



May 30, 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 May 30, 2017.
- Preliminary Subdivision Plat, dated May 30, 2017.
- Stormwater Pollution Prevention Plan, dated May 30, 2017 (4 Copies).
- Water and Sewer Engineer's Report, dated May 30, 2017 (4 copies).
- Architectural Elevations and Rendering, prepared by Coppola Associates, dated May 25, 2017.
- Letter to Planning Board from Maser Consulting, dated May 18, 2017.

Also enclosed is a CD containing the above materials.

The Planning Board members had several concerns regarding the porticos, building material sample boards and snow removal. The portico design adjacent to the buildings has been reviewed and revised to be incorporated into the proposed porches. Material sample boards will be provided for review at the Planning Board meeting. Snow removal will be the responsibility of the snow removal contractor under the direction of the site managing personnel.

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 May 5, 2017:**

1. The County referral and responses from state agencies regarding archeological sensitivity are pending. Upon receipt, correspondence will be forwarded to the Planning Board for review.
2. Per the recommendations of the NYSDEC, tree removal shall take place between October 31<sup>st</sup> and March 31<sup>st</sup> during the bat hibernation period to avoid the removal of trees being utilized by the Indian Bats as roosting trees. A note has been added to drawing SP-1 stating same.

3. It is our understanding that at the May 15, 2017 City Council meeting, a local law was adopted amending Chapter 223 of the Code of the City of Beacon pertaining to parking sizes. The proposed layout conforms to the new parking dimensions.
4. We acknowledge that the City Council adopted Affordable Housing amendments on May 1, 2017 with a waiver section that will allow for the project to move forward in a manner consistent with state funding. The applicant will be applying for a waiver from the City Council to address this issue.
5. 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. We acknowledge the City Planner's statement that the waive is justified.
6. The two trees at the southern property line near the adjacent rectory building will not be able to be saved or protected during construction. It is our opinion that the proximity of the building with its foundation, to the tree root systems and canopies, conflict too much for the survival of the two trees.
7. We acknowledge that City Planner's recommendation that the Planning Board will need to issue a LWRP Consistency Justification along with the SEQRA determination.
8. Utilities have been relocated to maximize potential siting of townhomes along the Beekman Street frontage as shown on Drawings SP-2.1 and SP-2.2.

**Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated May 5, 2017:**

**General Comments:**

1. Utility profiles for the proposed sanitary, water, and drainage will be provided with a later submission.
2. Temporary construction easements have been provided as requested for structures proposed in close proximity to the property lines. The retaining wall adjacent to the western property line with The View has been shifted to the east to avoid the need for a construction easement.
3. We understand that Note #1 on Drawing SP-1 regarding snow removal will be discussed further with the Planning Board and Building Inspector.
4. The proposed dumpster enclosures have been expanded to adequately serve the proposed 98 units. The size of these enclosures will be the basis for the frequency of pickup.

**Water & Wastewater Engineering Report:**

1. The Water and Wastewater Engineering Report has been revised as follows:
  - a. The last paragraph of Section 3.2.2 has been revised to correctly reference Appendix A.
  - b. Section 3.2.3 of the report has been revised to include a discussion on the available fire flow at the proposed fire hydrant located on the site.

- c. A figure has been added to the report illustrating the location of the hydrants used during the witnessed flow test.
2. We acknowledge that the 8" diameter watermain proposed to be dedicated to the City and to serve the three (3) 6" diameter service lines to the proposed buildings, is still under discussion with the City.

Preliminary Plat:

1. The easements are depicted graphically on the preliminary plat. Metes and bounds will be provided on the final plat once all relevant design issues have been resolved.
2. It is understood that should the City refuse to accept the dedication of the watermain into the site then the related easement will be removed from the Plat.

Layout & Landscape Plan (SP-1):

1. It is our understanding that the Planning Board will discuss whether a waiver will be granted for the requested parking space number reduction.
2. The existing light poles located along the City's parking lot have been shown as requested to illustrate that the proposed landscaping does not conflict with the light poles.
3. The temporary construction easements have been provided on Drawing SP-2.1 and SP-2.2.

Utilities Plan (SP-2.2):

1. We acknowledge that the 8" diameter watermain proposed to be dedicated to the City and to serve the three (3) 6" diameter service lines to the proposed buildings, is still under discussion with the City and should the City refuse acceptance of this proposal, the additional details will be added to the project plans.
2. The water valve on the proposed 8" line from Wolcott Ave is shown adjacent to the 12" main at the location of the proposed wet tap.
3. The project plan includes a note relative to the sleeve for the proposed sewer line under the proposed retaining walls.

Erosion & Sediment Control Plan (SP-3):

1. A revision date has been added to this sheet as it has been revised.
2. As noted on the revised plan and construction sequence, the landscaping is proposed to be installed by phase as requested.

**Memorandum from Kenneth Wersted, PE, PTOE, of Creighton Manning Engineering, LLP, City of Beacon Traffic Engineering Consultant, dated April 19, 2017:**

Site Plan:

1. We acknowledge the City Traffic Engineer's acceptance of the sight distances provided.
2. Copies of the site plans have been provided to the City of Beacon Fire Department for review of the onsite circulation for any access restrictions.

3. We acknowledge the City Traffic Engineer's support of the pedestrian cross connection to The Views and access to Beekman Street. The applicant is aware that in the event the connection to The View occurs, residents and other users will be utilizing this connection. Should the city feel a crosswalk at Wolcott Avenue would be beneficial, we can discuss this with the NYSDOT as part of the Highway Work Permit for the entrance improvements.

Traffic Study:

4.to 11. Please refer to the May 18, 2017 letter from Maser Consulting regarding responses to these comments.

We understand the project is scheduled for the June 13, 2017 Planning Board meeting for a public hearing and 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  
Sean Kearney  
AJ Coppola, R.A.

Insite File No. 16226.100