

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

Date: November 9, 2017

Re: **Ferry Landing at Beacon Site Plan**

I have reviewed an October 23, 2017 response memo from the applicant, October 13, 2017 Full Part 1 EAF with appendices, undated LWRP Consistency Study, and a 9-sheet Site Plan package, dated October 13, 2017.

Proposal

The applicant is proposing to construct six single-family townhouses on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

Comments and Recommendations

1. The frontage should have a transition zone planting strip five feet wide between the curb line and sidewalk. Since street visibility from the driveway is important, landscaping in the planting strip should be lower ground cover with taller landscaping behind the sidewalk near the building. All of the townhouses should have front entrances with a projecting stoop or porch (see 223-41.21, Figures 21-8 to 21-13).
2. The plan calls for three times the required parking spaces in a district with good walkability. A one-car garage is preferable in this case, offering more active ground floor uses along the front sidewalk. The driveway could be 22-24 feet wide.
3. The plans should show the limit of site disturbance and the extent of maintained tree line towards the rear of the lot. The landscape plan should include a few native shade trees, not just columnar species.
4. For architectural review, a rear building elevation should be provided with colors and materials noted. Typical floor plans will help in understanding the relationship between rooms and wall openings, especially the opportunity for additional windows on the side elevations.
5. The lighting fixture drawings, poles, specifications, and a location key should be included on the Site Plan sheet.
6. The submission should include a signed and stamped survey of the property.
7. The applicant has provided an acceptable LWRP consistency justification for the project. The Planning Board will need to issue an LWRP Consistency Determination as part of the SEQRA determination for the project.

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

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
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