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December 1, 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, dated November 28, 2017, updated Full Environmental Assessment Form dated October 31, 2017, updated River Ridge Project Narrative dated October 31, 2017, and the following plans entitled "River Ridge Townhouses" with the latest revision date of November 28, 2017 as prepared by Aryeh Siegel, Architect and Hudson Land Design, and being the following plans:

- Sheet 1 of 11, entitled "Site Plan"
- Sheet 7 of 11, entitled "Grading and Utility Plan"

Based upon our review of the above referenced plans and EAF, we offer the following comments. It should be noted that some comments from our previous comment letter of November 10th, 2017, have not been removed, as they have not been addressed by this submission.

General Comments:

1. As the EAF has been revised to address comments noted in our previous correspondence of November 10th, the EAF signature page should be updated to reflect the new revision date, as it still states October 31, 2017.
2. 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.*

3. The appropriate HOA documentation shall be submitted so that it can o be reviewed by the Planning Board Attorney.
4. A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*
5. 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 1 of 11:

1. A Symbol Legend shall be added to the plan to clearly define what each of the symbols on the plan represent.

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. *The applicant notes that upon acceptance of the current layout by the Planning Board and Zoning Board of Appeals, the roof drainage design will be incorporated into the overall site drainage design and will be shown on the grading and utility plan.*
6. The plan notes that the disposition of the hand dug well is to be determined. We would recommend that this well be filled to ensure the safety of the public.

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 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 Clarke, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector