

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

Date: July 5, 2018

Re: **208 Main Street Site Plan**

I have reviewed June 26, 2018 response letters from Hudson Land Design and Aryeh Siegel and a 5-sheet Site Plan Application set with the last revision date of June 26, 2018.

Proposal

The applicant is proposing to renovate an existing building, including a new third story and rear addition, to create two storefronts and eight apartments. The proposed parcel is in the CMS district.

Comments and Recommendations

1. The minimum landscaped area in the CMS district is 10 percent, but the Planning Board may waive this requirement for lots under 5,000 square feet. This lot is 4,753 square feet. Since the driveway has been moved north and additional landscaping has been provided adjacent to the sidewalk, increasing the landscaping to 6 percent, I recommend that Board accept the proposed landscaping percentage.
2. The Zoning Regulations Table should include the proposed building height in feet and the updated landscaping percentage.
3. The Sheet 1 site plan drawing needs to show the building 25 feet from the rear property line.

I have no additional planning concerns. 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
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect