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August 2, 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 July 25, 2017, report entitled "Stormwater Pollution Prevention Plan for West End Lofts" dated July 25, 2017, and the following "West End Lofts" plan sheets:

- Sheet 1 of 14 (CS-1) entitled "Cover Sheet", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 2 of 14 (EX-1) entitled "Existing Conditions & Removals Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 3 of 14 (SP-1) entitled "Layout & Landscape Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 4 of 14 (SP-2.1) entitled "Grading & Drainage Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 5 of 14 (SP-2.2) entitled "Utilities Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 6 of 14 (SP-3) entitled "Erosion & Sediment Control Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 7 of 14 (PR-1) entitled "Utility Profiles", dated of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 8 of 14 (S-1) entitled "Sections", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 9 of 14 (LP-1) entitled "Lighting Plan", with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.

- Sheet 10 of 14 (D-1) entitled “Details”, with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 11 of 14 (D-2) entitled “Details”, with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 12 of 14 (D-3) entitled “Details”, with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 13 of 14 (D-4) entitled “Details”, with the latest revision date of July 25, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 14 of 14 (D-5) entitled “Details”, with the latest revision date of July 25, 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. The walkway and stairwell connection to the adjacent project, “The View”, has been reoriented along the property line to drop to existing elevation where the walkway crosses the property line. It still appears that a temporary construction easement will be necessary since the wall and stair well appears to be on the property line.
2. Although the plans now show the location of snow storage areas on Sheet 3 of 14, 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.*
3. Details showing the areas to be irrigated using the stored stormwater runoff in the cisterns has been provided on the plans along with notes stating that pump systems and distribution pipe system will be designed by irrigation contractor and the contractor will provide an as-built of the system to the building department. The plans should also clearly state that cisterns will be used on a regular basis to prevent the stored water from becoming stagnant.
4. 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.
5. Construction details for the proposed stair systems running along the retaining walls should be provided on the plans.

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. *The applicant has noted that this will be part of a future submission.*
2. Metes and bounds for the proposed permanent and temporary easements should be provided on the final plat. *The applicant has noted that this information 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. *The applicant has noted that the additional cross easements and agreements for shared entities will be submitted as part of a future submission.*

Layout & Landscape Plan (3 of 14):

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 14):

1. We would recommend that the 8" line have a 8"x6" reducer added at the end of the line, and the 6" line to Building #3 start at the reducer. This will eliminate the end cap on the proposed 8" line, and lessen the chances for leaks and a blow-out at the end cap.

Utility Profiles (7 of 14):

1. Profiles for the 3 proposed water service lines shall be provided on the plan.
2. There does not appear to be adequate separation between the water service and the sanitary sewer pipe between manholes SMH4 & SMH5 and the stormwater pipe between catch basins CB8 & CB9. The water service layout should be revised to provide a minimum of 18" between the water services and stormwater/sanitary sewer.
3. Profiles should be provided for the three water services.
4. The invert out elevation for sanitary manhole SM4 is shown lower, as a drop manhole, on the profile, but as a standard manhole on sheet SP-2.2. This manhole should be revised where necessary.
5. As the slope of the pipe run between SDI-1 and EX. DI-1 is over 41%, we would recommend that this pipe line be anchored. This would also apply to the pipe run between DMH-16 and ES-15, which is over 35%.

Details (13 of 14):

1. The Sewer Main Sleeve Detail calls out the sleeve to be 12" PVC in one call-out, and 10" HDPE in another call-out on the detail. The call-outs on the detail shall be coordinated for consistency. We would further recommend that the sleeve pipe be revised to a heavier wall pipe (ductile iron, etc.) due to the loading of the retaining wall over the pipe. The detail shall also note the length of the of the proposed sleeve to either side of the retaining wall.

Details (14 of 14):

1. The SWPPP has changed the model of hydrodynamic separator from model HG-4 to HG-5, the detail on this sheet should be updated accordingly.

SWPPP:

1. The SWPPP appears acceptable, our office has no further comments.

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