

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: May 5, 2017

Re: **Seven & One Development LLC, 16 Church Street Subdivision**

I have reviewed the April 24, 2017 response letter from M. A. Day Engineering and 4-sheet Preliminary Subdivision Plans, dated April 24, 2017.

### **Proposal**

The applicant is proposing to subdivide an existing 0.33-acre parcel with a 1-family house into two lots in the R1-5 zoning district.

### **Comments and Recommendations**

1. The driveway of the neighboring property to the north, which encroaches on Lot 2, is proposed to be removed. The applicant should explain how will the neighbors access their rear parking area.
2. The proposed street tree near the front sidewalk should be specified on the plans as minimum 4-inch caliper at a height of four feet above ground level, consistent with the Subdivision of Land, Section 195-23 D(5).
3. The plans may be labeled Final Subdivision Plat at this point in the process.

I have no further planning issues with this application. If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Dennis J. Lynch, P.E., M. A. Day Engineering