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May 2, 2018

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

RE: Penelope Hedges Subdivision
Tax Map: 6054-02-535593
31 Mountain Lane

Dear Mr. Gunn:

My office has reviewed the following in regards to the above subdivision application:

The proposal is to subdivide the property into two (2) lots with the existing residence on one lot and a proposed residence on the newly created lot. The existing driveway is proposed to be abandoned and two (2) new driveways are proposed to be constructed. Two (2) new septic systems are proposed to be installed as is a new waterline to the proposed house.

- Application for Subdivision Approval dated April 23, 2018
- Short Environmental Assessment Form dated April 24, 2018
- Three (3) Sheet Plan Set of Preliminary Subdivision Plat for Penelope Hedges dated April 19, 2018

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

1. According to the application, the property currently is used for a single family residence, however, it appears that the existing house may be a B&B facility. If this is the case, the applicant should amend the application to reflect this and discuss with the Planning Board.
2. Driveways are to be designed in accordance with Chapter 195 of the City's subdivision regulations. Sight distances should be provided for both driveways as required by the City Code as well as a negative grade away from Mountain Lane as per 195-24-H(1).
3. Due to the amount of disturbance proposed, the applicant is required to file a Notice of Intent with the NYS Department of Environmental Conservation. Additionally, a drainage study should be provided regarding the soil conditions that impact design and sizing of the proposed dry wells, their proposed required maintenance for the shared system and any easements that may be required. It should also describe how the system will function in the event that the dry wells are surcharged. The EAF states that there will be no stormwater discharges to adjacent properties and that stormwater discharges will be directed to established conveyance systems. The report should clarify how this will occur.

4. The site is extensively wooded. A tree survey should be provided which locates and describes all trees larger than 6" in diameter which will be removed.
5. Design of all proposed retaining walls will need to be done by a NYS licensed Professional Engineer.
6. The design of proposed subsurface sewage disposal systems shall be reviewed and approved by Dutchess County Department of health.
7. Existing stone walls along Mountain Avenue and existing shed on site should be shown 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: Jennifer Gray, Esq.
Tim Dexter, Building Inspector
John Clarke, City Planner