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November 10, 2017

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

RE: Ferry Landing at Beacon, Ltd.
Tax Map No. 5954-35-556840

Dear Mr. Sheers:

In regards to the above application, my office is in receipt of the following:

- Site Plan consisting of a nine (9) sheet plant set prepared by Michael T. Wolff, R.A., dated October 13, 2017
- Architectural Plans consisting of a four (4) sheet plan set, unattributed author, dated October 13, 2017
- Full Environmental Assessment Form with Appendixes, illegible, dated October 13, 2017
- Local Waterfront Revitalization Program (LWRP) Consistency Study (Undated/unattributed)

The applicant should discuss with the Planning Board the accuracy of the boundary and existing topographic surveys as presented as part of this Site Plan application. Neither appears consistent with either the filed subdivision plan which the applicant cites as the source of this information or with the observed conditions as they appear on the property.

As stated in our previous review letter of August 1, 2017, there are easements and offers of dedication which are shown on the filed subdivision plat which do not appear on this application. The topographic information also has significant differences. Resolution of these discrepancies must be made as they may significantly affect the design of the project as to the number of homes as well as the design of site access, grading and utilities. For example, Unit #1 is within the 20' easement shown on the filed subdivision plant. The applicant should have a boundary and topographic survey prepared by a licensed NYS Land Surveyor depicting present site conditions made part of the Site Plan application.

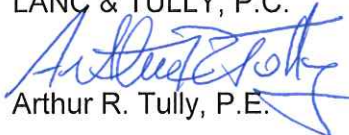
Until such time as updated and accurate the boundary and topographic surveys are presented, it is difficult to provide a detailed Site Plan review as the design of the project may change as a result. However, we would like to make the following comments as they should be addressed regardless.

1. We have concerns regarding the proposed access to the project. Drawing 7 of 9 "Sight Distance" presents some information, but additional information is necessary. First, the plan does not show site topography, which may have an adverse impact on exiting traffic looking left. There exists a rock outcrop in this area, and while rock removal is proposed, it still appears to restrict sight distance. Secondly, exiting traffic looking right is looking across all of the walkways to the proposed homes and within a few feet of the front steps. Any objects left in these walkways such as bicycles, baby strollers, etc. would obstruct the driver's sight at the proposed intersection. The applicant should provide sight line profiles in future submissions, as well as actual achieved sight line distances. The applicant should also discuss with the Planning Board the viability of the option of providing an ingress to the project from Beekman Street with an egress from the site onto Ferry Street.
2. The grading plan proposes to create two (2) low points to collect stormwater in the access drive behind the building. In the event of a blockage to the drainage pipe or catchbasins, water would pond in these areas and adversely affect access to the building and garages. It would be preferable to provide a position grade from the end of the access drive to Beekman Street to eliminate the potential drainage problem.
3. Rock outcrops are evident throughout the site. The EAF states that bedrock is within 2' of the surface and the applicant states that rock removal will be minor, but it appears that rock removal for buildings, utilities and access may be significant. The applicant should provide an analysis of the proposed site rock removal including the amount of rock to be removed, how it will be removed, and how it will be disposed of.
4. Proposed site grading and utilities should be shown on one drawing.
5. If the access drive remains as proposed, a turn-around area for cars and trucks should be provided. Area for snow storage should be indicated on the plan.
6. The Landscaping Plan should also address how proposed landscaping will be accomplished in areas where bedrock is at or close to the surface after site grading.

This completes our review at this time. Further comments may be provided based on future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.


Arthur R. Tully, P.E.

cc: Jennifer Gray, Esq.
Tim Dexter, Building Inspector