

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

Date: March 6, 2020

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

I have reviewed the February 25, 2020 cover letter from Insite Engineering and a 3-sheet Concept Plan set, dated February 25, 2020.

Proposal

The applicant is proposing to subdivide and develop an 8.55-acre site with 40 for-sale townhouse units. The parcel is in the RD-5 zoning district. A moratorium has been adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. The applicant is requesting a conservation subdivision under Section 223-12 J. This allows the Board to modify lot sizes, setbacks, streets, and other requirements in order to help preserve natural features in the site, such as vegetative areas and steep slopes. The applicant is proposing to decrease front yard setbacks and distances between buildings. The scale on Sheet CP-1 is actually 1" = 50 feet.
2. The Concept Plan includes a 50-foot right-of-way through the parcel with a connecting street to 25 Townsend Street, providing the primary access to the parcel. The Hastings Drive connection would only be for emergency access. This street right-of-way should be shifted farther to the north to minimize encroachment into the federal wetlands. The landscaped areas between the garage drives can be reduced to 20 feet long to tighten up the townhouse layout. Also, the length and width of the units on the floor plans do not match the measurements on the Concept Plan.
3. An analysis should be submitted regarding potential wetland impacts, consistent with Section 223-16 A.
4. The sidewalks should be separated from the travel lanes with a minimum 5-foot planting strip next to the curb line to provide street trees approximately 40 feet apart, to allow space for snow storage, to help calm traffic, and to offer a sense of protection for pedestrians.
5. Scaled elevations will be required for all sides of typical buildings with heights, materials, and colors noted. The renderings and floor plans show double garage doors for the end units, but the Concept Plan shows single door drives.
6. 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.

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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
John Russo, P.E., City Engineer
Jeffrey Contelmo, P.E., Project Engineer