

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: December 6, 2019  
Re: **248 Tioronda Avenue, Site Plan Application**

I have reviewed the November 26, 2019 response letter from The Chazen Companies, the November 18, 2019 City Council Concept Plan approval resolution, 6-sheets of building elevations and sections, dated January 17, 2019, and a 15-sheet Site Plan set last revised in November of 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 proposal has received a SEQR Negative Declaration from the Planning Board and Concept Plan approval from the City Council. The proposal has returned to the Planning Board for final site plan approval, including specific architectural, landscaping, lighting, and engineering details. The Site Plan set should be coordinated with the same last revision dates and should incorporate the sections and building elevations.
2. The Sheet C100 table should be corrected to (line 1 – lines 2 and 3) and (line 4 X 11). The applicant should also be prepared to update the Board regarding the wetland determination by the Army Corps of Engineers.
3. On the Site Plan Sheet C130:
  - I only count 214 total parking spaces.
  - The land-banked parking is labeled in the wrong area.
  - The dashed land-banked parking area only has space for 22 parking stalls.
  - The Greenway Trail surface material should be included in the Legend.
  - I recommend a sidewalk along the upper parking area between buildings 100 and 200, so that employees and residents do not have to walk in the main vehicle access lanes.
  - The applicant should be prepared to discuss the placement of the northern emergency access gate and the type of proposed barrier on the southern end of the emergency access lane.

4. On the Grading Plan Sheet C140:

- Is the grading of the main Greenway Trail through the site ADA accessible?
- I suggest that bioretention area 3 be a more naturalistic shape.
- Can the bioretention areas be designed as rain gardens with integrated plantings?

5. On the Landscape Plan Sheet C180:

- Section 223-26 C(3) requires that trees in the parking areas be a minimum 3-inch caliper.
- I suggest moving some of the proposed shrubs from along the curve near the tracks, which might grow to obstruct views, to instead help screen the north side of the refuse enclosure.

6. For the Building Elevations:

- The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in Section 223-41.13 I. For example, individual window panes shall be greater in height than width and tinted glass shall not be permitted.
- The City Council Concept Plan approval included a condition that the Planning Board review rooftop structures, including the stair and elevator bulkheads, to ensure that they are designed to the minimum dimensions necessary and that all rooftop structures have appropriate screening.
- Any fixed roof and terrace plantings and any rooftop accessory equipment should be described on the plans.

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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