

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

Date: December 7, 2018

Re: **Dennings Avenue Subdivision, Dellaportas Enterprises I, Inc.**

I have reviewed the November 19, 2018 response letter from Arden Consulting Engineers, undated draft Road Maintenance Agreement, January 12, 2016 Planning Board minutes, and a 3-sheet Subdivision Plan with the last revision dates of January 28, 2018 for sheets 1 and 2 and October 25, 2016 for Sheet 3.

### **Proposal**

The applicant is proposing to subdivide a 1.07-acre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 0.404 acres and Parcel 2 would contain 0.663 acres. The parcel is in the R1-10 zoning district.

### **Comments and Recommendations**

1. The Plat should show all existing trees over 6 inches in diameter within the area of disturbance on the proposed parcel and indicate any major trees that will be removed.
2. In the Table of Zoning Requirements, the Minimum Side Yard Both for Parcel 1 should be 59.8 feet.
3. The survey will need to be stamped and signed before final approvals.
4. The draft Road Maintenance Agreement will need to be reviewed by the Planning Board Attorney.

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  
Michael A. Morgante, P.E., Project Engineer