

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

Date: April 4, 2019

Re: **Ferry Landing at Beacon Site Plan**

I have reviewed a March 22, 2019 applicant response letter, February 21, 2019 Axonometric Rendered Material Diagram, February 21, 2019 architectural renderings, and a 9-sheet Site Plan package dated March 20, 2019.

Proposal

The applicant is proposing to construct six single-family townhouses on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

Comments and Recommendations

1. Since the building height has been of particular public interest, it should be noted that the proposed 45-foot height to the peak of the roof is less than the 48-foot maximum permitted in the Linkage district and that the height of building definition in Section 223-62 actually sets the measurement at the halfway point between the eaves and the peak on a gable roof.

However, the applicant should provide a definite building height, not subject to a +/- designation, floor-to-floor heights, and a peak roof elevation above sea level, so that it can be compared to contours and viewpoints along Bayview Avenue. It would be helpful to provide photo-simulations at average head height from the Bayview cul-de-sac, from around 100 feet farther up Bayview, and from the house at the end of Bayview. The 3D simulations shown last month were very useful, but the movement made it difficult to analyze specific viewpoints.

2. The applicant should be prepared to describe in more detail the modular brick proposed on the first level of the building.
3. One exterior parking space should be designated and striped for ADA-compliant parking.
4. Upon an additional review of the documents, the October 13, 2017 Full EAF Part 1 needs a few corrections. Question C.3.b should be answered yes, since the proposal is a permitted use. Question D.1.d should be answered yes and the underlying questions should be filled-in, since the townhouses require a subdivision. Question D.2.m should be answered yes, because there will likely be temporary noise created during construction.
5. The applicant has provided an acceptable LWRP consistency justification for the project. The Planning Board will need to issue an LWRP Consistency Determination as part of the SEQRA determination for the project.

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If you have any questions or need additional information, please feel free to contact me.

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