

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: May 9, 2019  
Re: **23-28 Creek Drive, Concept Plan and Site Plan Application**

I have reviewed the April 30, 2019 response letters from Aryeh Siegel, Hudson Land Design, and Maser Consulting, April 30, 2019 revised Full EAF Part 1 Narrative, March 26, 2019 Lot Line Realignment sheet, and a 12-sheet Site Plan Application set with Sheet 6 dated March 26, 2019 and all the other sheets dated April 30, 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.

The proposed Concept Plan has been reviewed by the City Council and forwarded to the Planning Board for a SEQR determination 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.

### **Comments and Recommendations on the Concept Plan and Environmental Review**

1. The project engineer's analysis for consistency with the Flood Damage Prevention Chapter 123 should be confirmed by the City Engineer.
2. The Lot Line Realignment sheet should use the updated Site Plan with the 20-foot driveway.
3. Once a SEQR determination is adopted, the Board should provide advisory recommendations to the City Council on the Concept Plan and to the ZBA on the four requested variances. It should be made clear for the parking variance and on the Sheet 1 Parking Table that only 91 spaces are available for tenant use. Two ADA-compliant spaces are designated for Greenway Trail users.

### **Preliminary Comments on the Site Plan**

The following comments are relevant for the subsequent Site Plan approval, but are not required for a SEQR determination or Concept Plan recommendations to the Council:

1. The crosswalk between 23-28 and 7-11 Creek Drive, as proposed in the April 30, 2019 response letter from Maser Consulting, should be added to the Site Plan. The sidewalk could then be removed behind the four spaces near the emergency access drive.

2. 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.
3. Additional landscape screening should be provided between the parking areas north and south of the building and the Greenway Trail.
4. 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.
5. 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.
6. The sidewalk between the building and main parking lot could be extended to the rear three parking spaces.

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

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