

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

Date: March 7, 2019

Re: **23-28 Creek Drive, Site Plan Application**

I have reviewed a February 26, 2019 cover letter from Cuddy + Feder, February 26, 2019 response letters from Aryeh Siegel and Hudson Land Design, February 22, 2019 revised Full EAF Part 1 and Narrative, and a 12-sheet Site Plan Application set with sheets 1-6 dated February 22, 2019 and sheets 7-12 dated February 26, 2019.

Proposal

The applicant is proposing to construct a mixed-use development on the former DPW site with a total of eight apartments and 20,000 square feet of commercial space. The project is in the Fishkill Creek Development (FCD) district and includes a lot line realignment with the adjacent parcel. A Greenway Trail segment and public park are also proposed as part of the project.

An application in the FCD district requires Concept Plan approval from the City Council and then Site Plan approval from the Planning Board. The Council has requested that the Planning Board undertake the SEQR review and provide recommendations to the Council on the Concept Plan. Comments 7-12 below are relevant for Site Plan approval, but are not necessarily required for a SEQR determination or Concept Plan recommendations to the Council. The Board will also need to provide comments to the ZBA on the requested variances.

Comments and Recommendations

1. Since the proposed building encroaches into the 100-year floodplain, the EAF narrative should describe how the proposal complies with Chapter 123, Flood Damage Prevention. Floor heights and flood displacement issues should be addressed by the Project Engineer, as well as any floodplain impacts on the Greenway Trail.
2. Although eight units should not exceed the permitted development potential, the applicant should provide the mapping and area calculations for the listed environmental features in Section 223-41.14B, so the City Engineer can confirm the allowable unit count.
3. In the Zoning Regulations Table on Sheet 1 the existing lot area, resulting lot area after realignment, number of residential units, and proposed building height should match the numbers on pages 4-7 in the EAF Narrative.
4. Sheet 2 should show any existing trees over six inches in diameter and note any of these trees that will be removed.
5. The building height and second floor height on the Sheet 3 sections should be consistent with the descriptions on page 5 of the EAF Narrative.

6. The 12-foot driveway is apparently not wide enough for fire access standards or to provide convenient vehicular and pedestrian circulation to the southern parking area. Also, the parking spot closest to the 12-foot driveway would not have enough space to back out. A 20-foot driveway can be provided if that corner of the building is shifted approximately 7 feet to the east, as long as the 25-foot creek buffer and 20-foot trail easement are maintained.
7. All the species listed in the Plant Schedule on Sheet 4 should be shown on the plan and the trees should include caliper dimensions.
8. A variety of tree plantings should be included within the Public Park area at the southern end of the site and along the creek and Greenway Trail.
9. Additional landscape screening should be provided between the parking areas north and south of the building and the Greenway Trail.
10. Section 223-26 C(3) requires at least one three-inch diameter tree for every 10 spaces in a parking lot. One additional tree should be located in the upper lot.
11. Sheet 6 shows two renderings of the proposal from different viewing points. For Site Plan approval the Board will need elevations for the two buildings with materials and colors listed.
12. The Planning Board and applicant should consider the design and surface treatment of the emergency access drive to act as an attractive pedestrian linkage up to Main Street.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Deputy 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