



July 31, 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 now 4-sheet plan set entitled "Preliminary Subdivision Plat for Penelope Hedges....," dated April 19, 2018 and last revised on July 30, 2018.

Please note that we have increased the number of sheets in the set from 3 to 4. This was done after speaking with Mr. Russo, who agreed with our assessment that the plat was becoming too crowded and difficult to read. Sheet 1 of the set is new. It is the Subdivision Plat and shows only a limited number of the proposed site changes. Sheet 2 of the set is also new. It is the integrated plot plan and shows all of the changes that we anticipate. Sheets formerly numbered 2 and 3 have been renumbered as Sheets 3 & 4, respectively.

The plans have been revised in response to review letters from Lanc & Tully, dated July 3, 2018 and John Clark, dated July 5, 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

- I. *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.

RESPONSE: The driveway has been revised to comply with City code 192-9(B) and 192-9(F)2. Specifically, we have regraded the road to provide a negative slope from the road's edge at a rate of 1/2 inch per foot for 4 feet before transitioning to the maximum allowable grade of 14%.

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Sight distance requirements of City Code section 192-9(B) are intersection sight distance of 225 feet for a 30 MPH speed limit (AASHTO 2011). This requirement is met for the existing driveway intersection while looking to the right. The sight distance at the driveway is limited to 178 feet while looking to the left. It is more than the minimum required stopping sight distance of 115 feet (AASHTO 2011).

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.

RESPONSE: We acknowledge that a Notice of Intent must be filed with the NYSDEC. The area of disturbance is shown on both the Subdivision Plat and the Integrated Plot Plan. All erosion and sediment controls are included on the Integrated Plot Plan. The area of disturbance has been reduced to eliminate the area set aside for the replacement of the existing septic system on Lot 1.

2. *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.*

RESPONSE: After careful review of the plan and anticipated limit of disturbance, the number of significant trees to be removed has been reduced from the 48 actually shown on the earlier plan to 40.

3. *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.*

RESPONSE: A pressure test was conducted on May 31, 2018 and witnessed by the Beacon Water Department. The pressure in the street is 31 psi which exceeds the required NYS minimum code of 20 psi. It is acknowledged that many of the existing houses on the uphill side of Mountain Lane, including the one on the subject parcel, utilize booster pumps to improve the water pressure inside the house. The applicant is aware that a booster pump maybe required to increase the pressure in the proposed residence.

4. *The plan should clearly indicate the location of all proposed check dams, grass lined gutters and rolled erosion control.*

RESPONSE: Notes and Legends have been added to the plan to make these items more apparent.

5. *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.*

RESPONSE: Representatives from Lanc and Tully were present during the soil testing recently conducted for the stormwater testing. The plans have been updated to include revised stormwater practice calculations and sizing.

6. *The shaded area shown in the first 30' of the shared driveway should be labeled.*

RESPONSE: The shaded area shown on the first 30 feet of the shared driveway has been labeled, it represents a temporary stabilized construction entrance.

Comments of John Clark

- 1. The City Council recently adopted a zoning amendment affecting the calculation of lot area per dwelling unit on parcels over three acres in the R1 districts. For this parcel, any land that meets the amended definition of Very Steep Slopes (25 percent gradient or more extending over a contiguous land area of at least 10,000 square feet) must be deducted before the lot area calculation. The applicant should show the Very Steep Slopes on the plat and provide the area calculation for the overall parcel.*

RESPONSE: The plan has been updated to show the Very Steep Slopes and the lots have been configured to comply with the calculation as required by the recently adopted zoning amendment. Areas of Very Steep Slopes have been posted on the plat. Calculations showing that the required area has been met are posted on the plat.

- 2. The survey will need to be stamped and signed before final approval.*

RESPONSE: All plans will be signed and stamped before final approval.

Conclusion

We trust that you will find this letter and the revised plans responsive to your concerns and look forward to 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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