

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

Date: January 10, 2019

Re: **1182 North Avenue, Subdivision, Site Plan, and Special Permits for an Accessory Apartment and Artist Studio**

No new materials were submitted for this meeting, but I have no opposition to the Board adopting a Negative Declaration under SEQRA. The following comments are based on the previous documents and discussion at the December 10, 2019 Planning Board meeting, including the November 26, 2019 Subdivision Plat from Hudson Land Design, 6-sheet Subdivision and Site Plan set from Hudson Land Design dated November 26, 2019, and a 3-sheet House Plan set from D. M. Florance Architecture dated November 26, 2019.

Proposal

The applicant proposes to reconfigure two existing lots with a lot line realignment in the R1-7.5 zoning district and the Historic District and Landmark Overlay (HDLO) zone and build a new house, including an accessory apartment and a for-rent artist studio with associated parking.

Comments and Recommendations

1. Sheet XC-1 shows that four trees along the eastern boundary are to be removed because a new fence is proposed along the property line. The applicant should plant a few replacement trees to act as additional screening and landscaping.
2. For Sheets SP-1 and GU-1, the fence for the refuse containers should be completely shown on the plans.
3. The accessory apartment appears to meet all the standards in Section 223-24.1, but it requires a Special Permit from the City Council. The Planning Board should submit a recommendations report to the Council.
4. The for-rent artist studio may be allowed in the HDLO by Special Permit from the City Council. The Planning Board should submit a recommendations report to the Council.
5. To achieve the required HDLO Certificate of Appropriateness and satisfy the design standards in Section 134-7 B(3)(h), the proposed fiber-cement siding should be smooth-finished, so it looks more like traditional wood than vinyl siding.
6. The exterior lighting details should include a note on the plans 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. All exterior lighting specifications will need to comply with the recently adopted lighting standards in 223-14 B.

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

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