

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal

John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal

John Lane, P.E., L.S.
Arthur R. Tully, P.E.

June 8, 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 plan set entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design; a report entitled "Preliminary Subsurface Investigation and Report for Proposed Multi-Family Residential Development at 45 Tompkins Avenue", dated October 3, 2006, as prepared by SESI Consulting Engineers; Stormwater Pollution Prevention Plan (SWPPP) with the latest revision date of May 27, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 15, entitled "Site Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 15, entitled "Existing Conditions and Demolition Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 15, entitled "Landscape Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 4 of 15, entitled "Site Lighting Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 15, entitled "Lower Level/Garage Floor Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 6 of 15, entitled "Typical Floor Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7 of 15, entitled "Typical Floor Plan", last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

- Sheet 8 of 15, entitled “Building Renderings & Site Sections”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 9 of 15, entitled “Building Renderings & Site Sections”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled “Grading and Utility Plan”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 11 of 15, entitled “Erosion and Sediment Control Plan”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 12 of 15, entitled “Profiles”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 13 of 15, entitled “Site, Landscaping and Erosion & Sediment Control Details”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 14 of 15, entitled “Stormwater Details”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 15 of 15, entitled “Special Use Permit Application”, last revised May 30, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

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

General Comments:

1. The 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. *The applicant’s consultant states that the project was entered into the CRIS database under the SHPO website, and that they will work with the NYSDEC in regards to the Indiana Bat.* The plans should be updated to include a note that clearing of the site will occur from October 1st through March 31st.
3. The project will require Dutchess County Department of Health approval.

4. Fire flow testing was conducted by the applicant's consult on May 16th, 2017, in which the testing shows that the static pressure in the existing water line at Bank and Tompkins is 98 psi, and is 120 psi at Branch and Bank. Available fire flows from the hydrants tested adjacent to the site ranged from 2,538gpm to 3,008gpm. This information should be included within the Engineers report for the water system, along with the calculation of the expected fire flows from the proposed hydrants on site.
5. Based upon a review of the subsurface investigation report, rock was encountered at depths from 3 feet to 10 feet across the site. Based upon this, the previously submitted cut & fill analysis plan prepared by Hudson Land Design should be updated to reflect the volume of rock that would have to be removed from the site. It should also be further discussed as to how the removal of rock will be handled at the site. If blasting is to occur at the site, a blasting plan should be prepared for the project.
6. 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.*
7. Construction details for stop bars, stop signs, and speed tables should be provided on the plans.
8. 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.*
9. The plans now propose widening Branch Street and installing curbs, sidewalk, and drainage. It appears there is also an existing utility pole in Branch Street that will require relocating. It appears that some of the road widening work will be outside the property and potentially the Branch Street right-of-way. The Branch Street right-of-way should be shown on the plans and it should be explained how the work outside the right-of-way will be completed.
10. Symbol sizes, such as sewer manholes, appear very small and illegible on several sheets throughout the plans. All sheets should be reviewed to make sure all symbols are legible.
11. The City of Beacon is in the process of reviewing the sewage collection system with regards to its capacity to handle the additional flows generated from the project.

Sheet 1 of 15 – Site Plan:

1. The hatched area on the plan representing "Existing Woodlands to Remain" has been revised, but still includes areas that will be disturbed as part of the project construction. The woodlands to remain area should be reduced to not include areas disturbed for the project even if they are being restored, as they are being disturbed.
2. It appears that additional parking spaces will need to be removed to construction the exit from the land banked parking area. The total spaces to be removed appears to be 5 spaces rather than 3 spaces (or 2 also noted on the plans). The final parking numbers should be adjusted to take into account the number of spaces to be lost when the entrance and exit drives to the proposed reserved parking area are constructed.

Sheet 2 of 15 – Existing Conditions & Demolition:

1. As previously requested, the existing water main location in Bank Street should be shown on this sheet.
2. The sewer manhole at the intersection of Bank Street and Branch Street shows an 8" RCP pipe running from the manhole into the project parcel. This section of pipe should be removed and the outlet in the manhole should be plugged as part of the Branch Street improvements.

Sheet 3 of 15 - Landscape Plan:

1. As previously requested, this sheet should also show the pavement/curb for Bank Street.

Sheet 4 of 15 – Site Lighting Plan:

1. The plans should note how the light poles will be anchored to the ground. Relevant construction details should be provided.
2. Some lights appear to be located in the proposed sidewalk areas. Locations of the light poles and bases should be revised so they do not conflict with the sidewalks.

Sheet 10 of 15 – Grading and Utility:

1. The applicant proposes to connect to the Branch Street existing water main using a coupling. Construction details of this connection should be provided.
2. 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 easement is currently being investigated and will provide information to the Planning Board in the future.*
3. 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. *The applicant has stated that this information will be provided when the layout is accepted by the Planning Board.*
4. 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. *The applicant has stated that this information will be provided when the layout is accepted by the Planning Board.*
5. 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 when the layout is accepted by the Planning Board.*
6. All pipe runs shall be stationed in accordance with the utility profiles. *The applicant has stated that this information will be provided when the layout is accepted by the Planning Board.*

7. Building roof leader connections should be provided on the plans. *The applicant has stated that this information will be provided when the layout is accepted by the Planning Board.*
8. A cistern is now proposed for capturing stormwater runoff from the buildings 1, 2, 3, and 4 roofs. The plans should specify which roofs will be captured by the cistern, construction details of the cistern should be provided on the plans, and it should be explained how this collected water will be used at the site.

Sheet 13 of 15 – Site, Landscaping and Erosion & Sediment Control Details:

1. The construction details for sidewalk, curb, and road widening for Branch Street have several dimensions and specifications that do not match the City of Beacon street specifications. These details should be checked and revised to match City specifications.

Sheet 14 of 15 – Stormwater Details:

1. Elevations for bio-retention area 2 low flow, high flow, and top of structure elevations do not match the stormwater model in the SWPPP. Elevations should be checked and revised where necessary.

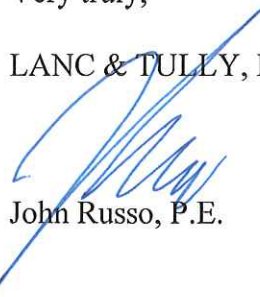
SWPPP Comments:

1. Infiltration testing results should be provided in the SWPPP.
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 Manual.
3. Hydrodynamic separator sizing calculation should be provided.
4. The thickness of the bio-retention area planting soil is not clear and should be confirmed. The plans should also show the thickness of the planting soil layer.
5. Both bio-retention areas have a 15-foot spillways described in the stormwater model. These spillways should also be shown on the plans. It should be noted that bio-retention area 1 discharges through the spillway during the 100-year storm and this area is located in the center of the project, with no safe location to overflow. We would recommend that this area be redesigned so the spillway does contribute flow during the 100-year storm.
6. The plan now shows a vegetated swale for providing a portion of the runoff reduction volume. The source of the flowrates used in the calculation spreadsheet should be described and it should be clarified how the 1,923 cubic foot runoff reduction volume provided by the swale was calculated. The location of this swale should also be noted on the plans.
7. The water quality volume and runoff reduction volume tables on pages 13 & 15 in the report text contain some numbers that do not match the calculations provided in Appendix F. The numbers should be checked and revised where necessary.

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
Jennifer Gray, Esq.
Tim Dexter, Building Inspector