

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

Date: September 8, 2017

Re: **123 Rombout Avenue Site Plan**

I have reviewed August 29, 2017 response letters from Hudson Land Design and Aryeh Siegel, a revised August 28, 2017 Full EAF, and an 8-sheet Site Plan set, dated August 29, 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 show any existing trees over eight inches in diameter that may influence the design and indicate any major trees that will be removed.
2. Building materials, colors, and heights should be shown on the architectural elevations.
3. The proposed rear parking lot has been reduced in size, without losing any spaces, and the rear residential building will now have a walkway connection to the front sidewalk and additional landscaping. I have no further site plan layout concerns.

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
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect