

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: July 5, 2019  
Re: **23-28 Creek Drive, Concept Plan and Site Plan Application**

I have reviewed sheets 1, 2, 3, 5, and 6 of a 12-sheet Site Plan Application set with the latest revision date of June 25, 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.

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

1. The applicant should provide an update regarding coordination with the Greenway Trail Committee on the trail design.
2. The proposed Concept Plan was initially reviewed by the City Council and forwarded to the Planning Board for a SEQR determination. Specific architectural, landscaping, lighting, and engineering details will be covered by the Planning Board during the subsequent Site Plan review process. The Board appears to have sufficient information to vote on a SEQR determination, provide advisory recommendations to the City Council on the Concept Plan, and consider recommendations to the ZBA on the following requested variances:
  - Total of 93 parking spaces, instead of the required 113 spaces;
  - Four-story building, where three stories are permitted;
  - Building height of 53.5 feet, above the 40-foot maximum; and
  - Apartment size of 2,750 sq. ft. for two units, larger than the 2,000 sq. ft. limit.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector  
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