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April 5, 2017

Mr. Jay Sheers, Chairman  
Beacon Planning Board  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, NY 12508

RE: Edgewater  
City of Beacon  
Tax Map Nos. 5954-25-566983, 574979,  
581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the plans entitled "Edgewater", report entitled "Stormwater Pollution Prevention Plan", with the latest revision date of March 28, 2017, and the revised Full Environment Assessment Form and additional Environmental Assessment Form Report dated March 28, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 13, entitled "Site Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 13, entitled "Existing Conditions and Demolition Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 13, entitled "Landscape Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3A of 13, entitled "Site Lighting Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 4 of 13, entitled "Lower Level/Garage Floor Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 13, entitled "Typical Floor Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 6 of 13, entitled "Typical Floor Plan", last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

- Sheet 7 of 13, entitled “Building Renderings & Site Sections”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7A of 13, entitled “Building Renderings & Site Sections”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 8 of 13, entitled “Grading and Utility Plan”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 9 of 13, entitled “Erosion and Sediment Control Plan”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 13, entitled “Profiles”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 11 of 13, entitled “Site, Landscaping and Erosion & Sediment Control Details”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 12 of 13, entitled “Stormwater Details”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 13 of 13, entitled “Special Use Permit Application”, last revised March 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

As discussed at the last Planning Board meeting, a decision was made to have a Traffic Consultant review the Traffic Impact Study for the Planning Board. The Traffic Impact Study has been forwarded to Creighton-Manning Engineering for further review. Once we receive the comments from their office, we will provide that information to the Planning Board and the applicant.

Based upon our review of the above referenced materials and plans, we offer the following comments.

SEQR & Assessment Form:

1. The “Brief Description” on Page 1 of 13 notes 2 residential buildings to be constructed, but the site plan calls out 7 buildings. This should be revised on the EAF, or further clarified.

General Comments:

1. The additional Environmental Assessment Form report, states that the proposed water lines to be installed as part of the project are to be dedicated to the City of Beacon. This matter will need to be discussed with the City Council. The water system in the area is currently looped through the neighboring roads, and the lines being installed to service the project only benefit the proposed project. *The project consultants have stated that documentation is being*



*prepared to show the benefits of the City of Beacon accepting the water lines and that this information will be provided in the future.*

2. The Applicant should address comments made by the NYSDEC in its letter of March 30, 2017.
3. The project may require Dutchess County Department of Health approval.
4. Pressure and fire flow data should be provided as part of the report to verify that sufficient pressures and flows exist within the City's system to service the project. *The applicant has stated this information will be provided in a future submission.*
5. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. Although the buildings and utilities at the site are to be demolished and removed, a report should still be prepared to determine as to how much I&I is currently entering the system from the site. *The applicant has stated that this information will be provide in a future submission.*
6. It is recommended that soil investigations/borings be conducted across the site to determine if bedrock will be encountered during construction of the building foundations and site utilities. If it is found that rock is encountered and will impact the construction of the site, the applicant should explain as to how the rock will be dealt with during construction. *The applicant has stated that this information will be provide in a future submission.*
7. The applicant is proposing to consolidate 4 lots into a single lot. A stand-alone subdivision/lot consolidation plan should be prepared for the project. The applicant should submit documentation to the Planning Board attorney to show ownership of the 4 parcels to be consolidated. Several of the parcel owners noted on Sheet 2 do not appear to match the information from the Dutchess County Parcel Access data. The applicant should also note as to whether or not all of the parcels to be consolidated are currently owned by the applicant. *The applicant has stated that this plan and documentation regarding parcel ownership will be provided in the future.*
8. The proposed project entrance in the north-west corner on to Tompkins Terrace appears to cross onto private property. Survey Note 9 on Sheet 2 states that no easements were found crossing the Tompkins Terrace parcel allowing for ingress and egress of the project parcel over the Tompkins Terrace parcel. The applicant shall explain as to what steps are being taken to allow for the project to have ingress and egress over this parcel. This also poses an issue for the installation of utilities across this parcel, such as the proposed water line. *The applicant has stated that the Tompkins Terrace access is currently being investigated.*
9. A color cut and fill analysis plan should be provided, along with multiple cross-sections through the project site. *The applicant has stated that this information will be provided in a future submission.*
10. At a minimum, visual profile cross-sections should be provided for the project as viewed from the intersection of Beekman Street and Lower West Main Street, the Metro-North Train



station, and Lower West Main and Bank Street intersection. *The applicant has stated that this information will be provided in a future submission.*

11. A Traffic Signage & Striping plan should be provided for the site. *The applicant has stated that this information will be provided in a future submission.*
12. An Engineer's Report should be provided for the proposed water and sewer systems. *The applicant has stated that this information will be provided in a future submission.*
13. The plans now propose widening Branch Street to 25 feet and installing curbs, sidewalk, and drainage. Details of this construction should be provided on the plans.
14. Although the sight distances have been provided in the submitted Traffic Study, the sight distances should also be provided on the drawings for the access drive onto Tompkins Terrace, along with the Branch Street and Bank Street intersection.
15. Additional clarity should be provided on the plans with regards to the entrance to the garage between buildings 2 and 3, as the other plans (site plan, floor plans, renderings, etc.) lead to confusion as to how vehicles will enter the garage given a Terrace is shown between the building on most plans.

#### Sheet 1 of 13 – Site Plan:

1. Under the Zoning Summary in the top left corner of the sheet, it states that 10.035 acres of the project is underwater. This should be clarified, as it does not appear that any of the project site is underwater. *The applicant has stated that this information is noted in the deed for the parcel and that no development is proposed in the underwater area, however the underwater area is 10.035 acres of the total 12.009 acre area, representing the majority of the project area. We would recommend this underwater area be researched further.*
2. The hatched area on the plan representing "Existing Woodlands to Remain" should be revised. Proposed project grading and the installation of utilities are shown to occur in this area, as shown on Sheets 1 and 3. The woodlands to remain area should be reduced to not include areas disturbed for the project. *This comment has not be addressed on the plans.*
3. The zoning regulations table should be revised to include the minimum lot area, lot width, and lot depth. *The table should also be revised to note the provided quantities for all bulk requirements.*
4. It appears the number of required spaces does not account for the amount of units and bedrooms shown on sheets 5 and 6. Our calculations show 306 proposed units versus 307 noted on this sheet and 413 proposed bedrooms versus 317 noted on this sheet. The bedroom and unit counts are used for parking calculations. Using the numbers shown on the floor plans increases the amount of required parking spaces from 389 to 410. Parking space, unit, and bedroom counts should be checked and corrected where necessary. The proposed and landbanked parking spaces should be revised to meet these requirements.

#### Sheet 2 of 13 – Existing Conditions & Demolition:

1. The plan should be revised to show the existing water main locations, and the symbols used for sanitary manholes should be made larger so as to actually show a manhole. *This comment has not been addressed on the plans.*

2. The sewer manhole at the intersection of Bank Street and Branch Street show an 8" RCP pipe running from the manhole into the project parcel. Where does this pipe run traverse across the site to, and what does it serve? As this line appears to have previously serviced the site in some fashion, if the line is no longer used, then the applicant should have this line removed and disconnected from the sanitary manhole.

Sheet 3 of 13 - Landscape Plan:

1. The landscape plan shall be coordinated with the utility plan so that trees are not planted directly over or directly next to proposed water, sewer, and storm lines and structures.
2. The plan should be revised in accordance with Comment No. 2 above for Sheet 2. The plan should also show the edges of the road.

Sheet 5 of 13 - Typical Floor Plan:

1. The bedroom chart in the center of the sheet should have additional notes added that the overall bedroom count for calculation of water and sewer flows is 413 bedrooms, and that the 317 number represented on the plan for bedrooms does not account for studio's as they do not have separate bedrooms.

Sheet 8 of 13 – Grading and Utility:

1. The method of the water system connection to the existing Branch Street water main is not clear. Additional detail for the orientation and location of the tie-in should be provided. *The applicant has stated that this information will be provided in a future submission.*
2. Sewer service connections for buildings 1 thru 4 should be provided on the plan.
3. A valve shall be added to the water service line for building 1.
4. There is a 30' R.O.W. for Central Hudson along the northern property line. The project proposes parking, utilities, and trash enclosures inside this easement. The applicant should provide a letter to the Planning Board from Central Hudson in which Central Hudson states that the proposed items to be constructed within this easement is acceptable. *The applicant has stated that this information will be provided in a future submission.*
5. A sewer and drainage table shall be added to the plan which provides for the structure number, rim/grate elevation, pipe inverts, and pipe size.
6. The sewer and storm drainage pipe runs on the plan should be labeled with the size of the pipe, pipe material, and slope of the pipe.
7. The water and sewer utilities and structures shall be coordinated with the landscape plan so as to avoid conflicts with trees over utilities or directly adjacent to structures. Presently the plans show trees to be planted over or next to utilities and structures in several locations.
8. We would recommend that the hydrant branch and water service line for building 1 be separated so as to avoid the use of a 4-way tee.
9. The plans show three 10' high retaining walls in close proximity to each other to the east of building 4. Design information for this wall noting the loading and stepped wall design shall



be prepared by a licensed engineer in the State of New York, and shall be submitted for review. *The applicant has stated that this information will be provided in a future submission.*

10. We recommend that the erosion control matting notes and leaders be turned off on this sheet.
11. The size of the water main and services for the buildings should be labeled on the plan.
12. All pipes runs shall be stationed in accordance with the utility profiles. *The applicant has stated that this information will be provided in a future submission.*
13. The project water main in the north-west corner is proposed to connect to the existing water main located on Tompkins Terrace. As this is not a City Road in this area per the survey mapping provided, is this a City owned or privately owned water main at the location of the proposed connection? *The applicant is investigating the ownership of this water main.*
14. Building roof leader connections should be provided on the plans.
15. The stormwater pipe between CB302 and WQI301 appears to be out of the ground as it passes through infiltration basin 3. Pipe inverts should be checked and corrected where necessary.
16. The plan should show the location

Sheet 10 of 13 – Profiles:

1. A profile of Branch Street should be provided showing the existing and proposed grades and utilities.

SWPPP Comments:

1. It appears that infiltration rates for the three infiltration basins have been assumed based on the soil types. Infiltration testing will need to be performed in these areas in accordance with NYSDEC procedures. Our office should be notified prior to any field testing to allow for observation of the tests. *The applicant has stated that Lanc & Tully will be notified prior to any site soil testing.*
2. The water quality calculations should use a rainfall value of 1.4 as per figure 4.1 in the latest NYSDEC Stormwater Management Design Manuel.

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 Clark, Planner  
Nick Ward-Willis, Esq.  
Tim Dexter, Building Inspector