

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

Date: September 6, 2019

Re: **2 Cross Street, Special Permit and Site Plan**

I have reviewed an August 27, 2019 Special Permit Application, August 22, 2019 Site Plan Application, August 27, 2019 Full EAF Part 1, and an 11-sheet Site Plan Application set, dated August 27, 2019.

### **Proposal**

The applicant is proposing to construct a 3- to 4-story building on three parcels, incorporating an undeveloped lot and two existing buildings into the overall design. The 4 Cross Street parcel is in the PB district and the two Main Street parcels are in the Central Main Street (CMS) district and in the Historic District and Landmark Overlay (HDLO) zone. A six-month moratorium was recently adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

### **Comments and Recommendations**

1. The 4 Cross Street parcel is the PB district, which currently does not permit businesses, offices, or more than single family residential uses for this property. The City Council is considering a revised use table that would permit offices and more flexibility for business and residential uses in this area, but there is no guarantee or timetable for its adoption. The Council is also in the process of nominating 4 Cross Street to be included the HDLO district, which could affect this proposal.
2. The two Main Street parcels are in the Lower Main Street National Register Historic District. They are also in the HDLO and subject to the Certificate of Appropriateness approval process in the Historic Preservation chapter, the criteria in 134-7, and the design standards in 223-41.18 J. Of particular concern is any exterior changes to 172 Main Street, which the 1979 Historic Survey cited as particularly intact with a completely original storefront. Adding another floor to this building without a setback and removing the cornice pediment should be reconsidered.
3. The proposal considers both 3- and 4-story options. The PB district has a 2½-story and 35-foot height limit. The CMS permits 3-story buildings 38 feet in height, but a 4<sup>th</sup> story requires a Special Permit from the City Council and a 15-foot setback for the top floor along any street frontage and within 40 feet of another zoning district. The 4-story proposal would also need variances for a top floor without a setback and for the 4 Cross Street building. I suggest that the applicant consider a more code-compliant 3-story option or a 4-story alternative with the required setbacks.
4. In the Sheet 2 Zoning Summary the 4 Cross Street parcel should not be listed in the CMS district. The Zoning Summary should also show required and proposed setbacks, frontage occupancy, building heights, and landscaped area.
5. The Existing Conditions and Site Plan maps, floor plans, elevations, and Parking Plan should all be printed at a size that can be accurately measured with engineer's or architect's scale.

6. From the square foot numbers provided and considering that 223-26 F requires only 2 spaces for each 3 senior citizen dwelling units, the required parking should be 46 total spaces. The applicant may request a lower parking count under the provisions in 223-41.18 G(3). If the project will have off-site dedicated parking on the 152 Main Street parcel, an analysis of the required 152 Main Street parking should be provided and a pedestrian path should be shown connecting the parking spaces to the proposed building. The municipal lot on Cross Street is already heavily used and only has 18 public spaces (two are dedicated to 162 Main Street).
7. Future submittals will need a full landscaping plan, lighting plan with fixture specifications, trash disposal methods, and elevations with materials and colors noted.
8. The following EAF questions should be revised:
  - B.e should include a referral to Dutchess County Planning because the parcel is within 500 feet of the County Center on Main Street;
  - B.i.ii should be answered yes;
  - C.3.a should include that the 4 Cross Street parcel is in the PB district;
  - D.1.c should be answered yes because the site has existing residential and commercial uses;
  - D.1.g should be answered yes;
  - D.1.h should be answered no;
  - D.2.j should be answered yes with the subsequent information provided;
  - D.2.r should be answered yes;
  - E.1.c should be answered yes;
  - E.3.e should be answered yes; and
  - The NYS DEC Mapper should be attached to confirm or supplement some of the answers.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Joseph Torhan, Project Architect  
Joseph Donovan, Hudson Todd LLC