



June 26, 2018

RE: Application of Penelope Hedges, 31 Mountain Lane

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

Dear Mr. Gunn and Honorable Members:

Enclosed are 5 copies of our 3-sheet plan set entitled "Preliminary Subdivision Plat for Penelope Hedges...", dated April 19, 2018 and last revised on June 26, 2018.

The plans have been revised in response to review letters from Lanc & Tully, dated May 2, 2018 and John Clark, dated May 2 and June 7, 2018, as well as comments received from Board Members and their consultants during the May and June meetings of the Planning Board. For your convenience, each of the comments have been reproduced in this letter and is followed by our response thereto.

### **Comments from Lanc & Tully**

*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.*

As reported to the Planning Board during the June 12, 2018, Public Hearing for SEQRA, Ms. Hedges and I met with Mr. Dexter to discuss the status of her B&B activity. Subsequently, Ms. Hedges took down her website, and ceased operation of the B&B. Further she has agreed not to resume the operation unless and until the City Code addresses the matter and she has complied with any regulations that may be in effect.

*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(I).*

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Consistent with Mr. Russo's comment during the May meeting of the Board, we have replaced the two proposed driveway cuts with a common entry that will utilize the existing driveway for the first 100 feet from Mountain Lane. As mentioned during the May meeting, we believe that our driveway design is in compliance with Section 195-24-H(1), and that a negative grade from the road is not required. Were a negative grade required, it would require considerably more land disturbance and would be obviously different than all other driveways on the uphill side of Mountain Lane. The existing sight distances were measured by Mr. Latour and have been plotted on the plans.

*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.*

We acknowledge that a Notice of Intent must be filed with the NYSDEC. We have provided drainage calculations on the plan. However, the calculations have not been updated to reflect the reduction of impervious coverage. We will provide additional responses to this comment in the near future. The common driveway easement area has been added to the plan. We anticipate that a declaration setting forth the rights and responsibilities of the individual lot owners with regard to maintenance of the common drive and drainage facilities will be prepared and recorded along with the filing of the approved subdivision plat.

*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.*

All trees with a BHD of 6 inches or greater within the area of anticipated disturbance have been located and plotted on the plans. Those that we anticipate will be removed have been identified.

*Design of all proposed retaining walls will need to be done by a NYS licensed Professional Engineer.*

A note to this effect has been added to the plan.

*The design of proposed subsurface sewage disposal systems shall be reviewed and approved by Dutchess County Department of health.*

We acknowledge this to be the case and have included notes and signature blocks on the plan in anticipation of fulfilling this requirement. A representative of the Dutchess County Department of Health was present when the deep tests shown on the plans were conducted.

*Existing stone walls along Mountain Avenue and existing shed on site should be shown on the plan.*

As requested, the stone wall and the shed have been added to the plan.

### **Comments of John Clark**

*The survey will need to be stamped and signed before final approval. The Plat should show any existing trees over 8 inches in the area disturbance and indicate any major trees that will be removed.*

We acknowledge that Mr. Latour will be required to sign and seal the final plat. As stated above, all trees with a BHD of 6 inches or greater within the anticipated area of disturbance have been located and plotted on the plan. Those trees that are expected to be removed have been indicated on the plan.

*In the Sheet 1 Zoning Table the required front yard is 50 feet.*

The zoning table has been corrected.

*The Zoning Table should also list the required and proposed building heights and building coverages.*

The zoning table has been expanded.

*The Plans should indicate the site distances in both directions from the two driveways.*

Sight distances from the existing driveway have been measured and plotted on the plans.

### **Comments received during the meeting.**

Comments relating to the B&B operation and the common driveway have been discussed above. Comments relating to water pressure are being addressed. Additional information will be submitted in the near future.

### **Conclusion**

We trust that you will find this letter and the revised plans responsive to your concerns and look forward to continuing the Public Hearing for SEQRA on July 10.

Thank you for your continued attention to this application.

Yours truly,

**BADEY & WATSON,**

*Surveying & Engineering, P.C.*



by

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cc: File I:\chaos32\GJWLetter 2017.dotx