

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

Date: February 8, 2019

Re: **511 Fishkill Avenue, Amended Site Plan**

I have reviewed the January 29, 2019 response letters from Aryeh Siegel and Hudson Land Design, a January 29, 2019 Shared Parking Report by Aryeh Siegel, and a 13-sheet Amendment to Site Plan Application set with the last revision date of January 29, 2019.

Proposal

The project would add a new mix of tenants to a vacant 128,317 square foot building. The 9.79-acre parcel is in the Heavy Industrial (HI) district. The primary site work proposed is to build-out a previously approved land-banked parking lot towards the rear of the site.

Comments and Recommendations

1. The overall parking requirement depends on the Planning Board approving a shared parking arrangement under Section 223-26 C(6), based on different hours of operations for the various uses. The applicant has prepared a Shared Parking Report to describe the different activities and parking calculations, which provide a surplus of spaces at all times for the active uses. However, the office/retail, mezzanine, and pre-event spaces are not included in the report and should be justified to the Board as non-simultaneous uses with no parking requirements.
2. The Parking and Loading Table on Sheet 1 lists 205 proposed spaces, but only 203 are shown on the Site Plan because of the two additional ADA spaces.
3. As previously agreed, a note should be provided on the Site Plan that the existing chain link fence along the Fishkill Avenue frontage will be removed.
4. A note or detail should be included for breaks in the new parking lot curbs to allow natural drainage into the tree islands.
5. The sidewalk to the new parking lot should be 4½ feet wide along its entire length.
6. Is the ramp and landing area in front of the entrance ADA compliant without a handrail?

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

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