

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

Date: September 8, 2017

Re: **River Ridge Townhouses, Subdivision and Site Plan**

I have reviewed the following new material:

- Response letter from Cuddy + Feder, dated August 29, 2017;
- Full EAF, Part 1, dated July 24, 2017;
- LWRP Consistency Statement, undated;
- Threatened and Endangered Species Habitat Suitability Assessment Report from Ecological Solutions, LLC., dated August 29, 2017;
- Topographic Survey, dated April 24, 2017; and
- 11-sheet Site Plan set, dated August 29, 2017.

Proposal

The applicant is proposing to construct 18 for-sale townhouses on a 2.95 -acre consolidated parcel in the RD-7.5 zoning district and in the Historic District and Landmark Overlay Zone. The project includes a new stairway to Ferry Street and a walkway and pocket park near Beekman Street.

Comments and Recommendations

1. The applicant has provided an LWRP consistency justification for the project that addresses the significant issues, but the river view on page 4 should locate the project site in the photo. The Planning Board will need to issue an LWRP Consistency Determination for the project.
2. Existing major trees over eight inches in diameter that will be removed should be marked on the plans. There are large trees along the south Wolcott Avenue frontage that, if healthy, could be integrated into the site plan. The Landscape Plan Plant Schedule is not completed.
3. The RD-7.5 district has a building length limit of 150 feet. Both rows of townhouses exceed that length and may need an area variance.
4. The parking and landscaping layout is much improved. Access to the garage for Unit 11 will be too difficult because of the rear deck posts. It will also be very difficult to back out of the garage for Unit 1. The Unit 1 garage also seems to be represented differently on Sheets 1 and 4.
5. The 34 wall-mounted lighting fixtures are frosted, but do not appear to be dark sky compliant or shielded to avoid direct view of the light source.
6. To maximize the public views of the river from the Rombout Avenue intersection, the proposed monument sign should be turned perpendicular to the street and the Landscaping Plan should be designed to enhance the view corridor.
7. Building elevations will need heights, colors, and materials noted. The renderings on Sheet 6 shows a tower element that may exceed the district's maximum height limit.

8. The Traffic Impact Study should be reviewed by the City's consulting traffic engineer.
9. Since this application involves alterations to a property in the Historic Overlay Zone, the Board will need to approve a Certificate of Appropriateness under Chapter 134, Historic Preservation.

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

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c: Tim Dexter, Building Inspector
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