

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: March 6, 2020
Re: **160 Rombout Avenue Subdivision**

I have reviewed the February 25, 2020 cover letter from Hudson Land Design and a 4-sheet Preliminary Subdivision Plan with the last revision date of February 25, 2020.

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. The Sheet 2 Project Information table should show the parcel area as 0.33 acre to match Sheet 1.
2. The proposed fence between the parcels should be shown as a fence detail.
3. The proposed driveway turnaround does not have a deep enough parking area to allow a medium-size car to back into the turnaround space. For the turnaround configuration to accommodate the required two parking spaces, the rear parking area would also need two side-by-side spaces.

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
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer