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March 8, 2018

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

RE: 25 Townsend Street  
City of Beacon  
Tax Map No. 6055-03-383149

Dear Mr. Gunn:

Our office has reviewed the plans entitled "25 Townsend Street", as prepared by Hudson Land Design, and consisting of the following sheets:

- Sheet 1 of 7, entitled "Existing Conditions and Demo Plan", with the latest revision date of February 27, 2018.
- Sheet 2 of 7, entitled "Preliminary Subdivision Plan", with the latest revision date of February 27, 2018.
- Sheet 3 of 7, entitled "Utility Plan & Profile", with the latest revision date of February 27, 2018.
- Sheet 4 of 7, entitled "Erosion & Sediment Control Plan", with the latest revision date of February 27, 2018.
- Sheet 5 of 7, entitled "Construction Details", with the latest revision date of February 27, 2018.
- Sheet 6 of 7, entitled "Construction Details", with the latest revision date of February 27, 2018.
- Sheet 7 of 7, entitled "Construction Details", with the latest revision date of February 27, 2018.

Along with the above plans, we have also reviewed the Traffic Evaluation Report, dated February 23, 2018, as prepared by Maser Consulting, and Stormwater Pollution Prevention Plan, dated February 27, 2018, as prepared by Hudson Land Design. Based upon our review of the above referenced submittals, we offer the following comments:

1. This project appears to disturb less than 5 acres and have less than 25% impervious cover, which the NYSDEC requires a SWPPP that only includes erosion control. However, the City of Beacon Code requires all projects that disturb over 2 acres to have a SWPPP that includes water quantity and water quality controls. See Chapter 190-7 of the City of Beacon Code for the requirements for a SWPPP. The SWPPP should be revised to include or calculate water quality treatment.

2. The test results of the soil testing was performed on August 23, 2017 shall be made part of the SWPPP.
3. The project will require Dutchess County Department of Health approval for the extension of the water distribution and sewer collection systems following SEQR determination.
4. The applicant is proposing a Homeowners Association for the maintenance of the stormwater ponds proposed as part of the project. This may be problematic regarding long range operations and maintenance. We would suggest the Applicant contact the Planning Board Attorney to discuss what alternatives may be available. *The applicant noted that their attorney will work with the City's attorney regarding all required legal agreements related to the project.*
5. The metes and bounds for each lot, easement, and the road right-of-way, shall be provided on the plan.
6. The proposed maintenance access to the proposed stormwater facility will be across lands that are being dedicated to the City of Beacon as road right-of-way. As such, a license agreement will need to be acquired from the City of Beacon to allow for the location and use of the proposed maintenance access as currently shown on the plan.
7. Additional grading should be provided in the rear of the proposed dwellings on Lots 1 thru 8 should be provided to ensure stormwater runoff is directed away from the proposed to dwellings.
8. The locations of roof leader and footing drain discharges should be shown on the plan.
9. The profile on Sheet 3 should be updated to show the proposed water main, and the size of the water main should be noted on the plan.
10. Stationing shall be provided on the plans on Sheets 2 and 3, to allow for correlation of grading and utilities as shown on the profiles.
11. The profile should be extended to start at the intersection of Townsend Street and DeSoto Avenue so that the grade of the existing road approach can be seen, and to clearly show how the proposed road will be tied in and to show the rationale for the proposed 11.7% grade. Currently the profile starts at Sta. 0+50, and shows the road grade proposed at 11.7% for approximately 50 feet. Section 192-9, Paragraph D, of the City Code states "The grade of the street shall not be in excess of 10% nor less than 1%. By permission of the City Superintendent of Streets and the City Engineer only shall a grade of more than 10% be allowed due to topographic conditions. In no case shall a grade exceed 12% without special exception by resolution of the Planning Board." *The applicant is requesting that they be allowed to exceed the 10%, as regrading of the road would negatively impact the existing driveway on the Giavatto parcel.* Prior to allowing for the road to exceed the 10% grade, the profile on Sheet 3 shall be revised to actually show the topography of the road from the intersection of Townsend and DeSoto, as previously requested.

12. As noted in a prior review, there is a significant amount of cross-lot grading proposed. The applicant has stated that all lot grading will be completed when the road is constructed. As previously stated, the plans should be revised to include a note to state this.
13. A Landscaping Plan and details should be provided for the project, showing the landscaping of the proposed island in the cul-de-sac and street trees along the road. The landscape plan should provide a planting schedule with plant sizes and quantities. *The applicant's consultant is stating that a planting plan for the cul-de-sac island along with proposed street trees will be provided on the final subdivision plan.* The plan should be provided at this time to allow for review by the Planning Board and its consultants.
14. The "Local Street Cross-Section Detail" shall be revised to reflect the use of NYSDOT Item No. 304.12, in place of Item No. 304.03. The change is due to a numbering change by the NYSDOT.
15. Grading for the diversion berm around the north side of the subdivision should be shown on the plans.
16. Sizing information and construction details should be provided for the temporary sediment trap.

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