

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

Date: March 7, 2019

Re: **248 Tioronda Avenue, Concept Plan Application**

The proposed Concept Plan has been reviewed by the City Council and forwarded to the Planning Board for a SEQR determination, LWRP consistency review, and advisory recommendations. If the Council approves the Concept Plan, specific architectural, landscaping, lighting, and engineering details will be covered by the Planning Board during the subsequent Site Plan review process.

I have reviewed the February 26, 2019 response letter from The Chazen Companies, February 11, 2019 Coastal Assessment Form, February 26, 2019 LWRP consistency statement, five photo-simulations from surrounding viewpoints, and a 5-sheet Concept Plan set with all but Sheet SP1 having a last revision date of February 26, 2019.

Proposal

The applicant is proposing to construct two multifamily buildings with a total of 64 units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres in the Fishkill Creek Development district and the LWRP area. The two lots will need to be consolidated, and a Greenway Trail is proposed as part of the project.

Comments and Recommendations

1. A justification that Section 223-16 B regarding very steep slopes is satisfied to the maximum degree feasible will be needed for a SEQR determination.
2. The updated cross-sections previously provided to the Council should have been included in the Planning Board packet to help assess visual impacts from surrounding public viewpoints.
3. The current Concept Plan proposes 24 land-banked parking spaces to help create a central green. Previous Concept Plan versions showed 33 and 40 land-banked spaces, which would provide more usable greenspace and less potentially unnecessary asphalt. The Board and applicant should discuss an appropriate number of land-banked spaces. Exact numbers and locations of parking spaces and other supporting elements should be determined during the Site Plan review process.
4. An ADA-compliant section of the Greenway Trail should be provided through the green near the retaining wall to bypass the lower trail segment with stairs.
5. Responses from NYSDOT regarding the Traffic Impact Study and the Army Corps of Engineers regarding the updated wetlands analysis should be reviewed before final SEQR and LWRP determinations. The submitted LWRP consistency analysis otherwise seems reasonable and complete.

Page 2, March 7, 2019 memo on 248 Tioronda Avenue

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
 Jennifer L. Gray, Esq., City Attorney
 Arthur R. Tully, P.E., City Engineer
 John Russo, P.E., City Engineer
 Larry Boudreau, RLA, Project Representative