

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: April 4, 2019  
Re: **23-28 Creek Drive, Site Plan Application**

I have reviewed the March 26, 2019 response letters from Aryeh Siegel and Hudson Land Design, March 26, 2019 revised Full EAF Part 1 Narrative, March 22, 2019 Slopes Analysis, March 26, 2019 FEMA Flood Calculation Plan, March 11, 2019 Seed Mix Breakdown, March 25, 2019 Traffic Impact Study by Maser Consulting, March 26, 2019 Lot Line Realignment sheet, and a 12-sheet Site Plan Application set with the last revision date of March 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 5-8 below are relevant for subsequent Site Plan approval, but are not 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 four requested variances.

### **Comments and Recommendations**

1. The calculations for area deductions under Section 223-41.14B and the engineer's analysis for consistency with the Flood Damage Prevention Chapter 123 should be confirmed by the City Engineer.
2. To help understand overall environmental impacts, Sheet 2 should note any of the identified major trees that are expected to be removed.
3. The patio wall encroaches into the 20-foot trail easement at the southern end of the building.
4. The sidewalk next to the upper parking lot could be extended along the entire building to better connect the southern parking area to the building entrance.
5. 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.
6. Additional landscape screening should be provided between the parking areas north and south of the building and the Greenway Trail.

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7. 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.
8. The Planning Board and applicant should consider the design 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