

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

Date: June 7, 2018

Re: **38 St. Lukes Subdivision**

I have reviewed the May 29, 2018 response letter from Hudson Land Design and a 4-sheet Subdivision Plan, dated May 29, 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 City Council requested a dedication of additional land along lots 2 and 3 to facilitate the potential widening of Union Street. Lot 2 could be 50 feet wide without making it non-conforming.
2. The Sheet 1 area information should list the parcel size at 0.405 acres to conform with the square footage and Sheet 2. The Subdivision Plat should be labeled Preliminary at this point.
3. There are three street trees proposed along Union Street, but the Board should request two additional trees along St. Lukes Place.
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.

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  
Hudson Land Design, Project Consultants