

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

Date: September 8, 2017

Re: **25 Townsend Street Subdivision**

I have reviewed the August 29, 2017 cover letter from Jon D. Bodendorf, P.E. at Hudson Land Design and a 4-sheet Preliminary Subdivision Plan with the latest revision date of August 29, 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;
 - Existing major trees to be removed should be shown on the plat;
 - Additional evergreen screening should be included, particularly along the eastern boundary;
 - Street lighting should also be provided on the plat.
2. For the southwest right-of-way connection, the Board should consider angling the right-of-way through proposed Lot 9 to avoid the prime building location and the steeper slopes on the adjacent parcel and to create a more direct public street connection toward Conklin Street.
3. The applicant will 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.
4. The applicant should set the sidewalks back behind a 5-foot planting strip, especially along the non-turnaround portion of the street. This will allow space for street trees, snow storage off the sidewalk, and prevent sidewalk ramps and side slopes at every driveway. The sidewalks should continue across the driveways.

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
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Jon D, Bodendorf, P.E., Hudson Land Design