



August 29, 2017

Mr. James Sheers, Chairman  
City of Beacon Planning Board  
1 Municipal Plaza, Suite 1  
Beacon, New York 12508

RE: West End Lofts  
Wolcott Avenue  
Tax Map No. 5954-26-688931

Dear Chairman Sheers and Members of the Board:

Enclosed please find five (5) copies of the following in regards to a Subdivision and Site Plan Application for the above referenced project:

- Site Plans (14 sheets total), dated August 29, 2017.

Also enclosed is a CD containing the above materials.

With regards to comments received from the City Consultants, we offer the following:

**Memorandum from John Clarke of John Clarke Planning and Design, City of Beacon Planning Consultant, dated August 4, 2017:**

1. We acknowledge that the application requires a waiver from the City Council under the recently adopted Affordable Workforce Housing amendments.
2. It is our understanding that the Board will be issuing a LWRP Consistency Determination now that the SEQRA determination has been issued.
3. The applicant is currently working with the owners of The View project to develop the through walkway to Beekman Street.
4. It is our understanding that the note on Drawing SP-1 pertaining to the dedicated evergreen tree is sufficient.

**Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated August 2, 2017:**

**General Comments:**

1. The retaining wall and steps adjacent to the western property line with The View will require coordination between property owners. A note has been added to drawing SP-1 addressing this requirement.
2. We understand that Note #1 on Drawing SP-1 regarding snow removal will be discussed further with the Planning Board and Building Inspector.

3. The project plan set has been revised to include a note clearly stating that the cisterns will be used regularly to prevent the stored water from becoming stagnant. (See Irrigation System Note #1 on Drawing D-5).
4. We understand the City of Beacon is in the process of reviewing the sewage collection system with regards to capacity to handle the additional flows generated by the project.
5. Construction details for the proposed stair systems running along the retaining walls will be provided in a future submission.

Preliminary Plat:

1. The entire City Hall parcel will be illustrated on the Subdivision Plat in a future submission.
2. The easements are depicted graphically on the preliminary plat. Metes and bounds will be provided on the final plat once all relevant design issues have been resolved.
3. The additional cross easements and agreements for shared entities across the lots will be developed and submitted for review with a future submission.

Layout & Landscape Plan (SP-1):

1. It is our understanding that the Planning Board is in favor of the waiver for the requested parking space number reduction.

Utilities Plan (SP-2.2):

1. The plan has been revised to show an 8" x 6" reducer on the service line to Building #3 and elimination of the end cap on the water line in from Wolcott Ave after the service and hydrant connections.

Utilities Profiles (PR-1):

1. The plan has been revised to show the profiles for the three (3) water service connections for each of the proposed buildings.
2. The plans and profiles have been revised to show adequate vertical separation (18") between the proposed water service lines and the onsite sewer and drainage.
3. The plan has been revised to show the profiles for the three (3) water service connections for each of the proposed buildings.
4. The plans and profiles have been revised to correspond with respect to sanitary manhole SM-4.
5. The slope on the pipe run between DHM-16 and ES-15 has been lessened to under 20% and the pipe is small diameter, therefore it is not proposed to anchor this pipe. The pipe connecting SDI-1 to EX DI-1 is existing, and it is not proposed to replace that section of pipe. This pipe will see a reduction of peak flows in the final condition. It is proposed to connect SDI-1 to the existing drainage pipe down the slope to Beekman Street, therefore since it is proposed to not disturb the pipe, no pipe anchor is proposed.

Details (D-4):

1. The sewer sleeve callout of the utility plan has been revised to correspond to the detail. Additionally, the detail has been revised to specify that ductile iron pipe shall be used for the sleeve underneath the wall. The detail also shows that the sleeve shall extend 7'-6" beyond the centerline of the wall on both sides.

Details (D-5):

1. The detail for the hydrodynamic separator has been revised to depict model HG-5 to match the SWPPP.

SWPPP:


1. We acknowledge that the SWPPP appears acceptable and that there are no further comments to address.

We understand the project is scheduled for the September 12, 2017 Planning Board meeting for a public hearing on the proposed subdivision and consideration of a Site Plan and Subdivision Approval resolution. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/jll

Enclosures

cc: Ken Kearney  
Sean Kearney  
AJ Coppola, R.A.

Insite File No. 16226.100