

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

Date: August 4, 2017

Re: **25 Townsend Street Subdivision**

I have reviewed the cover letter from Jon D. Bodendorf, P.E. at Hudson Land Design and a 4-sheet Preliminary Subdivision Plan, all dated July 25, 2017.

Proposal

The applicant is proposing to subdivide a 5-acre parcel in the R1-7.5 zoning district into 13 single-family house lots with an additional common lot for stormwater infiltration.

Comments and Recommendations

1. A number of recommendations from the previous Frederick P. Clark comment letter, dated June 10, 2016, have not yet been addressed, including:
 - The location of dwellings on adjacent parcels should be completely shown on the plat;
 - The bulk table should show information on each individual lot;
 - The boundary measurements should be shown for each lot;
 - Information on the landscaping treatment for the cul-de-sac island should be provided;
 - Existing major trees to be retained and removed should be shown on the plat; and
 - Additional evergreen screening and regularly spaced street trees should be included; and
 - Street lighting should also be provided on the plat.
2. The Board has recommended that a right-of-way connection to the vacant property to the southwest is desirable for the City to avoid a dead-end street and to provide multiple routes for emergency vehicles over the long term. Given the adjacent slopes and closest public street connection, it may be beneficial to angle the right-of-way more toward Conklin Street.
3. The standard cul-de-sac fits within the City's Street Specifications, while a potential one-way loop street with a central green does not currently comply. An agreement will be needed for maintenance of the island, ideally by the homeowners' association.
4. The applicant should look at the existing Victor Road cul-de-sac as an appropriate example of low-maintenance landscaping for the central island, as well as how to lay out the houses to promote side yard parking on the plans, rather than front yard driveway turnarounds.
5. Sidewalks appear to be provided on the plan, but directly abutting the street. The Board should consider setting the sidewalks back behind a 5-foot planting strip, especially along the non-turnaround portion of the street. This will separate pedestrians from traffic, allow space for snow storage off the sidewalk, and prevent sidewalk ramps and side slopes at every driveway. The sidewalks should continue across the driveways.

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

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