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November 10, 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, October 31, 2017, updated Full Environmental Assessment Form dated October 31, 2017, updated River Ridge Project Narrative dated October 31, 2017, Phase I Archeological Investigation dated October 2017, as prepared by Hartgen Archeological Associates and the following plans entitled "River Ridge Townhouses" with the latest revision date of October 31, 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 2 of 11, entitled "Existing Conditions Plan/Survey"
- Sheet 3 of 11, entitled "Landscape & Lighting Plan"
- Sheet 4 of 11, entitled "Building Plans"
- Sheet 5 of 11, entitled "Site Section Diagrams"
- Sheet 6 of 11, entitled "Renderings"
- Sheet 7 of 11, entitled "Grading and Utility Plan"
- Sheet 8 of 11, entitled "Erosion and Sediment Control Plan"
- Sheet 9 of 11, entitled "Site Details"
- Sheet 10 of 11, entitled "Stormwater Details"
- Sheet 11 of 11, entitled "Water & Sewer Details"

Based upon our review of the above referenced plans, we offer the following comments.

General Comments:

1. Exhibit "A" of the Project Narrative is not referenced within the document itself. The document should be updated so that a reference to Exhibit "A" is included.

2. The Phase I archeological report notes the existence of a brick lined well located in the wooded area along Beekman Street. The applicant should note what the proposed disposition of this well is? Furthermore, the location of this brick-lined well should be shown on the plans.
3. The anticipated period for construction of the project should be addressed in question D.1.e.i. of the SEQRA form.
4. The bedroom count should be provided to verify the proposed water usage noted in question D.2.c.i. of the SEQRA form. We would also recommend that the bedroom count be added to the plans.
5. 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 in the future.*
6. 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.*
7. The sight distance to the right and left, for vehicles leaving the site, shall be provided on the plans. The sight distance shall take into account the proposed tree plantings along the front of the project site on Route 9D, as the proposed trees may impact the actual sight distance that can be achieved.
8. A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*
9. 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.*

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 7 of 11:

1. 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.*
2. The lowest sewerable elevation (LSE) be provided for each unit. *The applicant notes that this information will be provided on a future submission.*
3. 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.*
4. 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.*
5. The location of roof leaders should be shown on the plan, along with where the roof leaders will drain to.

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. *The Applicants have noted that an existing watermain stub in to the property from the main between Route 9D and Ferry Street exists, and that they are looking viability of connecting to this stub, in turn eliminating the need for the connection to the existing main in Route 9D and the pavement restoration detail. Once the use of this reputed watermain stub has been investigated further, the plans shall be updated to reflect the proposed water supply to the project site if coming from this watermain stub between Ferry Street and Route 9D.*

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.



John Russo, P.E.

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