

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