

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: February 6, 2020  
Re: **248 Tioronda Avenue, Site Plan Application**

I have reviewed the January 28, 2020 response letter from The Chazen Companies and a 17-sheet Site Plan set with last revision date of January 28, 2020.

### **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. On the Site Plan Sheet C130:
  - a. The proposed sidewalk along the upper parking area should be extended north to connect to the Building 200 entrance with a marked crosswalk across the driveway.
  - b. The Site Plan now shows 217 parking spaces, including the land-banked area. The two parking counts on Sheet G001 should be updated.
  - c. The ADA spaces across from Building 200 have been relocated to a position closer to the entrances, but the 5 northernmost parking spaces need to have 24 feet for backing out.
  - d. The Greenway Trail has been shifted to the west of bioretention area 1. Unless there is some overriding issue, the trail should remain closer to the creek overlook than to the foundation of Building 100.
  - e. The main Greenway Trail route was previously shown as 8 feet wide, including at the stairs, but this plan narrows the trail to 5 feet at the two short stair segments near buildings 100 and 200. This should be justified or reconsidered.
2. On Sheet C530 the trail surface on Site Detail 22 or 25 should be noted as ADA-compliant.
3. For the previously submitted building plans:
  - a. The proposal has been 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.

- b. The final plan set should incorporate the architectural elevations at a measurable scale with material specifications and colors noted, as well as the sections, simulations, typical floor plans, and a parking level plan.
- c. 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.

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

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- c: Dave Buckley, Building Inspector  
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