

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

Date: September 6, 2019

Re: **Beacon Views Townhouses Site Plan and Subdivision**

I have reviewed the cover letter from Cuddy + Feder, along with a Full EAF Part 1 and other exhibits, including traffic, school, and archeological impact analyses, an 11-sheet Site Plan set, and a 3-sheet set with floor plans and renderings, all dated August 27, 2019.

Proposal

The applicant is proposing to subdivide and develop an 8.55-acre site with 42 for-sale townhouse units. The parcel is in the RD-5 zoning district. A six-month moratorium was recently adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. Sheet 1 shows the approved subdivision at 25 Townsend Street with a 50-foot right-of-way reserved for a connecting street to this parcel. The proposed subdivision and site plan for this lot should include an extension of this right-of-way and provide for the anticipated street connection. A 10-foot wide emergency access lane wedged between two buildings is not sufficient.
2. Sheet 2 should show any existing trees over 6 inches in the area of disturbance and indicate any major trees that will be removed. If the existing wetland is not delineated on the access and stormwater easement area, how can it be guaranteed that the proposed infiltration basin is not in a regulated wetland?
3. The Sheet 3 site plan layout is inconsistent with traditional patterns of development in Beacon. It proposes a private, dead-end street over 1,000 feet long. The townhouses are arranged so that the building fronts are dominated by driveways and garage doors. There are no sidewalks along the building frontages. The Board should note that the adjacent 25 Townsend Street subdivision has the traditional sidewalks on both sides of the street with street trees between the curb and sidewalk, and the recently approved River Ridge and Ferry Landing townhouses have front sidewalks and porches with the parking and garage doors hidden to the rear. The sidewalk along the access easement should have street trees every 30-40 feet between the sidewalk and curb to provide snow storage space and a safety buffer from traffic, and sidewalks should also be provided through the development.
4. On Sheet 3, under Zone Requirements, the side yard setback must be 17.5 feet, according to the Schedule of Regulations, side yard footnote e. The parking requirement for a townhouse is just two spaces per unit. The 30-foot front setback should extend along the entire southern property frontage bordering the lots on Conklin Street and DeSoto Avenue. The Landscaping Plan should identify the location and species of all the plantings on the Plant List and include additional screening along the southern property line.

5. With private lots shown backing into the delineated wetland, the applicant should be prepared to explain the federal wetlands application and how future encroachment into the remaining wetlands will be prevented.
6. For Sheet 4, I suggest making the drainage basins along the project entrance more naturally graded shapes, rather than the proposed artificial and repetitive forms.
7. The floor plans and renderings should be incorporated into one Site Plan set. Scaled elevations will also be required with building and floor-to-floor heights, materials, and colors noted. At the appropriate time, the building designs should be referred to the Architectural Review Subcommittee.
8. For the SEQR determination, the EAF and background exhibits note that the applicant is waiting for additional information from the School District, a concurrence letter from the NYS Office of Parks, Recreation and Historic Preservation, and a wetlands permit from the Army Corps of Engineers.

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

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