

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: May 2, 2018

Re: **38 St. Lukes Subdivision**

I have reviewed the April 24, 2018 cover letter from Hudson Land Design, April 24, 2018 Subdivision Application, April 24, 2018 Full EAF Part 1, and a 4-sheet Subdivision Plan, with the Sheet 1 Plat dated April 20, 2018 and the other three sheets dated April 24, 2018.

Proposal

The applicant is proposing to subdivide a 0.405-acre parcel with one existing house into three lots for the construction of two new houses. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. The Subdivision Plat should be labeled Preliminary at this point. The survey will need to be stamped and signed before final approval.
2. The Sheet 1 area information should list the parcel size at 0.405 acres to conform with the square footage.
3. The Sheet 2 Project Information list should delete the reference to 0.11 acres.
4. The front setbacks for the new houses are 12.5 - 13.5 feet, less than the required 30 feet, but appropriate given the setbacks of the existing buildings along the adjacent streets. The Board can approve these reduced front setbacks without a variance, under Section 223-13 K.
5. The existing chain link fence around the perimeter of the parcel should be marked on the plans for removal.
6. There are existing sidewalks along St. Lukes Place and along Union Street on the block to the west. Since Union Street is so narrow, only 18 feet wide, the Board should consider an extension of the sidewalk across lots 2 and 3.
7. There are no trees or landscaping on the existing parcel. The Board should request street trees as part of the subdivision approval.

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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