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December 7, 2018

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

RE: 511 Fishkill Avenue
City of Beacon
Amended Site Plan

Dear Mr. Gunn:

My office has received the following in regards to the above application:

- Application, Project Narrative, Full Environmental Assessment Form dated November 27, 2018, and Infiltration and Inflow Investigation study from Hudson Land Design dated November 26, 2018.
- Set of plans entitled "Amendment to Site Plan Application – 511 Fishkill Avenue", dated November 27, 2018 and consisting of sheets 1 through 8 of 13 as prepared by Aryeh Siegel, Architect.
- Set of plans entitled "Industrial Arts Brewery", dated November 27, 2018 and consisting of sheets 9 through 13 of 13 as prepared by Hudson Land Design.

Based on our review of the above, we would like to offer the following comments:

General Comments:

1. As both plan sets submitted make for a complete overall set for the project, we would recommend that the title on all sheets be consistent. Currently part of the plan set is entitled "511 Fishkill Avenue" and the other part is entitled "Industrial Arts Brewery".
2. Question E.2.h.iv. of the EAF should be completed.
3. Question E.3.h. of the EAF should be completed.
4. Based upon an increase of an additional 79 vehicle trips being generated by the site, we would recommend that a traffic study be conducted to see if there will be any impacts on the intersections adjacent to or near the proposed project. As the entrance for the project is along a state road, we would also recommend that the NYSDOT be contacted prior to the traffic study being conducted to see if they may have any additional requirements.

5. The Applicant is requesting that the Planning Board approve a reduced amount of parking for the proposed project in accordance with Section 223-26 C(6) of the City Code, as the Applicant is stating that peak uses for the proposed uses occur at offset time periods. The Planning Board should discuss this matter and determine if a reduction will be allowed for the project site.
6. A stormwater pollution prevention plan (SWPPP) should be provided for the proposed project as this is a commercial project with more than 1 acre of disturbance proposed. The results of the soil testing conducted on December 5th, 2018 shall also be included on the plans.

Sheet 1 of 13:

1. The numbers on the isometric lines for the proposed lighting should be enlarged so that they are legible.
2. There is wording that is nearly illegible on the right interior side of the building that states, "New Fire Egress Door". This text should be enlarged, and the proposed location of this door clearly shown. The plan should also show a walk from this door to the parking lot.
3. A legend should be added to the plan with regards to the various symbols shown on the plan.
4. The scale legend adjacent to the notes is only partially shown. This should either be fully shown or removed from the plan.
5. A north arrow should be provided on the plan.
6. The lighting in the proposed parking lot appears to be directed to the left and right sides of the parking lot but does not appear to provide any lighting towards the center of the lot. Consideration should be given to providing lighting for the parking spaces in the center of the proposed lot.

Sheet 9 of 13:

1. A north arrow should be provided on the plan along with a line legend.

Sheet 10 of 13:

1. The plan shall be updated to include silt fencing.

Sheet 11 of 13:

1. There is a note and leader for both the water and sewer services, yet the leaders do not actually point to anything. The existing water and sewer services should be shown on the plan.
2. The size and material of the proposed drainage pipes between structures should be noted on the plan.

3. The size and material of the existing drainage pipe from the end of the existing parking lot to the storm manhole at the rear of the building should be noted on the plan.
4. The note regarding the stormwater by-pass pumping structure appears to be pointing at the wrong structure. The leader should be revised to point at the actual structure from which storm water will be pumped. The leader for the by-pass discharge should also be directed to the actual structure that storm water will be directed to.
5. Consideration should be given to adjusting the alignment of the proposed trench drain so that it run perpendicular between the curb lines, which will reduce the required length required.

Sheet 12 of 13:

1. This sheet includes a construction detail for a cross-walk, parking and striping detail with handicap parking, and a traffic sign detail. The location of where each of these is proposed should be shown on the plans, or the detail removed. With regards to the parking and striping detail, if no handicap parking is proposed then the detail should be revised to remove the handicap parking.

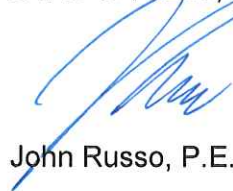
Sheet 13 of 13:

1. The short-term and long-term maintenance requirements of the proposed underground stormwater system and pre-treatment unit shall be provided on the plan.

This completes our review at this time. Further comments may be provided based on future submissions. 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