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November 9, 2017

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

RE: Edgewater  
City of Beacon  
Tax Map Nos. 5954-25-566983, 574979,  
581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the plan set entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, along with a plan entitled "Cut/Fill Plan – Edgewater", with the latest revision date of October 31, 2017, as prepared by Hudson Land Design. The plan set consists of the following drawings:

- Sheet 1 of 15, entitled "Site Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 15, entitled "Landscape Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 4 of 15, entitled "Site Lighting Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 15, entitled "Lower Level/Garage Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 6 of 15, entitled "Typical Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7 of 15, entitled "Typical Floor Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 9 of 15, entitled "Building Renderings & Site Sections", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

- Sheet 10 of 15, entitled "Grading and Utility Plan", last revised October 31, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

It should be noted that Sheets 2, 8, and 11 – 15 were not included in this submission. Based upon our review of the above referenced plans, we offer the following comments.

General Comments:

1. The Environmental Assessment Form report, states that the proposed water lines to be installed as part of the project are to be dedicated to the City of Beacon. This matter will need to be discussed with the City Council.
2. Correspondences with the Dutchess County Department of Health (DCDOH) shall be provided to the Planning Board. *Applicant notes that correspondences will be provided once an application is made to DCDOH.*
3. Based upon the expected static pressures calculated at the proposed hydrants located on site, ranging from 98 psi to 115 psi, pressure reducing valves may be required on the water service lines to the proposed buildings. Information as to the type of pressure reducing valve to be used, and its proposed location, shall be provided on the plans and within the Engineer's Water & Sewer report. Cross-connection control shall also be installed on each of the service lines, and the relevant information for these units shall also be provided in the Engineer's Report. *Applicant notes that proposed PRV's and backflow prevention devices will be coordinated with the City Engineer and shown on the plan after SEQRA is closed.*
4. An updated Cut/Fill Analysis has been provided by the applicant's engineer. Based upon the analysis there is 17,259 cubic feet (640 cubic yards) of excess material that will be removed from the site. This also includes 6,800 cubic feet (252 cubic yards) of rock that will be removed during the construction of the project. It should also be further discussed as to how the removal of rock will be handled at the site. If blasting is to occur at the site, a blasting plan should be prepared for the project. *The applicant's engineer has stated "Every effort will be made to remove rock by mechanical means; however in the event that hard rock is encountered; blasting protocol will be added to the plan set. The details of the blasting protocol will be worked out with the City Engineer and Building Department and added to the plan set."*
5. The proposed project entrance in the north-west corner on to Tompkins Terrace appears to cross onto private property. Survey Note 9 on Sheet 2 states that no easements were found crossing the Tompkins Terrace parcel allowing for ingress and egress of the project parcel over the Tompkins Terrace parcel. The applicant shall explain as to what steps are being taken to allow for the project to have ingress and egress over this parcel. *The applicant has stated that they are currently working on an access easement with the attorney for Tompkins Terrace apartments.*
6. The plans now show the widening of Branch Street and installation of curbs, sidewalk, and drainage. It appears there is also an existing sewer manhole around Sta. 1+45 that will be in conflict with the proposed curb line. It is recommended that the curb and sidewalk be shifted so that the manhole is not in conflict with the sewer structure. It also appears that some of the road widening work will be outside the property and potentially the Branch Street right-of-way. The Branch Street right-of-way for the length of widening on both sides of the road should be



shown on the plans and it should be explained how the work outside the right-of-way will be completed. The applicant will have to dedicate land to the City of Beacon for all improvements made to Branch Street that do not fall within the existing road right-of-way, and for any widening of the right-of-way. *The Applicant's engineer has stated that additional survey information is being collected with regards to the location of the road right-of-way for the southerly side of Bank Street, and respectfully request an informal workshop meeting with the City Consultants to discuss the details of Branch Street.*

7. The City and Applicant should determine as to how the lower portion of Branch Street shall be maintained with regards to snow removal, pavement maintenance, etc., as this road will serve as a primary access to the project site. *The Applicant's Engineer states that this can be discussed further at the informal workshop requested.*
8. 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.
9. Although the plans now show the retaining wall and fencing to be located between the stormwater facility and parking lot behind Building No. 7, the construction details for the retaining wall shall be revised to show the proposed fencing and guiderail, and how it is to be installed along the wall. *Applicant's Engineer states that construction details will be provided in a future submission.*
10. The Planning Board should consider having the applicant install sidewalk along the west side of Bank Street, from Branch Street to West Main Street, which would allow for continuous sidewalks for pedestrians to traverse from the project site to the train station. Presently, pedestrians walking along Branch Street would have to cross over Bank Street to get to the sidewalk on the east side of Bank Street, then walk approximately 160 feet on Bank Street, to then have to cross back over Bank Street at the intersection of Bank Street and West Main Street in order to continue to the train station. Installation of a new sidewalk along the west side of Bank Street would eliminate pedestrians having to cross a road twice, in turn reducing possibility of conflicts between the vehicles traveling along the roads and pedestrians crossing these roads. *The Applicant responded that they look forwards to discussing this suggestion with the Planning Board.*

#### Sheet 10 of 15 – Grading and Utility:

1. A sewer and drainage table shall be added to the plan which provides for the structure number, rim/grate elevation, pipe inverts, and pipe size. These tables shall be coordinated with all respective utility profiles. *The applicant has stated that this information will be provided when the SEQOR is closed.*
2. The plan shows three 10' high retaining walls in close proximity to each other to the east of building 4. Design information for this wall noting the loading and stepped wall design shall be prepared by a licensed engineer in the State of New York, and shall be submitted for review. *The applicant has stated that this information will be provided when the SEQOR is closed.*
3. All pipe runs shall be stationed in accordance with the utility profiles. *The applicant has stated that this information will be provided in a future submission.*
4. Building roof leader connections should be provided on the plans. *The applicant has stated that this information will be provided in a future submission.*

5. The plans should specify which roofs will be captured by the proposed cistern, construction details of the cistern, and the location of the overflow piping. It should be explained how this collected water will be used at the site. *The applicant has noted on the plans which roofs will be captured by the proposed cistern, and states that the overflow piping will be added when the drainage tables and profiles are updated.*

SWPPP Comments:

1. Hydrodynamic separator sizing calculation should be provided. The applicant's engineer states that this information has been added in Appendix F of the SWPPP, and details have been added to Sheet 14 of the plan set. *The applicant notes that an updated SWPPP will be provided in the future.*

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