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November 7, 2017

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

RE: Beacon HIP Lofts - 39 Front Street
City of Beacon

Dear Mr. Sheers:

We have reviewed the report entitled "Beacon HIP Lofts Traffic Impact Study", with the latest revision date of October 25, 2017, as prepared by Harry Baker & Associates and plans (Sheets 1, 3, and 6 of 10) for the project entitled "Amendment to Special Use Permit Application - Beacon HIP Lofts", as prepared by Aryeh Siegel, Architect and Hudson Land Design, and all last revised October 31, 2017. The plans reviewed are as follows:

- Sheet 1 of 10, entitled "Site Plan"
- Sheet 3 of 10, entitled "Landscape Plan & Lighting"
- Sheet 6 of 10, entitled "Grading and Utility Plan"

Based upon our review of the submitted traffic report and plans, we offer the following comments:

Traffic Report:

1. The submitted report was difficult to follow. We would recommend that a comparison table showing the traffic to be generated by each of the site uses for the previously approved project, and the proposed traffic to be generated by the current project (using the latest ITE Trip Generation Manual), be provided for an easier comparison. In addition, a comparison table should also be provided to note the anticipated Level of Service (LOS) at each of the intersections was for the previously approved project, and what the anticipated LOS will be at the intersections for the current proposed project.

General Comments:

1. The applicant will require a variance for the proposed height of Building #16. When this variance is granted, it should be noted on the plans.

2. A tree and light pole are proposed within the parking lot island located on the south-easterly side of Building #16. What impacts will the tree have on the proposed lighting of the area as the tree grows? Will the tree hinder and/or block the lighting from the proposed light pole over time? Furthermore, the proposed tree is to be planted within 4 to 5 feet of an existing sanitary sewer manhole. Usually trees are not planted over or next to existing sanitary sewer manholes of sewer lines, as the roots of the trees can eventually impact the manhole and sewer lines. We would recommend that the tree at this location be relocated to an alternate location.
3. A drop curb and ADA compliant ramp shall be provided at the end of all access aisles between handicap parking stalls, where the aisle meets the proposed sidewalk. Presently, Sheets 1 and 6 both call out a 6" elevation difference between the bottom and top of the curb at the end of the handicap access aisle.
4. Notes should be added to the plan as to the Flood Plain Elevation, along with noting the requirements for the first floor elevations in relationship to the Flood Plain Elevation.
5. Labels overlap each other on Sheets 1 and 3 at several locations, and in other areas the labels blend into the hatch, making them illegible. Examples would be:
 - a. the text in the wood decking area is hidden by the hatch,
 - b. the rim elevation for CB 6 on Sheet 1 of 10.
 - c. labeling for tower remains near end of parking lot on east side of project,
 - d. labeling of at start of trail on east side of project below parking lot, and
 - e. the metes and bounds along southerly side of Front Street to the left of the entrance near the corner of the Greenway Trail.

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