

John Clarke Planning and Design

25 Beech Street, Rhinebeck NY 12572

jclarkeplandesign@gmail.com

845.797.4152

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

Date: October 6, 2017

Re: **17 Wilson Street Subdivision**

I have reviewed the September 22, 2017 response letter from Hudson Land Design, revised page 1 Short EAF, July 10, 2017 Boundary and Topographic Survey, and a 6-sheet Preliminary Subdivision Plan with the first two sheets dated August 29, 2017 and the last four sheets dated August 25, 2017.

Proposal

The applicant is proposing to subdivide an existing 1.747-acre parcel in the R1-10 zoning district to create two lots for the construction of a new single-family residence.

Comments and Recommendations

1. On Sheets 1 and 3 the house still appears to encroach into the 15-foot side yard setback, although it is shown at 15 feet on Sheet 4.
2. The revised survey should be signed and stamped.

I have no additional planning concerns.

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