

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

Date: September 8, 2017

Re: **Spaccarelli Subdivision**

I have reviewed an August 29, 2017 response letter from Hudson Land Design and a 2-sheet Subdivision Plan with the latest revision date of August 29, 2017.

### **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 subdivision lines need to be clearly documented to confirm the lot areas.
2. The Plat should identify any existing major trees that will be removed.
3. The conservation easement across the lower sections of the lots should be described on the plat.
4. 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.

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