

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

Date: August 9, 2018

Re: **38 St. Lukes Subdivision**

I have reviewed the July 31, 2018 response letter from Hudson Land Design and a 5-sheet Subdivision Plan set, with Sheet 1 dated July 13, 2018 and Sheets 2-5 dated July 31, 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 front setbacks for the proposed new houses on lots 2 and 3 are 12.5 and 8.8 feet. This is less than the required 30 feet, but the Board should approve the reduced front setbacks to be consistent with nearby houses along the street under Section 223-13 K.
2. The lot area for Lot 3 should be the same in the tables on sheets 1 and 2.
3. The notes on Sheet 2 restricting the planting of any trees that could grow over 20 feet tall to avoid blocking the neighbor's solar panels need only apply to the eastern edge of Lot 3.

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  
Hudson Land Design, Project Consultants