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April 5, 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 8, entitled "Existing Conditions and Demo Plan", with the latest revision date of March 27, 2018.
- Sheet 2 of 8, entitled "Preliminary Subdivision Plan", with the latest revision date of March 27, 2018.
- Sheet 3 of 8, entitled "Utility Plan", with the latest revision date of March 27, 2018.
- Sheet 4 of 8, entitled "Utility Plan & Profile", with the latest revision date of March 27, 2018.
- Sheet 5 of 8, entitled "Erosion & Sediment Control Plan", with the latest revision date of March 27, 2018.
- Sheet 6 of 8, entitled "Construction Details", with the latest revision date of March 27, 2018.
- Sheet 7 of 8, entitled "Construction Details", with the latest revision date of March 27, 2018.
- Sheet 7 of 8, entitled "Construction Details", with the latest revision date of March 27, 2018.

Based upon our review of the above referenced plans, and the project engineer's response letter of March 27, 2018, 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. *The applicant's consultant notes that the final SWPPP will be provided with the final subdivision plan.*

2. The test results of the soil testing performed on August 23, 2017 shall be made part of the SWPPP. *The applicant's consultant notes that the soil testing results will be made part of the final 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. Copies of all submissions to outside agencies shall be submitted to the Planning Board.
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. *The applicant's consultant notes that the information requested will be provided on the final subdivision 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. *The applicant noted that their attorney will work with the City's attorney regarding all required legal agreements related to the project.*
7. The Existing Conditions plan should show the location of the existing water main in Townsend Street, along with any associated valves. This would include labeling the size of the water main and the pipe material.
8. The Subdivision Plan should call out handicap ramps at the locations where the sidewalk is proposed to cross the road.
9. The right-of-way around the exterior of the cul-de-sac should be enlarged so that the proposed sidewalk will be within the road right-of-way.
10. The lowest sewerable elevation (LSE) for each dwelling should be noted on the plans.
11. The utility plan shall note how connection to the existing water main will be made in Townsend. Will a wet-tap be required, or are valves present that would allow for the temporary shut-down of the existing line near the tie-in location to allow for the direct extension of the water line?
12. The Utility Plan should show the reconnection of the existing water hydrant near the entrance of the project site.



13. The alignment line should be provided on the utility plan. We would further recommend that the alignment either extend straight thru the cul-de-sac or around the cul-de-sac itself, instead of trailing towards and thru the future road extension.
14. 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.
15. An additional street cross-section detail should be added to the plans to reflect that portion of the road with a grass strip located between the curb line and the sidewalk.
16. Construction details for separate curbing and sidewalks shall be added to the plans.
17. The location of the temporary sediment basin should be shifted further to the south so that it has the ability to collect run-off from the grading of lots 10 thru 13 also.
18. Striping details for the proposed cross-walk shall be provided on the detail sheets.

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