

**LANC & TULLY**  
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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: West End Lofts  
City of Beacon  
Tax Map No. 5954-26-688931

Dear Mr. Sheers:

Our office has reviewed the following plan sheets for the "West End Lofts" project:

- Sheet 1 of 14 (CS-1) entitled "Cover Sheet", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 2 of 14 (EX-1) entitled "Existing Conditions & Removals Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 3 of 14 (SP-1) entitled "Layout & Landscape Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 4 of 14 (SP-2.1) entitled "Grading & Drainage Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 5 of 14 (SP-2.2) entitled "Utilities Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 6 of 14 (SP-3) entitled "Erosion & Sediment Control Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 7 of 14 (PR-1) entitled "Utility Profiles", dated of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 8 of 14 (S-1) entitled "Sections", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 9 of 14 (LP-1) entitled "Lighting Plan", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 10 of 14 (D-1) entitled "Details", with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.

- Sheet 11 of 14 (D-2) entitled “Details”, with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 12 of 14 (D-3) entitled “Details”, with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 13 of 14 (D-4) entitled “Details”, with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.
- Sheet 14 of 14 (D-5) entitled “Details”, with the latest revision date of August 29, 2017, as prepared by INSITE Engineering, Surveying, Architecture, P.C.

Based upon our review project and the above referenced plans, we offer the following comments:

General Comments:

1. The previously submitted Stormwater Pollution Prevention Plan (SWPPP) was found to be acceptable by our office. Prior to site work occurring, the applicant shall file a “Notice of Intent” (NOI) with NYSDEC.
2. Although the plans now show the location of snow storage areas on Sheet 3 of 14, these areas are very minimal in size. Note 1 on Sheet 3 with regards to snow removal should be discussed with the Planning Board and Building Inspector. *Project consultant plans to discuss this matter further with the Planning Board and Building Inspector.*
3. 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.
4. Construction details for the proposed stair systems running along the retaining walls should be provided on the plans. *The applicant has stated that these will be provided in a future submission.*

Preliminary Plat:

1. We would recommend that the entire City Hall parcel be shown on the Subdivision Plat, as the subdivision does impact the overall parcel as to size, etc. *The applicant has noted that this will be part of a future submission.*
2. Metes and bounds for the proposed permanent and temporary easements should be provided on the final plat. *The applicant has noted that this information will be provided on the final plat once all relevant design issues have been resolved.*
3. The project will be split into 2 proposed lots with buildings 1 & 2 on Lot 1 and building 3 on Lot 2, with parking and utilities shared between the 2 lots. Cross-easements for water, sewer, stormwater, parking, access, maintenance, etc. will be necessary between the 2 proposed lots. Agreements for maintenance and access to all shared utilities and parking areas should be developed and provided to the Planning Board Attorney for review. *The applicant has noted that the additional cross easements and agreements for shared entities will be submitted as part of a future submission.*



Utility Profiles (7 of 14):

1. Insufficient separation is provided between the water line for Building No. 3 and the 6" drainage line at Sta. 0+30 and the 12" drainage line at Sta.0+94. A minimum of 18" separation shall be provided from outside of pipe to outside of pipe.

Details (11 of 14)

1. A "Drop Manhole" detail shall be added to the plan.

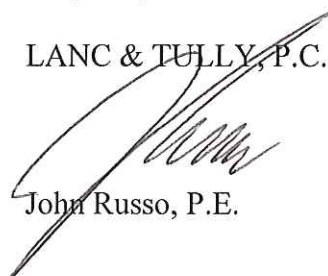
Details (13 of 14):

1. The "Water Line Crossing Detail" shall be revised so as to eliminate the water line crossing over the sanitary sewer or storm line portion of the detail. This would not be acceptable, as it would create a high spot in the water line allowing for the entrapment of air.
2. The "Water Service Line Trench Detail" shall be revised to note backfill material to be NYSDOT Item No. 304.12 in the road right-of-way.
3. The "Sewer Testing" notes for sewer manholes shall be revised to note that manholes shall be vacuum tested.

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