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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 8, 2017

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

RE: 25 Townsend Street
City of Beacon
Tax Map No. 6055-03-383149

Dear Mr. Sheers:

Our office has reviewed the plans entitled "25 Townsend Street", as prepared by Hudson Land Design, and consisting of the following sheets:

- Sheet 1 of 4, entitled "Existing Conditions", with the latest revision date of July 25, 2017.
- Sheet 2 of 4, entitled "Preliminary Subdivision Plan", with the latest revision date of August 29, 2017.
- Sheet 3 of 4, entitled "Utility Plan", with the latest revision date of August 29, 2017.
- Sheet 4 of 4, entitled "Subdivision Details", with the latest revision date of July 25, 2017.

Based on our review of the submitted plans, ***we find many of our comments in our April 5, 2017 correspondence have not been addressed.*** Of most concern, are those related to the clearing of the mature trees along the south-easterly line; the hydraulic capacity of the existing sewer system to accept the additional sewage flows; the grade along the first portion of the proposed road, and cross-grading of the lots. In addition to those comments as present in our April 5th correspondence, we also offer the following comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.
2. The applicant is proposing an stormwater infiltration basin to handle the stormwater runoff from the site. We have concerns with the proximity of the proposed infiltration basin and the possible impacts of the infiltrated waters on the basements of the neighboring residents, if they have basements. *The applicant states that they expect to reconfigure the basin so that the*

infiltration portion of the practice is located further away from the homes, and will be shown on a future submission.

3. Additional information should be provided on the plans as to what is located to the south-west, given the overflow for the proposed stormwater facility will drain in this direction. Furthermore, the applicant should discuss what would be impacted to the south-west of the site if the stormwater facility were to overtop. Although the applicant notes that a wetland area is located to the south-west, and no discernible negative impact would occur if the storm water facility were to overflow in this direction, we still request that this information be provided on the plan. The applicant would be able to acquire this information from the "Highlands at Beacon" plans previously submitted for the parcel to the south-west, and show this information on the current project plans.
4. The applicant should look at revising the location of the drainage line running along the south-east line. Shifting of this line further to the north-west will reduce the clearing of the mature trees along this line that range in size from 6" to 16". *The applicant has noted that they shift the drainage line to minimize the clearing of existing trees, and that this will be shown on a future submission.*
5. The applicant notes that the proposed stormwater facility will be owned and maintained by a Homeowners Association. The plan should clearly note as who will own the storm lines running to the stormwater facility, along with the storm line within the proposed road.
6. The location of down spouts and roof-leaders for the proposed residences should be shown on the plan, to show the proposed direction of discharge for the collected stormwater from the roofs. *The applicant notes that this will be provided on a future submission.*
7. The lowest sewerable elevation (LSE) for each proposed residence should be noted on the plans. *The applicant notes that this will be provided on a future submission.*

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 Clarke, City Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector