

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

Date: January 10, 2020

Re: **3 Water Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed the December 31, 2019 response letter from Aryeh Siegel, December 30, 2019 Short EAF Part 1, and a 2-sheet Special Permit Application set from Aryeh Siegel dated December 31, 2019.

Proposal

The applicant is proposing to construct a one-story accessory apartment addition on a 0.54-acre lot, which is partially in the R1-5 zoning district and partially in the CMS district.

Comments and Recommendations

1. Since this site was merged into one parcel with Dutchess County, the applicant should submit a subdivision application to consolidate the lots at the city level. The City Council is considering a district boundary change to place the northern portion of the lot into the R1-5 district.
2. The proposed setbacks on the Bulk Regulations Table on Sheet 1 should be updated for the latest building configuration.
3. The plans should clearly show the location of the stockade privacy fence noted on Sheet 1 and include a detail for the proposed fence.
4. The front concrete sidewalk should be repaired across the proposed driveway.
5. The latest plans show a new parking area set back to the south of the house and enhanced landscaping. The proposed hornbeam hedge should be placed far enough back that it will not eventually encroach on the front sidewalk. The Board should also consider requesting street trees every 30-40 feet along the frontage south of the existing structure.
6. An accessory apartment requires a Special Permit from the City Council, but first the Planning Board needs to submit a recommendations report to the Council.

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
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Aryeh Siegel, Project Architect