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July 31, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Spaccarelli Subdivision
Tax Map No. 5954-16-949467

Dear Mr. Sheers:

We have received the following as related to the Spaccarelli Subdivision:

- Two (2) Sheet Plan Set entitled "Revision to Filed Map No. 11780A. Preliminary Subdivision Plan and Connection Details – Spaccarelli Subdivision" dated July 25, 2017, as prepared by Hudson Land Design, P.C.
- Response letter dated July 25, 2017 from Hudson Land Design, P.C. with attachments.

It is our understanding, based on our review of the above that the applicant is requesting that the Planning Board and it's consultants provide comments regarding the overall plan design. If general acceptance is granted by the Board, the applicant will then provide more detailed information as previously requested. With this understanding, my office offers the following comments:

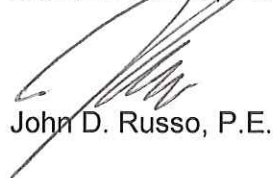
1. It appears that the ZBA has granted the required variances for front lot setback for both lots.
2. The proposed turnaround for the private road has been relocated and re-designed. This current design is acceptable to our office.
3. The proposed house location for Lot 1 continues to be shown as not being parallel to the front lot line. It should be noted that this location places the house further down the hill and increases the area of disturbance, as well as reducing the flatter, useable area of the rear yard. This location should be discussed by the Planning Board with the applicant.
4. Will the portion of the private road serving the Davis lot be paved?
5. Will the proposed retaining wall along the private road impact the existing 10" cmp drainage line from the school property which will cross under it.
6. What are the limits of the proposed conservation easement.

7. We agree that the tree survey should be done only in the area of the proposed disturbance.

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 & TULBY, P.C.



John D. Russo, P.E.

cc: Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

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