

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: March 8, 2018

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

I have reviewed the February 27, 2018 response letter from Cuddy + Feder, February 28, 2018 ZBA resolution on the approved area variance, and sheets 1, 3, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of a 15-sheet Site Plan set, with the last revision dates of February 27, 2017.

Proposal

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

Comments and Recommendations

1. Since this property is in the Historic District and Landmark Overlay Zone, the Board will need to approve a Certificate of Appropriateness with any final approvals.
2. The Architectural Review Subcommittee suggested that the cross-gables be lowered on the buildings flanking the entrance drive and the applicant's response letter noted agreement. However, Sheet 6 and the revised renderings were not included in the submission packet to confirm the change.
3. Since the rear path, stairs, and pocket park have been eliminated, the Board and applicant should consider whether the row of evergreens to provide screening along the Hammond Plaza property line is still necessary. A more naturalistic planting pattern with fewer new trees to leave views open toward the woods and cemetery might be more desirable.
4. The location of four proposed street trees should be shifted to avoid conflict with the existing light poles along Route 9D.
5. Can the rear deck for Unit 14 be supported as proposed without blocking access to the Unit 11 garage?

I have no other major 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 Siegal, Project Architect