

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

Date: October 6, 2017

Re: **123 Rombout Avenue Site Plan**

I have reviewed response letters from Hudson Land Design and Aryeh Siegel, a revised Full EAF, and an 8-sheet Site Plan set, all dated September 26, 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 now shows existing trees over eight inches in diameter and appears to indicate that no major trees will be removed.
2. The Parking and Striping Detail on Sheet 7 should show 18-foot-deep parking spaces.

I have no additional planning 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