

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

Date: March 7, 2019

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

I have reviewed the response letters from Aryeh Siegel and Hudson Land Design, a revised Shared Parking Report by Aryeh Siegel, a Traffic Impact Study by Maser Consulting, and sheets 1 and 12 of a 13-sheet Amendment to Site Plan Application set, all dated of February 26, 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 revised Shared Parking Report to describe the various activities and parking calculations, which provide a surplus of spaces at all times for the active uses. The results appear reasonable, but the applicant and City should monitor the actual parking needs during the first few months of peak operations to make sure the parking supply is adequate. A shared parking approval will need to be revisited if there is any change of use or the eventual warehouse tenant will exceed 67 spaces.
2. The Parking Table on Sheet 1 needs a couple corrections for the calculations to match the total proposed parking numbers provided. It should be 174 arcade game occupants and 44 for game occupancy, resulting in 69 spaces.
3. The existing six-foot rusted chain link fence along the Fishkill Avenue frontage could be replaced by a black-coated fence to match the more modern fencing around the infiltration basin area.
4. The Index of Drawings list on Sheet 1 should include all 13 sheets.

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

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