

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

Date: August 4, 2017

Re: **Spaccarelli Subdivision**

I have reviewed a July 25, 2017 response letter from Hudson Land Design, a 2-sheet Subdivision Plan, dated July 25, 2017, and a 2-sheet approved subdivision for the parcels, filed October 30, 2009.

Proposal

The applicant is proposing to subdivide an existing 2.47-acre parcel in the R1-40 zoning district to create two lots for the construction of two new single-family residences.

Comments and Recommendations

1. A signed and stamped property survey will need to be provided and the proposed parcel lines need to be clearly documented to confirm the lot areas are over 40,000 square feet. Area dimensions are calculated from the private road right-of-way. The lot areas in the Lot Conformance Table are the same as the previous submittal, even though the private road layout has changed.
2. Building coverage should be added to the table. The tax parcel number in the Project Information table is missing a number.
3. The Plat should identify the size of any existing major trees over eight inches in diameter that may influence the design and indicate any significant trees that will be removed.
4. The driveway turnaround on Lot 1 should be placed away from the front of the house.
5. The conservation easement across the lower sections of the lots should be described on the plat.
6. The new private road should extend at least 60 feet beyond the center line of the turnaround. The plan should also note the road surfaces, including the section to the existing house. The private road will need to meet all the requirements in Section 195-22, Private roads, including construction specifications, notes on the plat, maintenance agreements, and performance guarantees.

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

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