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September 8, 2017

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

RE: Edgewater
City of Beacon
Tax Map Nos. 5954-25-566983, 574979,
581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the plan set entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design; a reports entitled "Water and Sewer Engineer's Report: for Edgewater," dated August 29, 2017, and Stormwater Pollution Prevention Plan (SWPPP) with the latest revision date of August 29, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 15, entitled "Site Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 15, entitled "Existing Conditions and Demolition Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 15, entitled "Landscape Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 4 of 15, entitled "Site Lighting Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 15, entitled "Lower Level/Garage Floor Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 6 of 15, entitled "Typical Floor Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7 of 15, entitled "Typical Floor Plan", last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

- Sheet 8 of 15, entitled “Building Renderings & Site Sections”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 9 of 15, entitled “Building Renderings & Site Sections”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled “Grading and Utility Plan”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 11 of 15, entitled “Erosion and Sediment Control Plan”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 12 of 15, entitled “Profiles”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 13 of 15, entitled “Site, Landscaping and Erosion & Sediment Control Details”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 14 of 15, entitled “Stormwater Details”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 15 of 15, entitled “Special Use Permit Application”, last revised August 29, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

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

General Comments:

1. The Environmental Assessment Form report, states that the proposed water lines to be installed as part of the project are to be dedicated to the City of Beacon. This matter will need to be discussed with the City Council.
2. Correspondence with the Dutchess County Department of Health should be provided to the Planning Board.
3. Calculations for the expected fire flows from the proposed hydrants on site should be provided in the Water and Sewer Engineer’s Report. *Applicant notes that this information will be provided in a future submission of the Engineer’s Report.*
4. Based upon a review of the subsurface investigation report, rock was encountered at depths from 3 feet to 10 feet across the site. Based upon this, the previously submitted cut & fill analysis plan prepared by Hudson Land Design should be updated to reflect the volume of rock that would have to be removed from the site. It should also be further discussed as to how the removal of rock will be handled at the site. If blasting is to occur at the site, a blasting plan should be prepared for the project. *The applicant’s engineer has stated that a cut & fill analysis*

is currently underway and will be provided for review when complete. They also note that a blasting plan and applicable notes will be provided if it is determined that blasting is required.

5. The proposed project entrance in the north-west corner on to Tompkins Terrace appears to cross onto private property. Survey Note 9 on Sheet 2 states that no easements were found crossing the Tompkins Terrace parcel allowing for ingress and egress of the project parcel over the Tompkins Terrace parcel. The applicant shall explain as to what steps are being taken to allow for the project to have ingress and egress over this parcel. This also poses an issue for the installation of utilities across this parcel, such as the proposed water line. *The applicant has stated that they are currently working on an access easement with the attorney for Tompkins Terrace apartments.*
6. As previously requested, construction details for stop bars, stop signs, and speed tables should be provided on the plans.
7. The plans now show the widening of Branch Street and installation of curbs, sidewalk, and drainage. It appears there is also an existing utility pole in Branch Street that will require relocating. It appears that some of the road widening work will be outside the property and potentially the Branch Street right-of-way. The Branch Street right-of-way for the length of widening on both sides of the road should be shown on the plans and it should be explained how the work outside the right-of-way will be completed. *The applicant's engineer has stated that they are exploring moving the road north to keep work within the right-of-way. Additional detail on the proposed road grading including contours and vertical curves should be provided.* The applicant will have to dedicate land to the City of Beacon for all improvements made to Branch Street that do not fall within the existing road right-of-way.
8. The City and Applicant should determine as to how the lower portion of Branch Street shall be maintained with regards to snow removal, as this road will serve as a primary access to the project site.
9. The plans should be updated to reflect the existing driveway from the Bobbit Parcel that accesses Branch Street.
10. Symbol sizes for sewer manholes and water valves on sheets 1 and 3 appear very small and are not legible. All sheets should be reviewed to make sure all symbols are legible.
11. 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.
12. The plans now show 18 parking spaces behind building 7 with a 12-foot high retaining wall between the parking and bio-retention area. Guiderail and fencing should be provided along the top of this wall for pedestrian and vehicular safety. Fully engineered plans shall be submitted to the Beacon Building Department with regards to the construction of all proposed retaining walls on site.

Sheet 1 of 15 – Site Plan:

1. "Existing Woodlands to Remain" hatching is not present on the plan, yet is still called out in the legend. The hatching for the existing woodlands to remain should be shown on the plan where the exiting woodlands are not to be disturbed by grading or other construction activities.

2. It appears that the access drive to the landbanked parking area will require the removal of one existing parking spaces to the west of the access drive. Subtracting one parking space from the total (proposed plus landbanked) results in inadequate proposed parking spaces. The landbanked parking and access drive should be revised to provide sufficient proposed parking spaces.
3. The plan should be updated to reflect the driveway access from the Bobbit parcel out to Branch Street.
4. The existing stonewall along the west side of Bank Street should be shown on the plan.
5. The existing curbing should be shown along the west side of Bank Street.
6. The manhole symbols on the plan should be updated to reflect an actual manhole, not the pin point that is currently shown.

Sheet 2 of 15 – Existing Conditions & Demolition:

1. As previously requested, the existing water main location in Bank Street should be shown on this sheet.
2. The plan should note the purpose of the existing 20-foot easement at the end of Branch Street, and also who benefits from this easement.
3. The topography on the plan shall be labeled with elevations.
4. The plan should show the driveway access from the Bobbit parcel.
5. The plan should clearly show the stone wall along the west side of Bank Street.

Sheet 3 of 15 - Landscape Plan:

1. This sheet should also show the pavement/curb for Bank Street, along with the water line in Bank Street and the existing stone wall along the west side of Bank Street.
2. The plan should be updated to reflect the Bobbit driveway access onto Branch Street.

Sheet 4 of 15 – Site Lighting Plan:

1. The plans should note how the light poles will be anchored to the ground. Relevant construction details should be provided.
2. Some lights appear to be located in the proposed sidewalk areas. Locations of the light poles and bases should be revised so they do not conflict with the sidewalks.
3. The lighting plan uses the previous site layout and does not include the new parking area to the rear of building 7. The lighting plan should be revised and provide lighting for this new parking area.

Sheet 10 of 15 – Grading and Utility:

1. The plan should be updated to reflect the driveway access from the Bobbit parcel to Branch Street. The proposed grading shall be adjusted accordingly.

2. There is a 30' R.O.W. for Central Hudson along the northern property line. The project proposes parking, utilities, and trash enclosures inside this easement. The applicant should provide a letter to the Planning Board from Central Hudson in which Central Hudson states that the proposed items to be constructed within this easement is acceptable. *The applicant has stated that this easement is currently being investigated and will provide information to the Planning Board in the future.*
3. A sewer and drainage table shall be added to the plan which provides for the structure number, rim/grate elevation, pipe inverts, and pipe size. *The applicant has stated that this information will be provided when the SEQR is closed.*
4. The sewer and storm drainage pipe runs on the plan should be labeled with length and slope of the pipe.
5. The plan shows three 10' high retaining walls in close proximity to each other to the east of building 4. Design information for this wall noting the loading and stepped wall design shall be prepared by a licensed engineer in the State of New York, and shall be submitted for review. *The applicant has stated that this information will be provided when the SEQR is closed.*
6. All pipe runs shall be stationed in accordance with the utility profiles. *The applicant has stated that this information will be provided in a future submission.*
7. Building roof leader connections should be provided on the plans. *The applicant has stated that this information will be provided in a future submission.*
8. The plans should specify which roofs will be captured by the proposed cistern, construction details of the cistern, and the location of the overflow piping. It should be explained how this collected water will be used at the site. *The applicant has stated that this information is being coordinated with the architect and will be provided in the future.*

Sheet 13 of 15 – Site, Landscaping and Erosion & Sediment Control Details:

1. A monolithic curb and sidewalk detail for use along Branch Street meeting City Specifications should be provided on the plans.

Sheet 14 of 15 – Stormwater Details:

1. The width of the high flow orifice for bio-retention area 1 does not match the stormwater model in the SWPPP. The dimension should be checked and revised where necessary.

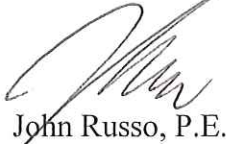
SWPPP Comments:

1. Hydrodynamic separator sizing calculation should be provided. The applicant's engineer has stated this information will be provided in a future revision of the SWPPP.
2. The calculations provided in Appendix F for the two bio-retention areas use varying depths for filter media, which is also different than the construction detail on Sheet 14 of the plans. The dimensions for the filter media and elevations for the underdrains should be checked and corrected on the plans and in the construction details.

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