

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: August 4, 2017

Re: **123 Rombout Avenue Site Plan**

I have reviewed two July 25, 2017 letters from Cuddy + Feder, a July 25, 2017 Site Plan Application packet, March 28, 2017 Long EAF, the May 16 ZBA use variance resolution, an Exhibit B set of five images of the premises, and a 7-sheet Site Plan set, dated July 25, 2017.

Proposal

The applicant proposes to demolish two structures and expand an existing commercial storage building into 10 apartments. The 1.3-acre parcel is in the R1-5 district and has received a variance from the ZBA for the proposed use.

Comments and Recommendations

1. The Existing Conditions Survey should be stamped and signed. It should also show any existing trees over eight inches in diameter and indicate any major trees that will be removed.
2. The proposed parking rear lot has an overabundance of central asphalt. The western eight spaces should be 18 feet long and could be moved at least seven feet farther from the building, allowing a wider planted buffer between the sidewalk and the adjacent apartment windows.
3. The front parking lot area on this parcel should also be improved as part of this application to match the landscaping and lighting proposed to the rear:
 - The rear building should have a walkway connection to the new sidewalk along Rombout Avenue. Most of the walkway already exists between the parking rows, if the existing light pole was removed and a new matching pole fixture was installed in a better location;
 - Street trees should be added to the planter island along Rombout Avenue to help screen the front parking lot; and
 - The western side of the front lot is too narrow for 18-foot perpendicular spaces and a 24-foot back-up aisle. With 70-degree spaces and a 19-foot one-way aisle the neighbor's fence would be much better protected from backing cars.
4. A photometric diagram should be provided to ensure that the neighbors' properties are protected from light trespass.
5. The building design may be referred to the Architectural Review Subcommittee.
6. Since the project has 10 units, it will need to conform to the Affordable-Workforce Housing provisions in Article IVB.

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

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