

**LANC & TULLY**  
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July 7, 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 report entitled "Water & Wastewater Engineering Report for West End Lofts" dated June 27, 2017, report entitled "Stormwater Pollution Prevention Plan for West End Lofts" dated June 27, 2017, and the following "West End Lofts" plan sheets:

- "Preliminary Plat prepared for West End Lofts", with the latest revision date of June 27, 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 June 27, 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 June 27, 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 June 27, 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 June 27, 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 June 27, 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 June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 7 of 13 (S-1) entitled "Sections", with the latest revision date of June 27, 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 June 27, 2107, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 9 of 13 (D-1) entitled “Details”, with the latest revision date of June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 10 of 13 (D-2) entitled “Details”, with the latest revision date of June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 11 of 13 (D-3) entitled “Details”, with the latest revision date of June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 12 of 13 (D-4) entitled “Details”, with the latest revision date of June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 13 of 13 (D-5) entitled “Details”, with the latest revision date of June 27, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.

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 should now be provided as part of the plan set. The utility lines shall be stationed in relation to the profile for ease of location.
2. The walkway connection to the adjacent project, The View, is located approximately 6' above existing grade at the property line and will require stairs on The View property down to existing grade and The View walkway. It should be clarified who will be responsible for the construction of these stairs and if a temporary construction easement will necessary.
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 and Building Inspector.*
4. The plans should clearly state that the six (6) 5,000 gallon cisterns will be used for landscape irrigation and will be used on a regular basis to prevent the stored water from becoming stagnant. Preliminary details of the irrigation pump system, areas to be irrigated, distribution piping, etc. should be provided on the plans.
5. 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. Section 3.2 of the report notes that project proposes three (3) 6" connections to the 12" water line in Wolcott, but the plan currently shows two (2) 6" connections, and one (1) 8" connection. The report and plans should be coordinated.

Preliminary Plat:

1. We would recommend that the entire City Hall parcel be shown on the Subdivision Plat, as the subdivision does impact the overall parcel as to size, etc.
2. 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.*
3. The project will be split into 2 proposed lots with buildings 1 & 2 on Lot 1 and building 3 on Lot 2, with parking and utilities shared between the 2 lots. Cross-easements for water, sewer, stormwater, parking, access, maintenance, etc. will be necessary between the 2 proposed lots. Agreements for maintenance and access to all shared utilities and parking areas should be developed and provided to the Planning Board Attorney for review.

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.

Utilities Plan (5 of 13):

1. The shared water main servicing the project has been replaced with individual services and meters for each of the three buildings. The building 3 water service has approximately 300' of 6" and 8" diameter water piping between the Wolcott Avenue main and the water meter at the building, leaving a sizable run of privately owned large diameter water line that is not metered for losses. Due to potential of unmetered leaks on this length of pipe, we would recommend that the applicant's engineer explore alternative water service locations that would minimize the unmetered length of the service to this building.
2. The plans now note that a sleeve will be used for the sanitary sewer line under the retaining wall near building 3. The construction detail should be revised to note the length of sleeve. A larger sleeve pipe should be used and type of pipe should be noted and confirmed to be adequate for the anticipated loading under the retaining wall. Spacers should also be provided between the sewer and sleeve pipes.

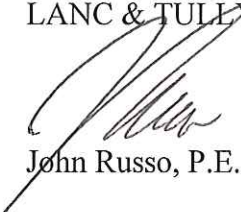
SWPPP:

1. The emails included in Appendix J state that Dave Gasper was acceptable to using the manufacturer's suggested flowrates if using the HDS as pre-treatment. The table provided is from Connecticut DOT and states the maximum water quality flowrate for each of the models. Information directly from the manufacturer should be included rather than from ConnDOT. The flowrates to HDS 5 should also be checked due to the flowrates higher than what is recommend in the table. Some info in that appendix from the manufacturer confirming that these units can be installed online and can pass the 100-year storm flows.

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