

September 25, 2018

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



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

Dear Mr. Gunn:

We have reviewed the comment letter from John Clarke, Planning and Design dated September 6, 2018 and comment letter from Lanc & Tully Engineering and Surveying, P.C. dated September 7, 2018 for the above project. Below are our responses to those comments, for ease of review the comments are included followed by our responses.

John Clarke, Planning and Design. comment letter dated September 6, 2018:

1. *The plans show the removal of 40 trees on the site to allow for the new driveway, house, and septic system. The applicant was asked to provide some replacement trees, especially near the frontage of the new lot. The Board should discuss whether the four proposed replacement trees are sufficient.*

**Response:** As discussed at the last Board meeting, I met with Mr. Clarke at the site. After viewing the site from the road, Mr. Clarke agreed that the 4 trees proposed will provide adequate screening from the road.

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

**Response:** Comment noted.

Lanc & Tully Engineering and Surveying, P.C. comment letter dated September 7, 2018:

1. *Sight distances appear acceptable with the proposed grading. This grading should be made part of the delineated disturbance area.*

**Response:** The limit of disturbance is now properly shown on the plan set.

2. *Based water pressure calculations provided by Badey & Watson, a booster pump will be required at the proposed house to provide for adequate pressure. A note shall be added to Sheets 1 and 2 stating that the proposed dwelling on Lot 2 shall require a booster pump for the water system. The applicant's consultant should also consider increasing the size of the service line from 3/4" to a larger diameter to reduce the friction loss through the service line.*

**Response:** Note has been added to the plans stating a booster pump is required for Lot 2. The water service line has been increased to a 1" line. Manufacturer cut sheets on a booster pump station have also been included in the submittal.

3. *The applicant is proposing to plant four (4) new trees between the proposed septic field for Lot 2 and the road. We would further recommend that the applicant also look at installing additional*

*trees on Lot 1 between the septic expansion area and the road, given that 40 trees are being removed as part of the project.*

**Response:** As discussed at the last Board meeting, I met with Mr. Clarke at the site. After viewing the site from the road, Mr. Clarke agreed that the 4 trees proposed will provide adequate screening from the road.

4. *The project is for single-family homes and will disturb over 1 acre. Chapter 190-7B of the City Code describes the required contents of the SWPPP. This information is necessary for all land development activities, although the post-construction stormwater runoff controls component will not be necessary for this project. This should be a standalone document. 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.*

**Response:** A basic SWPPP letter has been submitted with this response letter.

5. *We recommend that the dry wells be kept off-line until all contributing areas have been stabilized. The construction sequence should be revised to note the timing of the dry wells and stabilization.*

**Response:** The construction sequence has been revised to note the timing of the dry well installation and the stabilization.

6. *The Drainage Detail on Sheet 2 includes thick red lines that appear to represent the shared access easement and property boundaries. These lines should be made thinner to improve legibility. There is also overlapping text that obscures some catch basin elevations. The locations of text should be revised to improve legibility.*

**Response:** The thick red lines have been removed from the viewport. Text legibility has been improved.

7. *The stormwater pipe from CB#2 is shown daylighting in the swale along the shared driveway before being recollected by CB#3. We recommend this pipe be directly connected to CB#3.*

**Response:** The pipe has been connected directly to CB#3.

8. *Although Sheet 2 notes that retaining walls are to be designed by a licensed engineer, the note should be expanded to state that all retaining wall designs shall be submitted to the City of Beacon Building Department for review prior to construction of walls. It shall also note that the construction of the walls shall be certified by a licensed engineer, and said certification provided to the building department upon completion of wall construction.*

**Response:** The note has been expanded as recommended here.

We trust that you will find this letter and the revised plans responsive to your concerns and ask that you place this item on the next agenda.

Thank you for your continued attention to this application.

Yours truly,

**BADEY & WATSON,**

*Surveying & Engineering, P.C.*



by

Glennon J. Watson, L.S.

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GJW/msm

cc: U:\83-9177B\WO\_23883\JG10SP18-SubmitRevPlanSet.docx

enc: five (5) sets of the five (5) sheet Subdivision Plan Set last dated Sept 10 2018.

Two (2) copies of the SWPPP, dated Sept 10, 2018

Two (2) copies of manufacture information on Booster Pump Station.

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September 25, 2018

John Gunn, Chairman

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