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September 7, 2018

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

RE: 53 Eliza Street
City of Beacon
Tax Map No. 6054-29-031870

Dear Mr. Gunn:

The applicant is proposing to replace existing non-conforming commercial buildings and commercial operations with 3 multi-family apartment buildings, providing for 9 apartment units on a 0.696-acre parcel located on Eliza Street. The parcel is located in the R1-5 Zone which does not allow for multi-family dwelling units and will therefore require a use variance. Our office has reviewed the application, Full EAF, and the following plans entitled "53 Eliza Street", as prepared by Aryeh Siegel, Architect, Hudson Land Design and TEC Land Surveying:

- Sheet 1 of 5, entitled "Site Plan", dated August 28, 2018.
- Sheet 2 of 5, entitled "Existing Conditions Survey", dated August 28, 2018.
- Sheet 3 of 5, entitled "Elevations", dated August 28, 2018
- Sheet 4 of 5, entitled "Grading and Utility Plan", dated August 28, 2018.
- Sheet 5 of 5, entitled "Erosion & Sediment Control Plan", dated August 28, 2018.

Based upon our review of the above referenced submittals, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and buildings, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

2. A Pre and Post Drainage report should be prepared for the project. The report shall also discuss what, if any, type of water quality treatment may be provided on the site.
3. A detailed landscape plan shall be provided for the project and shall include a planting schedule and construction details for the plantings.
4. Construction details pertinent to the construction of the project (trash enclosure, water line sewer line, sewer structures, service lines, pervious paver section, etc.) should be provided on the plans.
5. The plans should be provided to emergency services to ensure that an aerial truck could navigate the interior of the site.
6. As the drive around the plaza area is also a fire apparatus access road, the drive shall be designed so that it can support at least 75,000 pounds as per Appendix "D" of the 2015 International Fire Code.
7. Profiles shall be provided for the proposed water, sewer, and drainage utilities.

Site Plan (Sheet 1 of 5):

1. The applicant's consultant shall discuss with emergency services and the refuse collection company, the minimum clearance height required for the drive through off Eliza Street. The height of the drive through should be noted on the plans.
2. Plan shall include the sight distances to the left and right for each access from the parcel onto the adjacent streets.
3. The applicant's consultant should show that a refuse truck could navigate the site to empty the dumpster from the shown location and then exit the site.
4. The location of existing utilities (water, sewer, etc.) servicing each of the buildings should be shown on the plan.
5. The Bulk Zoning Table at the top of the sheet should be expanded to note what minimum setbacks will be met for each building.
6. The plan notes that the encroaching portion of the garage at the rear of unit 2 is to be reconfigured to eliminate the encroachment. The plans should show the proposed reconfiguration.
7. The plan is currently show traffic arrows showing a one-way traffic pattern around the landscaped island. Is the traffic pattern proposed to be one-way around the landscaped island? If so, then traffic signs should be added to the plans to show the traffic flow pattern.

8. The plan should show the location of the "Shadow Box Fence" on the site, as proposed in the detail on this sheet.

Existing Conditions Plan (Sheet 2 of 5):

1. There are a number of small black tick marks across the site. If these are spot elevations, then they should be enlarged so that they are legible.
2. The contours should be labeled with elevations.

Grading and Utility Plan (Sheet 4 of 5):

1. ADA accessible ramps will need to be installed on either side of the entrance drive at the location of the sidewalk. We would further recommend that the pervious pavers be stopped behind the sidewalk, and that the entrance from the road be a concrete.
2. The radius on either side of the entrance way should be reviewed for turning movements of vehicles entering and existing the site.
3. How will water for the project site be metered? If a master meter is to be present, then this should be called out on the plans.
4. The plan should show where roof leaders drain to.
5. We would recommend that a dog-house manhole be installed on Eliza Street at the proposed sewer connection.
6. The size of the existing water, sewer and storm drainage lines in Eliza Street should be noted on the plans.

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