

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

Date: June 6, 2019

Re: **248 Tioronda Avenue, Concept Plan and Site 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 May 24, 2019 response letter from The Chazen Companies, May 6, 2019 "No Adverse Impact" letter from NYS Office of Parks, Recreation and Historic Preservation, three letters from NYSDEC confirming the deletion of the site from the Registry of Inactive Hazardous Waste Disposal Sites, and a 4-sheet Concept Plan set with the first two sheets dated April 30, 2019, Sheet C130 dated May 24, 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 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 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.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
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