

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

Date: June 7, 2018

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

I have reviewed a May 29, 2018 applicant response letter, May 29, 2018 subdivision application, May 18, 2018 Site Lighting Section Plan, and a 9-sheet Site Plan package, dated May 22, 2018.

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 along Beekman Street should have a planted street transition area between the curb and sidewalk according to the Linkage District standards in Section 223-41.21 G and Figures 21-8 through 21-10 and 21-17. We understand that you received conflicting comments on this last month, but the sidewalk area in front of the buildings should return to the March 30, 2018 layout to be consistent with the Linkage District standards.
2. The Area and Dimensional Standards Table on Sheet 3 should include the maximum building height of 48 feet as required in Section 223-41.21 D(5).
3. If an enclosed dumpster is not to be provided on the site, a note on the plan should describe how individual trash disposal will be handled.
4. For the Architectural Review Subcommittee, revised elevations showing the covered stoops or porches and a rear building elevation should be provided with colors, materials, and height dimensions 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 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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