

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

Date: June 6, 2019

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

I have reviewed an applicant response letter including four exhibits, revised three-story architectural renderings, and an applicant letter withdrawing the subdivision application, all dated May 28, 2019.

Proposal

The applicant is proposing to construct six residential units on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

Comments and Recommendations

1. The building has been reduced to three stories with new renderings provided. The renderings and scaled elevations should include material details and dimensions for major building features and the building height.
2. Since the previous subdivision application has been withdrawn, the applicant should explain how this affects the development proposal.
3. The applicant should be prepared to describe in more detail the modular brick proposed on the first two levels of the building.
4. The October 13, 2017 Full EAF Part 1 needs a couple corrections. Question C.3.b should be answered yes, since the proposal is a permitted use. Question D.2.m should be answered yes, because there will likely be temporary noise exceeding ambient noise levels 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 along with the SEQRA determination for the project.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
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Thomas Elias, Project Representative