



June 27, 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 June 27, 2017.
- Preliminary Subdivision Plat, dated June 27, 2017.
- Stormwater Pollution Prevention Plan (SWPPP), dated June 27, 2017. (4 copies)
- Water and Sewer Engineer's Report, dated June 27, 2017. (4 copies)

Also enclosed is a CD containing the above materials.

Based on comments received from the Planning Board at the previous meeting, we offer the following:

1. The applicant is looking at an alternative sidewalk route and related pedestrian concerns.
2. The proposed bike racks are not intended to be covered. The buildings will include indoor storage for bikes.
3. The applicant and architect are reviewing the Portico design and will report to the Planning Board accordingly.
4. The applicant recognizes the importance of a Construction Logistics Plan and will submit one to the Building Department with the Building Permit application.
5. The plans now include a lawn and planted strip along the Beekman Street sidewalk as requested.

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 June 7, 2017:

1. We acknowledge Mr. Clark's recommendation for the project to be referred to the County for its final review.
2. The applicant will request a waiver from the City Council relative to the Affordable Workforce Housing requirements.

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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. We acknowledge the City Planner's statement that the waiver is justified.
4. We acknowledge that City Planner's recommendation that the Planning Board should issue a LWRP Consistency Justification along with the SEQRA determination. A public access agreement for the walkway will be developed in the future between the City and the applicant.
5. Drawing SP-1 has been revised to illustrate the 42" Oak tree located at the southeast property corner adjacent to the Church driveway to be protected at the recommendation of the City Planning Consultant. General Note #5 has been added to Drawing SP-1 stating, "Existing 42" oak located in the southeast corner of the property adjacent to the church driveway shall be reviewed by an arborist prior to construction and after construction. The tree shall be pruned per the arborist's recommendation. If the tree is found after construction to be failing, in ill-repair, or structurally compromised, the tree shall be removed. In the event the tree is removed; a large tree shall be planted in its place. All feasible measures shall be taken during construction to protect the tree.
6. A crosswalk has been proposed at the intersection of Wolcott Avenue and Beacon Street as requested.
7. The portico design is currently being reviewed based on comments received at the previous Planning Board meeting.

Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated June 8, 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 rim and invert elevation for the EX DI 2 drainage structure has been confirmed and the drainage table has been revised.
5. The project plans and SWPPP has been revised to include maintenance information for the proposed cisterns, including guidance on the lowering of the water level before the winter months. The maintenance information provided for the cisterns is taken from the design guidance in the NYSDEC Stormwater Management Design Manual.
6. We understand the City of Beacon is in the process of reviewing the sewage collection system with regards to capacity to handle the additional flows generated by the project.

Water & Wastewater Engineering Report:

1. The Water and Wastewater Engineering Report has been revised as follows:

- a. The report has been revised to reference the correct Appendix in Section 3.3.2.
2. As discussed with the consulting engineer, the proposed water service for the proposed buildings has been revised. The current proposal includes a service connection from the existing 12" main in Wolcott Ave to each of the three (3) buildings, thus eliminating the need for a combined meter pit as previously suggested. The project plans and Water & Wastewater Engineering Report have been revised to show and discuss the current water service connections for the proposed buildings.

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. Based on the new water connection design, the easement for the water service for Lot 2 over Lot 1 has been updated on 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.

Grading & Drainage Plan (SP-2.1):

1. The plans have been revised shift yard drain 12A slightly to the west to eliminate the potential conflict with the proposed entryway into Building #2.

Utilities Plan (SP-2.2):

1. As discussed with the consulting engineer, the proposed water service for the proposed buildings has been revised. The current proposal includes a service connection from the existing 12" main in Wolcott Ave to each of the three (3) buildings, thus eliminating the need for a combined meter pit as previously suggested. The project plans and Water & Wastewater Engineering Report have been revised to show and discuss the current water service connections for the proposed buildings.
2. A sleeve detail for the proposed sewer main has been added to the project plans.

SWPPP:

1. As stated in the project SWPPP the hydrodynamic separators are proposed as a proprietary pre-treatment practice ahead of the surface sand filter. It is proposed to use two (2) Hydroguard HG-4 units placed immediately ahead of the detention systems. As shown in Appendix J of the SWPPP there is correspondence from the NYSDEC stating that the Hydroguard hydrodynamic separators passed the NJCAT third party testing and are acceptable for pre-treatment in accordance with the NYSDEC standards. It should also be noted, and as seen the on the details on the project plans, the Hydroguard separators have an internal bypass capable of passing the flows from the larger storm events through the unit.
2. The project plans and SWPPP has been revised to include maintenance information for the proposed cisterns, including guidance on the lowering of the water level before the winter

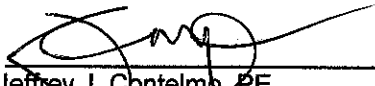
months. The maintenance information provided for the cisterns is taken from the design guidance in the NYSDEC Stormwater Management Design Manual.

We understand the project is scheduled for the July 11, 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