

**LANC & TULLY**  
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September 8, 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 the submitted amended EAF, plan entitled "Topographic Survey of Lands prepared for River Ridge View, LLC", dated April 25, 2017, as prepared by TEC Land Surveying, along with the plan set entitled "River Ridge Townhouses" with the latest revision date of August 29, 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 EAF and the above referenced plans, we offer the following comments:

General Comments:

1. The project consultant submitted a stormwater pollution prevention plan (SWPPP) which we have reviewed and provided comments to the project consultant. *The applicant has noted that*

*a revised SWPPP will be submitted once the required soil testing at the site has been performed.*

2. 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 have frontage on a street, and are therefore land-locked parcels. These parcels are proposed to have access to the street across a 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. *The applicant notes that this is currently under review.*
3. 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. *The applicant notes that this is currently under review by the Zoning Administrator.*
4. The applicant has submitted a Traffic Impact Study for the project, as prepared by Maser Consulting. We would recommend that the Planning Board pass this study to the City's Traffic Consultant for review and comment.
5. A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*
6. Profiles shall be provided for the water, sewer and storm drainage utilities proposed. *The applicant notes that this information will be provided with a future submission.*
7. We would recommend that the applicant's consultant look at providing a 3-tiered retaining wall system along the rear of the project site in place of the 2-tiered wall currently proposed. A 3-tiered wall will allow for additional plantings between walls, further reducing the visual impacts of the wall system. This will also reduce the possible injury that could be sustained if a person were to fall from one of the walls.
8. Fencing shall be provided along the top of the retaining walls to prevent people from going over the wall. Construction details for the fencing shall be provided on the plans.

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. *The applicant notes that this should be a condition of Final Approval.*
2. Additional easements may be necessary the running of utilities between the HOA parcel and the individual parcels being created. *The applicant notes that this should be a condition of Final Approval.*



Sheet 1 of 11:

1. The "Index of Drawings" should be revised to eliminate the last line which calls for Sheet 15 of 11.
2. The sign located at the left side of the entrance should be called out on the plan as the "Monument Sign", so it is clear as to what is represented by this symbol.
3. The location of proposed light poles shall be shown on the plan.

Sheet 3 of 11:

1. We would recommend lighting be provided along the proposed walkway between Ferry Street and Route 9D. *This information will be provided by the City Engineer to the applicant for addition to the plans in a future submission.*
2. Additional construction details should be provided on the plans for light poles and associated bases.

Sheet 6 of 11:

1. The "View from Below Retaining Wall" is misleading, as the area below the wall is not a flat open area as shown, but rather a sloped area. Furthermore, the top wall as depicted extends above the final proposed grade which is not representative of the proposed grading plan. The rendering should be revised to accurately reflect what is proposed.

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. *Soil testing was scheduled for September 11<sup>th</sup>, 2017 with the City Engineer's office, and the results will be submitted with the revised SWPPP.*
2. Water and sewer service connections for each of the proposed units should be shown on the plan. *The applicant notes that this information will be provided on a future submission.*
3. The lowest sewerable elevation (LSE) be provided for each unit. *The applicant notes that this information will be provided on a future submission.*
4. 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. *The applicant notes that this information will be provided on a future submission.*

5. 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. A note shall be added to the plans and the retaining wall construction detail noting this.

Sheet 9 of 11:

1. The pavement restoration details shall be revised to have a minimum of 1 ½" of top course, 3" binder course, and 3" of base course, unless otherwise approved by the NYSDOT.

Sheet 11 of 11:

1. Although the "Meter Pit Detail" does not call for a RPZ, we would recommend that a drain from the pit to daylight be provided.

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