

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 Lenc, P.E., L.S.
Arthur R. Tully, P.E.

August 3, 2017

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

RE: 123 Rombout Avenue
City of Beacon
Tax Map No. 5954-35-794799

Dear Mr. Sheers:

Our office has reviewed the select sheets from the plan set entitled "123 Rombout Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design; Drainage Report dated July 25, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 7, entitled "Site Plan", dated July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 7, entitled "Existing Conditions Survey", dated July 25, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 3 of 7, entitled "Floor Plans & Exterior Views", dated July 25, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 4 of 7, entitled "Grading and Utility Plan", dated July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 5 of 7, entitled "Erosion & Sediment Control Plan", dated July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 6 of 7, entitled "Site Details", dated July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 7 of 7, entitled "Utility, and Erosion & Sediment Control Details", dated July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.

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

General:

1. Additional information should be provided with regards to the existing two-story building located at the front of the site. Is this building to remain? What is the current use of the building? What is the proposed use of the building? Are any modifications proposed for this building?

2. The EAF notes that the anticipated water & sewer usage is 1,100 gallons/day and there is no increase from existing conditions. The applicant should provide documentation with regards to previous water usage at the site to verify that there is no proposed increase in usage.
3. Question E.1.h.iv. on Page 10 of 13 of the EAF should be completed.
4. Question E.3.g. on Page 13 of 13 of the EAF was marked as "Yes". As such, the questions below this response must be completed.
5. A lighting plan should be provided for this project.

Sheet 1 of 7 – Site Plan:

1. The location plan in the right-hand corner should be revised so that the street names are visible.
2. The parking calculations should be revised to account for the existing parking spaces and the existing office building at the site.
3. The metes and bounds along the southerly property line should be relocated so that they are not covered by the proposed plantings.
4. The plan should show where the front, side, and rear yards were measured as represented in the zoning bulk table.
5. The Zoning Bulk Table on the plan should also include information as to the existing 2-story building, as the entire site is encumbered by the application.
6. Isometric patterns should be provided for the proposed lighting noted on the plan.
7. Per the floor plans shown on Sheet 3 of 7, an entrance/exit door is shown at the rear of the building. We would recommend that a lighted walk be provided from this door to the parking area.
8. The building plan view of the building on this sheet should match that of the 1st floor plan shown on Sheet 3 of 7.

Sheet 2 of 7 – Existing Conditions Survey:

1. The applicant should investigate if there are any easements for the 12" CMP stormwater leaving the site to the south where it traverses the adjacent parcel.
2. The survey shows a monitoring well to the south of the existing storage building. The purpose of this well should be explained and if this well is not needed it should be properly abandoned.
3. The sizes of all the existing water mains and services should be noted on the plans.
4. City of Beacon water system mapping shows a different layout at the end of Hubert Street than shown on this plan. The main in Rombout Avenue continues west past the site and shows the hydrant directly connected to the main in Rombout Avenue. The applicant should verify as to how the water and sewer currently enter the project site.
5. Why is the applicant proposing to tap off of their existing service line within Rombout Avenue? Is the line in poor condition? If so, why is the applicant not installing an entirely new service? If the service is not in poor condition, then the existing service line should be reused to the fullest extent possible, and any taps off the line should occur within the site itself since Rombout was just reconstructed.

Sheet 4 of 7 – Grading and Utility Plan:

1. The proposed dumpster shown on sheet 1 should also be shown on this sheet.
2. Our office would prefer that the existing water service for the existing storage building be reused for the renovated building, if possible, to prevent any excavating in Rombout Avenue, which has recently been improved.
3. The plans propose 15” HDPE stormwater pipe for the new construction and will connect to an existing 12” CMP stormwater pipe leaving the site to the south. Connecting larger pipes to a smaller pipe may increase the chances of the pipe clogging at the entrance to the smaller pipe. We recommend that the proposed on-site pipe be changed to 12” or the entire run of downstream pipe be changed to 15”.
4. The condition of the existing drainage line running from the site to West Center Street should be accessed to verify that it is still in good working order and structurally sound. This may require that the line be televised.
5. Snow storage areas should be shown on the plan.

Sheet 6 of 7 – Grading and Utility Plan:

1. Construction details for the catch basin (yard drains) and handicap accessible sidewalk ramps should be provided on the plans.

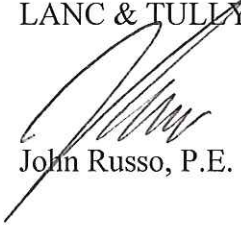
Drainage Report:

1. The drainage report should provide an analysis of the downstream stormwater system to confirm it has capacity for the runoff from the site and the anticipated increase in runoff.
2. Page 2 of the report notes that the downstream piping is 15” CMP, however the plans show this pipe as 12” CMP. The size of this pipe should be confirmed and corrected where necessary.

This completes our review at this time. Further comments may be forthcoming 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