

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 1, 2017

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

RE: Ferry Landing at Beacon
Beekman Street
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Sheers:

The applicant proposing the development of 8 residential town house units on a 0.56 acre parcel located at the intersection of Beekman Street and Ferry Street. We have reviewed Short EAF, along with the plan set entitled "Ferry Landing at Beacon" consisting of the following plans as prepared by Ferry Landing at Beacon, Ltd.:

- Sheet 1 of 9, entitled "Site Information Plan", dated March 1, 2017.
- Sheet 2 of 9, entitled "Existing Site Plan", dated March 1, 2017.
- Sheet 3 of 9, entitled "Site Development Plan", dated March 1, 2017.
- Sheet 4 of 9, entitled "Site Grading Plan", dated March 1, 2017.
- Sheet 5 of 9, entitled "Site Utilities Plan", dated March 1, 2017.
- Sheet 6 of 9, entitled "Site Details Plan", dated March 1, 2017.
- Sheet 7 of 9, entitled "Front Elevation Plan", dated March 1, 2017.
- Sheet 8 of 9, entitled "Front/Side Isometric Plan", dated March 1, 2017.
- Sheet 9 of 9, entitled "Rear/Side Isometric Plan", dated March 1, 2017.

Based upon our review of the above Short EAF and the above referenced plans, we offer the following comments:

General Comments:

1. The applicant should prepare and submit a LWRP (Local Waterfront Revitalization Plan) consistency study for the project.
2. Questions 13b and 14 of the Short EAF should be completed.

3. We would recommend that sidewalks be provided along the front of the project site along Beekman Street to Ferry Street. We would further recommend that sidewalk be extended into the site from Beekman Street, along the proposed drive entrance.
4. Sight Distances to the left and right at the proposed project entrance shall be provided on the plans.
5. Erosion and Sediment Control plans shall be prepared for the project.
6. Profiles of the proposed sewer and storm utilities shall be provided as part of the plan set.
7. A double check valve shall be installed on each water service. A construction detail shall be added to the plan for this, and the double check valve shall be approved by the City of Beacon.

Sheet 1 of 9 (Site Information Plan):

1. The application for site plan notes the applicant as “Ferry Landing at Beacon, Ltd”, but in the upper right-hand corner of the plan sheet it notes the applicant as “Ferry Crossing at Beacon, LLC”. The application and information on the plan should be coordinated with each other.

Sheet 2 of 9 (Existing Site Plan):

1. The plan depicts a storm drainage line running along the south-east side of the parcel from Bay View Avenue, and then again running along the north-east side of the parcel parallel with Ferry Street. If easements exist for these utilities, they should be shown on the plans. If easements do not exist, utility easements should be offered to the City of Beacon over these utilities where they cross the parcel.
2. The plan should show the location of the existing waterline within Beekman Street.
3. Trees over 6” in diameter be shown on the plans.

Sheet 3 of 9 (Site Development Plan):

1. The Plant Schedule should be updated to reflect the number of each plant to be installed.
2. The Plan should show existing and proposed utilities on the plan to ensure that the proposed plantings will not impact the existing and proposed utilities.
3. The existing street light pole at the entrance to the project should be clearly called out.

Sheet 4 of 9 (Site Grading Plan):

1. As the rear of the parcel is known to have significant rock, and some grading is proposed at the rear of the parcel in the south and along the north-east side along with utilities to be installed, how will the removal of rock be handled at the site?
2. The plan should note the garage floor elevation (GFE) and 1st floor elevation (FFE) for each unit.

Sheet 5 of 9 (Site Utility Plan):

1. The catch basins and associated storm piping between the basins should be moved back out of the road right-of-way, as this is a proposed private collection system.
2. The plan should clearly show additional information as to the location existing waterline in Beekman Street across the entire frontage of the property, and along the side of the project on Ferry Street. The depiction of the water line shall also show the location of exiting valves and hydrants on these stretches of water main, if present.
3. The down spout collection system located along the front of the building on Beekman Street, is partially located within the road right-of-way. We would recommend that the building be shifted so that the collection system can be installed outside of the right-of-way. If the building cannot be shifted, then it is a legal question as to whether the applicant will need to seek a license agreement with the City of Beacon for this private utility to occupy the road right-of-way.
4. The sewer collection header pipe located along the front of the building, which serves as a common collection pipe for all 8 units, is located entirely in the road right-of-way. As this is a private utility serving more than a single resident, we would recommend that this utility line be relocated outside of the road right-of-way, which may require the shifting of the proposed building. If this utility cannot be relocated, then it is a legal question as to whether the applicant will need to seek a license agreement with the City of Beacon for this private utility to occupy the road right-of-way. We would further recommend that manholes be provided at either end of this common collection line to allow for the ease of access to maintain the line.
5. We would recommend that the storm drainage line on the interior of the property be upsized to a minimum size of 12" in diameter to reduce the chance of blockages occurring, and that an additional structure be installed in the line to eliminate the installation of the two proposed bends in the line.
6. Notes 4 and 5 shall be revised to state that the catch basin casting shall be "Heavy Duty" castings, rated for an H-20 load.

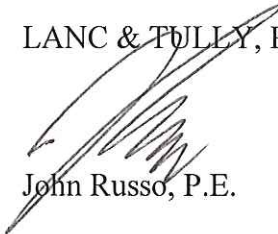
Sheet 6 of 9 (Site Details Plan):

1. The NYSDOT Item No. called out in both curb details shall be revised to read NYSDOT Item No. 304.12.
2. The concrete curb detail shall note the strength of the proposed concrete to be used.
3. All trench details shall note that backfill material to be used within the City's road right-of-way shall be NYSDOT Item No. 304.12.
4. Construction details shall be added for the proposed catch basins to be installed on site, erosion and sediment control measures to be employed at the site, traffic control signs, and details for the plantings proposed at the site.
5. The water service detail shall show the corporation to be installed at the 1 o'clock position on the water main.
4. Consideration should be given to extending the sidewalk from its terminus point off of Route 9D to the site, so that pedestrian traffic does not have to leave the sidewalk and walk within the road to access the site.
5. As previously requested, construction details should be added to the plans for the proposed cobble stone curbing, concrete walks, pavers, and parking lot striping and hatching.

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 Clarke, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector