

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

Date: April 4, 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 March 26, 2019 response letter from The Chazen Companies and a Full EAF Part 1, reissued March 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. The Board will need to determine that Section 223-16 B regarding very steep slopes is satisfied to the maximum degree feasible. The applicant's latest response letter provides a brief justification and an overlay map showing the proposed buildings and the existing slopes, which were substantially affected by previous development and demolition on the site. The Full EAF narrative, Section 4.1, incorrectly states that no development is proposed on areas of very steep slopes.
2. The Full EAF narrative, Section 3.2, now includes an estimate of 16 public school children from the proposed project, based on a set of New York State multipliers from Econsult Solutions. These multipliers are limited because those identified by bedroom count include all rental housing types, not just multifamily, and the multifamily multipliers combine all bedroom and unit sizes. The Rutgers University 2006 Residential Demographic Multipliers for New York, long considered the standard for school estimates, use older data, but break down the ratios by unit types, bedroom counts, and relative rental prices. By comparison, the more specific Rutgers multipliers for 25 market-rate and 3 workforce 1-bedroom apartments and 32 market-rate and 4 workforce 2-bedroom apartments add up to a total of 9.48 public school-age children.

These estimates from 9 to 16 public school children, spread over 12 grades, should not significantly impact school capacities, especially since the district has experienced an enrollment decline from 3,601 in 2004-5 to 2,841 in 2017-18, down 760 students. Also, the 25,400 square foot commercial component of this project would help balance any budgetary impacts.

3. For final Concept Plan approval, an ADA-compliant section of the Greenway Trail should be shown through the green near the retaining wall to bypass the lower trail segment with stairs.
4. The applicant should be prepared to update the Board regarding NYSDOT review of the recent Traffic Impact Study, Army Corps of Engineers review of the wetland analysis, and NYSOPRHP review of any archeological impacts.

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

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