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July 3, 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:

- Letter dated June 26, 2018 from Badey & Watson, Engineers
- Three (3) Sheet Preliminary Plan Set latest revised date of Jun 26, 2018

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

1. The applicant has revised the plan to eliminate a second driveway onto Mountain Avenue utilizing instead a portion of the existing driveway as a common drive, which we believe is an improvement.

However, improvements need to be made to the existing driveway entrance to comply with City code. The site distance, as shown, does not appear to comply with 192-9(B) and the driveway grade does not appear to comply with 192-9(F)2. A certification or compliance with 192-9(B) will be required prior to Final Subdivision Approval.

2. Residential projects that disturb between 1 and 5 acres are required to prepare a Stormwater Pollution Prevention Plan that includes erosion and sediment controls only, as well as filing a Notice of Intent with the NYSDEC. The area of disturbance should be shown on the plan or report.
3. Due to the amount of site disturbance, approximately 40 trees of significant size will be removed. The applicant should review the proposed design to evaluate whether any plan changes can reduce this number and the Planning Board may wish to consider whether any new trees should be planted to replace those lost.
4. The applicant should provide information regarding the adequacy of existing flow and pressure in the City's water supply system to serve the proposed project. Also, the provided water service detail needs to be revised to comply with City code.

5. The plan should clearly indicate the location of all proposed check dams, grass lined gutters and rolled erosion control.
6. The applicant states that future submissions will include an updated drainage analysis. Our office should be contacted to field observe all soil testing that is done in connection with the proposed seepage pit designs.
7. The shaded area shown in the first 30' of the shared driveway should be labeled.

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