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August 3, 2017

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

RE: Edgewater
City of Beacon
Tax Map Nos. 5954-25-566983, 574979,
581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the select sheets from the plan set entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design; and excerpts from the Stormwater Pollution Prevention Plan (SWPPP), as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 15, entitled "Site Plan", last revised July 25, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled "Grading and Utility Plan", last revised July 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 14 of 15, entitled "Stormwater Details", last revised July 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

The project engineering consultant notes that the engineering comments being addressed at this time are those that mainly focus on the stormwater pollution prevention plan (SWPPP). As such, many of our previous engineering comments from our June 8th, 2017 correspondence remain outstanding. Based upon our review of the above referenced plans and submitted stormwater excerpts, we offer the following comments.

Sheet 1 of 15 – Site Plan:

1. Although the land banked parking area along Bank Street has been removed as discussed with the Planning Board, the plan should still show the proposed land banked parking along the northern parking lot, as depicted on Sheet 10 of 14.
2. The parking calculations table on this plan should be updated to reflect the actual number of land banked parking spaces proposed at this time.

3. The call out note to the left of the "Hatching & Landscape Legend" should be removed, as it speaks of the proposed land banked parking along Bank Street.
4. The hatching on the plan for the "existing woodland to remain" should be revised to match that as called out in the legend on the plan.

Sheet 10 of 14:

1. The proposed water line shown running on the north side of the parking lot at the north end of the project should be relocated, as trees are shown to be planted directly over the line. The applicant should consider relocating the line to the south side of the access drive through this area.
2. As presently shown, an easement for the proposed water line servicing the project from Bank Street would be needed over the private portion of Tompkins Terrace. We would recommend that the proposed water line from Bank Street to service the site either be shifted to the south, or that the alignment of the water line from the wet-tap to the site be revised, so as to avoid requiring an easement on the neighboring parcel.
3. We would recommend that sewer manhole SMH-6 be moved slightly to the south so that it is not within the cross-walk, and so that it is further removed from the proposed tree to avoid future damage from roots entering the system.
4. The location of all accessible curb ramps along the proposed sidewalks should be called out on the plan.


SWPPP Comments:

1. Infiltration testing results should be provided in the SWPPP. *The applicant's engineer has stated this information will be provided in a future revision of the SWPPP.*
2. Hydrodynamic separator sizing calculation should be provided. *The applicant's engineer has stated this information will be provided in a future revision of the SWPPP.*
3. The plan now shows a vegetated swale for providing a portion of the runoff reduction volume. The source of the flowrates used in the calculation spreadsheet should be described and it should be clarified how the 1,923 cubic foot runoff reduction volume provided by the swale was calculated. The location of this swale should also be noted on the plans. *The applicant's engineer has stated this information will be provided in a future revision of the SWPPP.*
4. The water quality volume and runoff reduction volume tables on pages 13 & 15 in the report text contain some numbers that do not match the calculations provided in Appendix F. The numbers should be checked and revised where necessary. *The applicant's engineer has stated this information will be provided in a future revision of the SWPPP.*

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