adjacent to City Hall has been included on Drawing S-1 for review. The elevation illustrates the proposed landscaping and the stepped walls as one would see the walls from City Hall.

Details (D-1):

1. The Driveway Pavement Detail on Drawing D-1 has been revised to note the paving cross section in the Route 9D right of way.
2. The Concrete Sidewalk Detail has been revised to include the strength of the concrete to be used.
3. The Wood Guiderail Detail has been revised to show the bolts extending through the post and attached with a washer and double nut on the backside of the posts.

Details (D-2):

1. The Retaining Wall Details on Drawing D-2 have been revised to more accurately depict the several different types and styles of wall proposed onsite.
2. The Retaining Wall Details on Drawing D-2 have been revised to illustrate a fence at the top of the wall.

Details (D-3): We acknowledge that there are no comments at this time.

Details (D-4):

1. The Water Service Line Trench Detail has been revised on Drawing D-4 to note the pipe to be ductile iron pipe.

Lighting Plan (LP-1):

1. A north arrow has been included on the plan.
2. Lighting Note #4 on Drawing LP-1 has been provided to state, "all fixtures shall be shielded to prevent lighting of the night sky."
3. The style and finish of the proposed light fixtures has been specified on Drawing LP-1.
4. The Lighting Plan has been revised to reduce the amount of light spillage onto neighboring properties to be greatest extent possible.

SWPPP:


1. As shown on the revised plan, and as described in the SWPPP, the stormwater treatment system has been revised based on the results of the onsite soil testing. Shallow depth to rock was encountered during testing, and the treatment for the stormwater onsite has been revised from an infiltration practice to an open channel system capable of treating the stormwater runoff in accordance with the NYSDEC design standards.
2. Details for the subsurface stormwater detention systems and the dry swale have been added to the project plans.
3. The SWPPP has been revised to include additional detail on the detention systems and associated inlet and outlet piping. The SWPPP includes HydroCAD analysis of the systems that corresponds to the revised plans and added details.
4. As shown on the revised plans, manholes have been added to the low flow outlet of the detentions systems prior to discharging into the dry swale. The manholes were added a change of direction in the pipe system for ease of future maintenance of the pipe system.
5. The pre-development drainage map (Figure 2 in the SWPPP) has been revised to show the time of concentration flow path.
6. The post development HydroCAD output has been revised to breakdown the impervious area in each subcatchment rather than using a ground cover with an assumed percent impervious.
7. Pretreatment of the stormwater runoff is provided in the stormwater detention systems prior to discharging to the dry swale for stormwater quality treatment. As shown in Appendix C of the SWPPP the detention systems have a storage capacity larger than the calculated water quality volume.

We respectfully request this project be placed on the April 11, 2017 Planning Board meeting for review of the provided information. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/jll

Enclosures

cc: Ken Kearney
AJ Coppola, R.A.

Insite File No. 16226.100