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February 4, 2018

Mr. John Gunn, 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. Gunn:

Our office has reviewed the plans entitled "Edgewater", as prepared by Aryeh Siegel, Architect, and Hudson Land Design, along with the correspondences from each of the consultants. The plans submitted consisted of the following:

- Sheet 1 of 15, entitled "Site Plan", last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 15, entitled "Existing Conditions & Demolition Plan", last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 15, entitled "Landscape Plan", last revised January 30, 2018, 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 January 30, 2018, 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 January 30, 2018, 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 January 30, 2018, 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 January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

- Sheet 8 of 15, entitled “Building Renderings & Site Sections”, last revised January 30, 2018, 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 January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled “Grading & Utility Plan”, last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 11 of 15, entitled “Erosion & Sediment Control Plan”, last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 12 of 15, entitled “Profiles”, last revised November 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 13 of 15, entitled “Site, Landscaping and Erosion & Sediment Control Details”, last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 14 of 15, entitled “Stormwater Details”, last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.
- Sheet 15 of 15, entitled “Water & Sewer Details”, last revised January 30, 2018, as prepared by Hudson Land Design, TEC Land Surveying, and Aryeh Siegel, Architect.

Per the consultant correspondences, the plans were only revised to reflect the re-alignment of Branch Street based upon a consultants meeting held at City Hall on November 29th, 2017. Therefore, the applicant still needs to address the comments of our November 9th, 2017 correspondence. The applicant’s consultant notes that once the re-alignment of Branch Street is accepted, they will address the remaining comments.

Based upon our review of the submitted plans, we offer the following comments:

General Comments:

1. Sheet 2 of the “Neighborhood Map” should be revised to include “The View” project, which is currently under construction.
2. A “Signage Plan” should be added to the overall plan set, which calls out and shows the location of all proposed traffic control signs (stop, yield, handicap parking, speed table ahead, etc.).

Sheet 10 of 15:

1. The “Legend Table” on the plan should be updated to include the symbol “A” that has a circle around it. It is believed that this symbol represents accessible curb ramp locations.
2. The existing easement that benefits the Bobbit parcel, shall be revised to conform with the proposed plans.
3. The re-alignment and widening of Branch Street will require the “Offer of Dedication” for the new road right-of-way.

4. Near the intersection of Branch and Bank, a note states "Cross hatching represents existing pavement limits", but no cross-hatching is shown. The plan should be revised to clearly show the cross-hatching.
5. There appears to be a conflict between the proposed curb line and proposed SMH-3 near Sta. 4+00. We would recommend that the location of SMH-3 be shifted away from the curb line, as the current location may also create conflicts between the sewer line and CB-301A just below SMH-3.
6. The proposed tree next to SMH-4 should be relocated so that the roots do not impact the new sewer line or structure.
7. The top and bottom elevations of the proposed retaining wall, shown to the east of the Branch Street entrance road, should be provided on the plan.
8. The easterly parking stall on the curve, south of Building 4, has been provided with insufficient maneuvering room to allow for a vehicle to enter/exit the parking stall. The parking along the curve should be adjusted to ensure that all stalls have sufficient room for vehicles to maneuver in and out of the stalls.
9. Although a cross-walk is shown across Bank Street from Branch Street, we had previously requested in our November 29th correspondence that the applicant explore the possibility of installing a sidewalk along the easterly side of Branch Street from Bank Street to West Main Street. This would eliminate the need for those traveling to the train station having to cross any roads.

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