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January 9, 2018

Mr. John Gunn, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: West End Lofts
City of Beacon
Tax Map No. 5954-26-688931

Dear Mr. Gunn:

Our office has reviewed the following plan sheets for the "West End Lofts" project:

- Plan entitled "Preliminary Plat prepared for West End Lofts", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 1 of 14 (CS-1)) entitled "Cover Sheet", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 2 of 14 (EX-1) entitled "Existing Conditions & Removals Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 3 of 14 (SP-1) entitled "Layout & Landscape Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 4 of 14 (SP-2.1) entitled "Grading & Drainage Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 5 of 14 (SP-2.2) entitled "Utilities Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 6 of 14 (SP-3) entitled "Erosion & Sediment Control Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 7 of 14 (PR-1) entitled "Utility Profiles", dated of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.

- Sheet 8 of 14 (S-1) entitled "Sections", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 9 of 14 (LP-1) entitled "Lighting Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 10 of 14 (D-1) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 11 of 14 (D-2) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 12 of 14 (D-3) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 13 of 14 (D-4) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 14 of 14 (D-5) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.

Based upon our review project and the above referenced plans, we offer the following comments. It should be noted that a number of comments are those as previously stated in our comment letter of September 8, 2017.

General Comments:

1. The previously submitted Stormwater Pollution Prevention Plan (SWPPP) was found to be acceptable by our office. Prior to site work occurring, the applicant shall file a "Notice of Intent" (NOI) with NYSDEC. The executed MS4 Acceptance Form was provided to the applicant on January 8, 2018, to allow for the filing of the Notice of Intent (NOI) with the NYSDEC.
2. Copies of all correspondences to and from the NYSDOT with regards to the construction of the project entrance, and any road opening permits for the installation of utilities, shall be provided to our office and the Planning Board.
3. Although the plans now show the location of snow storage areas on Sheet 3 of 14, these areas are very minimal in size. Note 1 on Sheet 3 with regards to snow removal should be discussed with the Planning Board and Building Inspector. *Project consultant plans to discuss this matter further will the Planning Board and Building Inspector.*
4. Construction details for the proposed stair systems running along the retaining walls should be provided on the plans. *The applicant has stated that these will be provided in a future submission.*

Preliminary Plat:

1. We would recommend that the entire City Hall parcel be shown on the Subdivision Plat, as the subdivision does impact the overall parcel as to size, etc. *The applicant has noted that this will be part of a future submission.*

2. Metes and bounds for the proposed permanent and temporary easements should be provided on the final plat. *The applicant has noted that this information will be provided on the final plat once all relevant design issues have been resolved.*
3. The project will be split into 2 proposed lots with buildings 1 & 2 on Lot 1 and building 3 on Lot 2, with parking and utilities shared between the 2 lots. Cross-easements for water, sewer, stormwater, parking, access, maintenance, etc. will be necessary between the 2 proposed lots. Agreements for maintenance and access to all shared utilities and parking areas should be developed and provided to the Planning Board Attorney for review. *The applicant has noted that the additional cross easements and agreements for shared entities will be submitted as part of a future submission.*

Details (13 of 14)

1. Although a "Drop Manhole" detail has been added to the plan to address a previous comment, it is our recommendation that the detail be revised to provide for an interior drop instead of an exterior drop as currently shown.

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