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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.

September 6, 2017

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

RE: 123 Rombout Avenue
City of Beacon
Tax Map No. 5954-35-794799

Dear Mr. Sheers:

Our office has reviewed the select sheets from the plan set entitled "123 Rombout Avenue", as prepared by Aryeh Siegel, Architect, and Hudson Land Design; Drainage Report dated July 25, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 8, entitled "Site Plan", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 8, entitled "Existing Conditions Survey", with the latest revision date of August 29, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 3 of 8, entitled "Site Lighting & Landscaping Plan", with the latest revision date of August 29, 2017, as prepared by Aryeh Siegel, Architect.
- Sheet 4 of 8, entitled "Floor Plans & Exterior Views", with the latest revision date of August 29, 2017, as prepared by TEC Land Surveying and Aryeh Siegel, Architect.
- Sheet 5 of 8, entitled "Grading and Utility Plan", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 6 of 8, entitled "Erosion & Sediment Control Plan", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 7 of 8, entitled "Site Details", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 8 of 8, entitled "Utility, and Erosion & Sediment Control Details", with the latest revision date of August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.

Based upon our review of the above referenced plans, we offer the following comments.

General:

1. As the site will have an increase on water demand from 60 GPD for the prior warehouse use to 1,100 GPD for the proposed multi-family use, then question D.2.c. on page 5 of 13 of the EAF should be marked "Yes".

Sheet 2 of 8 – Existing Conditions Survey:

1. The applicant should investigate if there are any easements for the 12" CMP stormwater leaving the site to the south where it traverses the adjacent parcel. *Applicant has noted that the Surveyor is looking into this.*
2. The survey shows a monitoring well to the south of the existing storage building. The purpose of this well should be explained and if this well is not needed it should be properly abandoned. *The Applicant is researching the purpose of this well, and the findings will be provided once known.*
3. The sizes of all the existing water mains and services should be noted on the plans.
4. City of Beacon water system mapping shows a different layout at the end of Hubert Street than shown on this plan. The main in Rombout Avenue continues west past the site and shows the hydrant directly connected to the main in Rombout Avenue. The applicant should verify as to how the water and sewer currently enter the project site. *The Applicant has noted that the surveyor is working with the City with regards to verifying location and sizes of utilities in Rombout.*

Sheet 5 of 8 – Grading and Utility Plan:

1. As presently shown, the new water line to service the multi-family building would be located between the hydrant valve and the hydrant. This creates a problem in the event that the hydrant needs to be serviced, as closing the valve to the hydrant will also shut-off water to the multi-family building. The new service line for the multi-family building shall be situated such that it does not impede the maintenance/servicing of the hydrant, nor require shutting off the water to the multi-family building to maintain the hydrant.
2. The "Existing Conditions Survey" notes that the drainage lines are 12" diameter, whereas this plan notes the lines to be 15" in diameter. It is unclear as to what the actual size of the drainage piping along the west side of the site since both plans note different sizes. The two plans should be consistent with one another with regards to exiting utilities and utility sizes.
3. The condition of the existing drainage line running from the site to West Center Street should be accessed to verify that it is still in good working order and structurally sound. This may require that the line be televised. *The Applicant has noted that the existing drainage line will be evaluated, and the results of the submitted once received.*
4. Areas of proposed snow storage have been shown on the plan, and appear to be limited in size in comparison to the parking area to be maintained. We would recommend that notes be added to the plan stating that snow removal and disposal from the site will occur within 24 hours after a snow event, to ensure that the site is properly maintained during periods of inclement weather so that the storage areas are empty prior to the next storm event.

5. The sight distances for the existing driveways shall be provided on the plan.

Drainage Report:

1. The drainage report should provide an analysis of the downstream stormwater system to confirm it has capacity for the runoff from the site and the anticipated increase in runoff. *The Applicant has noted that this will be submitted in the future.*

This completes our review at this time. Further comments may be forth coming 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