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ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal

John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal

John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

December 1, 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 revised report entitled "Traffic Impact of Comparing 140 vs. 172 Mid-Rise Apartment Units", dated November 28, 2017, as prepared by Harry Baker & Associates; and plans (Sheets 1, 3, 6 and 8 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 revision date of November 28, 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"
- Sheet 8 of 10, entitled "Site, Landscaping and Erosion & Sediment Control Details"

A consultant meeting was held at City Hall on November 29th, 2017, to discuss the project and the previous planning and engineering comments as related to the project. Based upon our review of the submitted revised traffic report and plans, and the consultants meeting, we offer the following comments:

Traffic Report:

1. The traffic report has been revised to show a clear comparison of the traffic impacts for the previously approved project to that of the currently proposed project. Although there are minor changes to the volume to capacity (v/c) ratio, the comparison shows that there is no adverse impact to the Level-of-Service (LOS) to the intersections previously studied for the 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. Based upon the consultants meeting, the ADA accessible ramps will be shifted to the easterly end of Building No 16, so that they are close to the lobby entrance. The plans should be revised to show the new ramp locations, along with spot elevations for the ramps.
3. As previously noted, 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. labeling for tower remains near end of parking lot on east side of project,
 - c. labeling at start of trail on east side of project below parking lot, and
 - d. 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