

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: January 10, 2020

Re: **160 Rombout Avenue Subdivision**

I have reviewed the December 31, 2019 cover letter from Hudson Land Design, December 27, 2019 Subdivision Application, December 27, 2019 Short EAF Part 1, and a 4-sheet Preliminary Subdivision Plan, dated December 31, 2019.

Proposal

The applicant is proposing to subdivide an 0.33-acre parcel with one existing house into two lots for the construction of an additional single-family house. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. On Sheet 1 the Plat shows the existing lot size as 0.33 acre, while the Project Information Table lists the parcel area as 0.34 acre.
2. For the Sheet 1 Schedule of Regulations, there is no maximum building coverage requirement in the R1-5 district.
3. To justify the reduced front setback, the applicant should document the existing setbacks for houses on the same side of the street within 250 feet, consistent with Section 223-13 K.
4. The existing fence along the Rombout Avenue frontage should be noted for retention, removal, or replacement.
5. The plans should show any existing trees on the proposed parcel over 6 inches in diameter and indicate if any of these trees are to be removed.
6. The plans propose two new trees in the front yard of the new parcel. They should be placed as close to the parcel frontage as possible to act as street trees.
7. The proposed driveway turnaround does not have a deep enough parking area to allow a car to turn around.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

- c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
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