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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 4, 2017

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

RE: Beacon HIP Lofts - 39 Front Street
City of Beacon

Dear Mr. Sheers:

We have reviewed the following EAF and plans (Sheets 1 thru 10 of 10) for the project entitled "Amendment to Special Use Permit Application - Beacon HIP Lofts", as prepared by Aryeh Siegel, Architect and Hudson Land Design, and all having the date of July 25, 2017:

- Sheet 1 of 10, entitled "Site Plan"
- Sheet 2 of 10, entitled "Survey/Existing Conditions"
- Sheet 3 of 10, entitled "Landscape Plan & Lighting"
- Sheet 4 of 10, entitled "Floor Plans – Buildings 16"
- Sheet 5 of 10, entitled "Building Elevations"
- Sheet 6 of 10, entitled "Grading and Utility Plan"
- Sheet 7 of 10, entitled "Erosion and Sediment Control Plan"
- Sheet 8 of 10, entitled "Site, Landscaping and Erosion and Sediment Control Details"
- Sheet 9 of 10, entitled "Stormwater Details"
- Sheet 10 of 10, entitled "Water and Sewer Details"

Based upon our review of the submitted plans and documentation, we offer the following comments:

General Comments:

1. The applicant will require a variance for the proposed height of Building #16. We would recommend that the Planning Board refer the project to the ZBA.
2. A revised stormwater pollution prevention plan (SWPPP) should be submitted for the project.
3. Under section D.2. of the EAF, questions d, k, l, and r should be completed.
4. Under Section E.1. of the EAF, questions b and h.iii. should be completed.
5. Under Section E.3. of the EAF, questions g and h should be completed.

Sheet 1 of 10:

1. All text should be clearly legible. It was noted in several areas that the text was masked or hidden by objects and hatches, making the notes illegible.
2. The wood decks behind the additional to Building #9, and any other work in this area, should take into account the utilities in this location as shown on Sheet 6.

Sheet 3 of 10:

1. We would recommend that the building numbers be provided on this sheet, and the “Main Lobby Entrance” be noted to clarify the arrow shown at this location.
2. The proposed landscaping should be coordinated with the utilities. Based upon the utilities shown on Sheet 6, some of the proposed trees will be in conflict with the storm drainage and sanitary sewer.
3. Although the title of the sheet notes “Lighting”, no lighting was found on the plan. The plan should be revised to show any proposed lighting that will be installed for the project, and shall include the isometrics for the proposed lights.

Sheet 6 of 10:

1. The configuration of the buildings shown on the plan should be coordinated with those shown on the site plan.
2. Several utility poles are shown within the access drive and parking area on the north-east side of the parcel. What is the disposition of these poles? If they are to be relocated, the plan should show where they are being relocated to.
3. The proposed water lines, as presented on the plans entitled “Water Service Replacement Plan – Beacon Hip Lofts and Storage”, with the latest revision date of October 13, 2014 and prepared by Hudson Land Design, should be shown on this plan.
4. Building #12 shows a water line running through the building. Is this water line to remain, or is it being removed?
5. How Buildings 4A, 9, and 12 are to be serviced by water and sewer should be shown on the plan.

Sheet 7 of 10:

1. The sheet should be labeled as sheet “7 of 10”. It is presently labeled as “6 of 10”.

Sheet 8 of 10:

1. This sheet includes a construction detail for a retaining wall, but no wall was observed on the plans. The plans should clearly call-out where the retaining wall is proposed. If no retaining wall is proposed, then we would recommend the detail be removed.

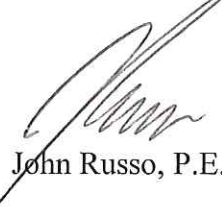
Sheet 9 of 10:

1. The "Bioretention Area Detail" shall provide additional information as to what the "planting soil" consist of.

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 shall 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: Jennifer Gray, Esq.
Tim Dexter, Building Inspector
John Clarke, City Planner