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August 8, 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 July 31, 2018 from Badey & Watson responding to previous comments.
- Four (4) Sheet Preliminary Plan Set latest revised date of July 30, 2018.

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

1. The information presented in regards to the driveway sight distances (both for intersection and stopping) do not appear to be in conformance with City Code Section 192-9(B). It appears that the actual distances presented, the required minimum distances referenced, and the method of distance measurement do not appear to be correctly or properly depicted. The City Code is based on the latest version of NYSDOT Standards and the project engineer is required to provide a certification on the plan set that the driveway design is done in accordance with Section 192-9(B) of the City Code.
2. In regard to water pressure, it is stated in the Badey & Watson letter that the water pressure in the street is 31 psi. However, it is not clear where this pressure was measured. With a proposed house first floor elevation of 373.8 (which is 30' ± higher than the road) and a proposed 175' long, ¾" water service line, we have concerns with the engineer's statement that a booster pump "may be" required. It appears more likely that a booster pump will be required and the engineer should provide calculations regarding expected flows and pressures which would occur in the event that a two (2) story home were constructed. Additionally, the water service detail continues to be shown incorrectly.
3. With the proposal requiring the removal of 40 trees, the Planning Board should discuss whether or not any new landscaping should be considered.
4. There is a double line shown on the plans which encompasses the proposed house and garage on Lot 2. This line should be labeled. Grading, if proposed should also be shown on the northern corner of this building.

5. As we previously commented, this project will require the preparation of a SWPPP in accordance with GP-0-15-002. The SWPPP should include all the items listed in Part III of the General Permit. The City of Beacon, as an MS4, will need to review and approve this SWPPP along with the NOI prior to submission to the NYSDEC.
6. The proposed dry wells appear to have less than 4 feet of separation from the existing water service for existing dwelling. Also, this water service location is approximate, which may result in the existing service being closer, if not within the dry well footprint. The dry wells and/or existing water service should be relocated or the existing water service location should be confirmed through a site investigation to provide at least 10 feet of separation.
7. The proposed dry wells must be protected from silt and sediment during construction at the site. The plans should show how they will be protected and when they will be constructed during the construction sequence.
8. The plans appear to show the proposed privately owned inlet catch basins connected to the dry wells uphill of the low points in the swales along the proposed driveway. How will the low points on either side of the driveway drain? The catch basin inlets should be located at the swale and driveway low points. An enlarged driveway profile should be provided for at least the first 100 feet of the driveway to clearly show where the low points are located. These catch basins should also be located outside the City right-of-way.

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