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June 8, 2017

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

RE: West End Lofts
City of Beacon
Tax Map No. 5954-26-688931

Dear Mr. Sheers:

Our office has reviewed the plans entitled "West End Lofts", the report entitled "Water & Wastewater Engineering Report for West End Lofts" dated May 30, 2017, report entitled "Stormwater Pollution Prevention Plan for West End Lofts" dated May 30, 2017, and the following plan sheets:

- "Preliminary Plat prepared for West End Lofts", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 1 of 13 (CS-1)) entitled "Cover Sheet", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 2 of 13 (EX-1) entitled "Existing Conditions & Removals Plan", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 3 of 13 (SP-1) entitled "Layout & Landscape Plan", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 4 of 13 (SP-2.1) entitled "Grading & Drainage Plan", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 5 of 13 (SP-2.2) entitled "Utilities Plan", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 6 of 13 (SP-3) entitled "Erosion & Sediment Control Plan", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 7 of 13 (S-1) entitled "Sections", with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.

- Sheet 8 of 13 (LP-1) entitled “Lighting Plan”, with the latest revision date of May 30, 2107, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 9 of 13 (D-1) entitled “Details”, with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 10 of 13 (D-2) entitled “Details”, with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 11 of 13 (D-3) entitled “Details”, with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 12 of 13 (D-4) entitled “Details”, with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 13 of 13 (D-5) entitled “Details”, with the latest revision date of May 30, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet A1 entitled “Building #1 and #2 Elevations”, dated May 25, 2107, as prepared by Coppola Associates.
- Sheet A2 entitled “Building #3 Elevations”, dated May 25, 2107, as prepared by Coppola Associates.

Based upon our review of the above referenced plans and reports, we offer the following comments:

General Comments:

1. Pipe run profiles for sanitary sewer, storm drainage, and water lines shall be provided as part of the plan set. The utility lines shall be stationed in relation to the profile for ease of location. *Project consultant states that this information will be provided on a future submission.*
2. A temporary construction easement is now proposed along the City Hall parking area for the construction of the retaining walls. However, the retaining wall and staircase at the property corner shared with The View is located directly on the property line and will also require a temporary construction easement. Although the Applicant’s consultant states that the retaining wall has been moved further to the west to avoid the need for an easement, the enlarged plan view on Sheet SP-2.1 still shows the retaining wall on the property line, along with the overall plan itself.
3. Although the plans now show the location of snow storage areas on Sheet 3 of 13, these areas are very minimal in size. Note 1 on Sheet 3 with regards to snow removal should be discussed with the Planning Board and Building Inspector. *Project consultant plans to discuss this matter further with the Planning Board.*

4. The existing catch basin EX DI 2 in the City Hall parking area has two different sets of grate elevations and inverts. The plans should be checked to confirm the correct elevations since these elevations will impact the proposed stormwater piping going through the project.
5. The plans now propose six 5,000 gallon cisterns for collecting and storing of stormwater from the building roofs in order to meet the NYSDEC runoff reduction volume requirements. More information on how the rainwater in these cisterns will be used at the site should be provided to the Planning Board, along with what will occur with the water in these cisterns during winter months.
6. 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.

Water & Wastewater Engineering Report:

1. The "Water & Wastewater Engineering Report" should be revised as follows:
 - a. The second paragraph of Section 3.2.2 on page 3 references "Appendix B". This should be revised to read "Appendix A".
2. The report states that the applicant is proposing to have the City of Beacon own the proposed 8" water line into the site. The applicant will then have three 6" service lines off of this 8" line to service the 3 proposed buildings. The City does not typically accept dedication of water lines that provide a service line to a project. As such, the applicant was asked to demonstrate to the City of Beacon how the City will benefit from accepting the proposed 8" water line. The project consultant's response to this was the municipality would maintain control of the water line; each of the buildings would have a single meter allowing for efficient data collection; and if the line is owned by the City it would avoid the developer from having to install a large meter pit so as to avoid unnecessary cost maintenance and reliability issues.

The reasons provided by the project consultant do not support how dedication of this line to the City would benefit the City. Typically, the City is looking to accept water lines that will reinforce the City's system through looping of the water system, providing for additional water mains in areas where existing lines may be deficient in size, etc. The applicant should clearly demonstrate and provide information as to how the acceptance of this line will benefit the City as mentioned above. Based upon the reasons provided by the project consultant, it appears that the applicant is trying to avoid the costs of installing a meter pit with backflow prevention, without providing any specific benefits to the City's water system.

At present, the plans should show a master meter pit on the main water line entering the site. If the City does determine that it will accept this water line, then the master meter pit could be removed. The applicant will need to discuss this matter further with the City Council.

Preliminary Plat:

1. Metes and bounds for the proposed permanent and temporary easements should be provided on the final plat. *The applicant's consultant notes that the easements are depicted on the plat, and that metes and bounds for the easements will be provided on the final plat once all relevant design issues have been resolved.*

2. The applicant should discuss with the Planning Board and the City Council the proposed water main dedication in the site entrance drive to the City, and the easement associated with the water main. *The applicant's consultant understands that if the City refuses to accept dedication of the water main into the site, the related easement would be removed from the plat.*

Layout & Landscape Plan (3 of 13):

1. Per the note on the plan below the parking requirements, the applicant is seeking a waiver from the Planning Board to allow for a reduction in the number of parking spaces provided, in accordance with Section 223-41.21, Paragraph F(3). The Planning Board should discuss as to whether a variance for parking will be granted or not.
2. There are two additional light poles located along the southern edge of the City Hall parking area that are shown on other sheets in the plan set, but not on this sheet, these light poles should also be provided on this sheet. *Although the consultant states that these light poles have been shown, they still do not appear on the plan.*
3. Although the permanent and temporary construction easements are shown on this plan, they are hard to distinguish through all the landscaping. We would recommend that these easements also be provided on the utilities plan. *Although the consultant states that these temporary easements have now been shown on Sheets SP-2.1 and SP-2.2, these easements do not show on these sheets.*

Grading & Drainage Plan (4 of 13):

1. The stormwater pipe between YD 12B and YD 12A appears very to close and potentially under the entryway of building 2. This stormwater pipe should be relocated away from the building to allow repair in the future.

Utilities Plan (5 of 13):

1. The private water line servicing the site will require a master water meter pit located near the entrance to the project site. This pit should include a fire flow meter, backflow prevention, and a by-pass. This structure should be shown on the plans at this time, and could be removed in the future if the City of Beacon decided to accept the water main.
2. The plans now note that a sleeve will be used for the sanitary sewer line under the retaining wall near building 3. A construction detail should be added to the plans showing this sleeve through the retaining wall. Although the consultant states a note relative to the sleeve for the proposed sewer line is called out on the plan, a construction detail should still be provided which would include the size of the sleeve, length of the sleeve, sleeve material, how the ends of the sleeve would be capped, etc.

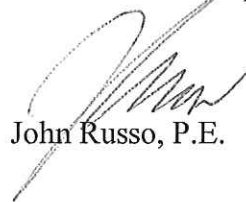
SWPPP:

1. Two hydrodynamic separators are proposed for providing pre-treatment for the underground detention system and surface sand filter. Hydrodynamic separators are considered a proprietary practice in New York State. It should be confirmed that the proposed hydrodynamic separators are acceptable for use in New York State and that they will function on-line with the full pipe flows going through the structures.
2. The plans and SWPPP should include all maintenance procedures and a maintenance schedule for the proposed cisterns.

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