

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

Date: May 8, 2020

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

I have reviewed response letters from Aryeh Siegel and Hudson Land Design, a Preliminary Subdivision Plat, and a 6-sheet Special Permit Application set, all dated April 28, 2020.

Proposal

The applicant is proposing to construct a one-story accessory apartment addition on a 0.54-acre site in the R1-5 and CMS zoning districts. A subdivision is also needed to consolidate the site into one lot.

Comments and Recommendations

1. For the Subdivision Plat, the Schedule of Regulations tables should show the CMS required minimum lot depth as 75 feet.
2. There is an existing telephone pole in the center of the narrow sidewalk just north of the relocated driveway. The applicant is working with Central Hudson to resolve the issue and the sidewalk is shown as widened in this area, but it should have at least 4-foot clearance around the pole and guy wires to allow convenient pedestrian passage.

All my other planning issues have been addressed. 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
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer