

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

Date: January 10, 2020

Re: **23-28 Creek Drive, Site Plan Application and Lot Line Alteration**

I have reviewed December 31, 2019 response letters from Aryeh Seigel and Hudson Land Design and a 12-sheet Site Plan Application set with the latest revision date of December 31, 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

1. On the Sheet 1 Site Plan, the Landscape Legend labeling is partially missing.
2. For the Sheet 4 Landscape and Lighting Plan:
 - a. Section 223-26 C(3) requires that the trees in the parking areas must be a minimum 3-inch caliper.
 - b. The central note referring to Sheet 2 should be removed.
 - c. The lighting fixture specifications should demonstrate compliance with all the standards in the recently amended Section 223-14 B, including color temperature and color rendering index.
3. For the Sheet 6 Renderings:
 - a. 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.
 - b. A note on the plan should confirm that there will be no rooftop accessory equipment.

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
 - John Russo, P.E., City Engineer
 - Aryeh Siegel, Project Architect
 - Michael Bodendorf, P.E, Project Engineer
 - Tina Andress, V.P. Weber Projects