

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

Date: August 4, 2017

Re: **Mt. Beacon Trailhead Parking, Amended Site Plan**

I have reviewed the July 25, 2017 cover letter from Scenic Hudson, Inc., July 25, 2017 Site Plan Application packet, July 25, 2017 Short EAF, and 7-sheet Site Plan set, dated July 5, 2017.

### **Proposal**

The applicant proposes to increase the gravel parking lot at the Mt. Beacon Trailhead from approximately 40 spaces to 77 spaces in order to accommodate the more intensive use of the site.

### **Comments and Recommendations**

1. The Bulk Table should note that the lot width and lot depth are more than the minimum required.
2. The 50-foot required front yard setback for the parking lot will instead be 24.5 feet, requiring an area variance. The Board will need to make a recommendation to the ZBA.
3. A detailed landscaping plan for the parking lot interior and the area along the street still needs to be prepared.
4. The parking spaces need to be 18 feet long with a 24-foot aisle between the spaces. The parking lot islands will have to be shorter and the gravel area wider in places to meet these minimum widths. The applicant should investigate ways to mark the edges of the gravel spaces to encourage efficient parking.
5. The Board and applicant should consider a direct walkway connection from the Howland Avenue intersection across the parking lot to the trailhead sign.

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

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
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