

**LANC & TULLY**  
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October 5, 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 response letter from Cuddy & Feder, dated September 26, 2017, along with the two (2) alternative layouts submitted, and the following plans entitled "River Ridge Townhouses" with the latest revision date of September 26, 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 3 of 11, entitled "Landscape & Lighting Plan"
- Sheet 7 of 11, entitled "Grading and Utility Plan"

Based upon our review of the above referenced plans, we offer the following comments. It should be noted that several of the comments that refer to plans not submitted were left on to ensure that they are addressed in future submissions.

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 the City Building Inspector has determined that the layout is consistent with the City Code and past practice, subject to the provisions of appropriate HOA documentation to be reviewed by the Planning Board Attorney.*

3. 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.
4. A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*
5. 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.*
6. Although fencing has been added to the plans above the proposed retaining walls, 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 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. Although the applicant notes that the additional information has been provided, additional information construction details shall be provided with regards to the concrete light poles bases that are to be mounted in the ground for the proposed light poles.



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 conducted at the site on 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. *The applicant notes that this information will be provided on future submissions.*

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.

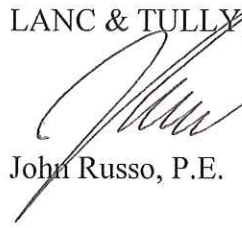
Sheet 11 of 11:

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.

A handwritten signature in dark ink, appearing to read 'John Russo', is written over the printed name.

John Russo, P.E.

Cc: John Clarke, Planner  
Jennifer Gray, Esq.  
Tim Dexter, Building Inspector