

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

Date: May 9, 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 April 30, 2019 response letter from The Chazen Companies, April 30, 2019 reissued Full EAF Part 1 and Narrative, December 23, 2013 letter from NYS Office of Parks, Recreation and Historic Preservation, and a 4-sheet Concept Plan set with the first three sheets dated April 30, 2019 and the C200 sheet dated 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. The applicant has sufficiently addressed my previous planning-related questions regarding very steep slopes and an ADA-compliant trail connection to move forward on the LWRP and SEQR determinations and a positive recommendation to the City Council on the Concept Plan.
2. The applicant should be prepared to update the Board regarding reviews of the Traffic Impact Study by NYSDOT and the City's Traffic Consultant and any review of the wetland analysis by the Army Corps of Engineers.

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

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