

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

Date: July 5, 2019

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

I have reviewed a June 21, 2019 applicant response letter, revised Full EAF Part 1, June 20, 2019 three-story axonometric diagram, and a sheet from the Site Plan set with four renderings, dated June 20, 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 3-story renderings were presented to the Architectural Review Subcommittee on June 21, 2019. The 3rd-floor cornice and parapet wall were reduced in scale, lowering the overall height by 1.7 feet from the previous submittal and over 14 feet from the 4-story version. Committee members requested the following additional changes be considered:
  - an alternative that would extend the brick up to near the top of the third-floor patio railings to help reduce the visual scale of the top floor; and
  - more fence-like patio dividers, rather than the proposed walls with Hardie plank siding.

The applicant has prepared the requested alternative, dated June 26, 2019 and submitted to the City on July 3, 2019. Once the Board has decided between the alternatives, the applicant should include scaled elevation drawings for all four sides of the building in the plan set.

2. No access is proposed for the third-floor roof. A note should be provided on the plans that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the top-level roof.
3. 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.

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c: Dave Buckley, Building Inspector  
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