

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

Date: March 7, 2019

Re: **27 Fowler Street, Special Permit for Accessory Apartment**

I have reviewed the February 25, 2019 Special Permit application, February 25, 2019 Full EAF Part 1, and a Site Plan sheet, dated February 27, 2019.

### **Proposal**

The applicant is proposing to convert and expand an existing garage in the R1-5 zoning district into a one-bedroom accessory apartment. An accessory apartment requires a Special Permit from the City Council, after the Planning Board submits its recommendations report.

### **Comments and Recommendations**

1. EAF question C.2 should be answered yes in the first set of boxes and no in the second boxes. The TBD items will need to be answered before the Planning Board can issue a SEQR determination.
2. The plans need to confirm that the house is a single-family residence and the owner will occupy one of the dwellings on the lot.
3. The Zoning Information table should use the Schedule of Regulations for Accessory Buildings on Residential Lots in Section 223-17E. The minimum side and rear setbacks are 5 feet. Variances will be required for the setbacks and the maximum square footage of the accessory building as a percentage of the principal building. The plans should provide the footprint size of the house to help calculate the maximum size of the accessory building. The Board should make a recommendation to the ZBA on the variances.
4. Since the accessory building is so close to the adjacent parcels, the site plan should show all the house locations and any major site plan elements of the adjoining properties.
5. Zoning requires four parking spaces for the two dwellings, but the site does not appear to have adequate area available. According to Section 223-26 C(1), "In any residence district, no off-street parking facility shall be developed in any required front yard...or any other side or rear yard within five feet of the lot line." The proposed parking spaces are stacked three deep, project out in front of the house, and are within 2½ feet of the side lot line.
6. The EAF noted flood lights as part of the application. Lighting locations and fixture details should be included on the plans with notes that the lights will be shielded so that there will be no direct glare or light spillover onto adjacent properties or above the horizontal plane into the night sky.
7. The elevations should note exterior materials and colors.

8. The plans should show the proposed fence details and note the removal of the existing fence in front of the garage.

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  
         Stephen Whalen, RA, Project Architect