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August 4, 2017

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

RE: River Ridge
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Sheers:

The applicant proposing the development of 18 residential town house units on 2.95 acres between the end of Ferry Street and Route 9D. We have reviewed submitted EAF, along with the plan entitled "Preliminary Subdivision Plat prepare for River Ridge Views, LLC", dated July 25, 2017, as prepared by TEC Land Surveying, along with the plan set entitled "River Ridge Townhouses" dated July 25, 2017 as prepared by Aryeh Siegel, Architect and Hudson Land Design, and consisting of the following plans:

- Sheet 1 of 11, entitled "Site Plan"
- Sheet 2 of 11, entitled "Survey & Existing Conditions Plan"
- Sheet 3 of 11, entitled "Landscape & Lighting Plan"
- Sheet 4 of 11, entitled "Building Plans"
- Sheet 5 of 11, entitled "Site Section Diagram"
- Sheet 6 of 11, entitled "Building Elevations & Renderings"
- Sheet 7 of 11, entitled "Grading and Utility Plan"
- Sheet 8 of 11, entitled "Erosion and Sediment Control Plan"
- Sheet 9 of 11, entitled "Site, Landscaping and Erosion & Sediment Control Details"
- Sheet 10 of 11, entitled "Stormwater Details"
- Sheet 11 of 11, entitled "Water and Sewer Details"

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

General Comments:

1. A stormwater pollution prevention plan (SWPPP) should be submitted for the project.
2. Question E.1.h.iv. of the EAF should be completed.

3. Section 195-20, Paragraph B(4), of the City Code requires that “The area to be subdivided shall have frontage on and direct access to a street ...”. The proposed subdivision shows 5 parcels to be created (Lots 14 through 18), that will not frontage on a street, and are therefore land-locked parcels. These parcels are proposed to have access to the street across an Homeowners Association (HOA) parcel, which we defer to the City’s Planning Board Attorney as to whether or not this is the appropriate ownership for the parcel to allow for the development of these land-locked parcels and allowing for access to the street.
4. Based upon the provided Zoning Bulk Table, the overall length of the building will exceed the maximum length of 150 feet and may require variances.
5. We would recommend that a traffic study be conducted for the project, and that the traffic study be coordinated with those that have been completed for the West End Lofts and Edgewater projects.
6. A cut & fill analysis plan should be provided for the project.
7. A construction phasing plan should be provided for the project showing how the project will be constructed.
8. Profiles shall be provided for the water, sewer and storm drainage utilities proposed.

Preliminary Subdivision Plat:

1. An easement will be required across the common HOA parcel allowing for ingress and egress to each of the 18 proposed residential lots.
2. Additional easements may be necessary the running of utilities between the HOA parcel and the individual parcels being created.

Sheet 1 of 11:

1. It is unclear as to what the large black rectangular blocks represent to the east of building 18. The plan should clarify what these represent.
2. Snow storage areas should be noted on the plan.
3. A sewer manhole appears in front of Units #2 and #7. Are these active sewer manholes? Do these structures exist, as they do not appear on the “Survey & Existing Conditions Plan”?

Sheet 3 of 11:

1. We would recommend lighting be provided along the proposed walkway between Ferry Street and Route 9D.

2. The types of lights to be used where called on the plan should be shown on the drawings.
3. At the bottom of the "Plant Schedule" on the right side of the sheet, what is to be planted in the "Bioretention/Bio-infiltration Area" is noted, but the plans do not show where this area is proposed. The plans should be revised to call out the location of any proposed bioretention or bio-infiltration areas.

Sheet 7 of 11:

1. The plan calls for multiple underground stormwater infiltration areas to be developed. Soil testing will need to be conducted for these proposed structures, and will need to be witnessed by the City Engineer.
2. Water and sewer service connections for each of the proposed units should be shown on the plan.
3. We would recommend that the water meter pit at the entrance to the project be shifted slightly to the north away from Unit #7.
4. The lowest sewerable elevation (LSE) be provided for each unit.
5. We would recommend that sleeves be provided on the sanitary sewer line between SMH-4 and SMH-5 where it crosses under the proposed retaining walls.
6. Proposed grading in the vicinity of the proposed stairwell between Ferry Street and Route 9D should be provided on the plan.
7. Given the height and tiering of the proposed retaining walls, the design of these walls shall be prepared by a licensed professional engineer registered in the State of New York, and a design report and plans for these walls should be submitted for review.

Sheet 9 of 11:

1. A pavement restoration detail should be added for the restoration of Route 9D since it will be disturbed for the connection to the existing water main.

Sheet 11 of 11:

1. The "Meter Pit Detail" calls for the meter pit to drain to day-light. The utility plan should be revised to show this drain line.
2. The water line trench details shall also note that the trench shall be backfilled with NYSDOT Item No. 304.12 within the NYSDOT right of way.

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