

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

Date: May 8, 2020

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

I have reviewed the following documents:

- April 28, 2020 cover letter from Insite Engineering;
- October 21, 2019 sign-off letter from NYS Parks, Recreation and Historic Preservation;
- April 27, 2020 response letter from Maser Consulting to the City traffic consultant's comments;
- March 14, 2020 Wetland Evaluation and Impact Report by Ecological Solutions;
- April 22, 2020 School Impact Analysis by AKRF;
- April 24, 2020 Preliminary Plat by Insite Engineering;
- 11-sheet Site Plan set by Insite Engineering, dated April 28, 2020; and
- 3-sheet architectural set by Aryeh Siegel, dated April 28, 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. 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. 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. For the Sheet SP-1 Layout and Landscape Plan:
  - a. In the Zone Requirements table, the minimum side yard should be 17.5 feet or half the height of the permitted building in the RD-5 district.
  - b. The proposed landscaping should be identified by species and coordinated with the Plant List.
  - c. The trail to the passive recreation area should be connected by a crosswalk and walkway between townhomes 6 and 7 to the sidewalk along the main access street.
  - d. If possible, the sidewalk extending into the 25 Townsend subdivision should be on the northwestern side of the street and separated from the curb line by a landscape strip.
2. For the Sheet LP-1 Lighting Plan:
  - a. Any exterior lighting on the buildings should also be identified by location and specifications.
  - b. The exterior lighting should comply with the recently adopted amendments to Section 223-14 B, including a Color Rendering Index in the range of 80-100.
  - c. A note on the plan should state that type, location, and shading of all lighting shall prevent the spillover of light onto any adjacent residential property.

3. The plans should include turning diagrams for a fire truck and be referred to the Fire Department.
4. The plans should note how the trash is going to be handled.
5. For Sheet A-3, the Architectural Review Subcommittee recommended that brick should be used for the first level all around the buildings. However, the elevations and renderings show vinyl siding for the first level of the buildings on the rear sides.
6. The northern edges of the wetland are proposed to be filled for the street right-of-way and an access driveway, so the project will need permits from the Army Corps of Engineers and NYSDEC. The Wetland Evaluation and Impact Report should specifically address the requirements in Section 223-16 A. The Report lists 13 functions and values to be used for assessment purposes, but it should provide an assessment using these categories for this particular wetland. The Report and plans should also identify the square footage of wetland to be disturbed or filled and the mapped location and planting plan for the equivalent mitigation area.
7. The School Impact Analysis conclusion of no significant adverse impacts seems justified, although the Beacon City School District may have comments. If the full Instructional Budget is used to calculate the cost per student, without considering the 40% of the total budget covered by State aid, the estimated 8 to 13 students would result in a net annual surplus to the School District of \$88,192 for 8 students or a net annual loss of \$5,518 for 13 students.

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