

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

Date: March 6, 2020

Re: **Beacon Commons, 16 West Main Street Site Plan and Merger of Three Lots**

I have reviewed a February 25, 2020 response letter from JMC, February 24, 2020 revised Full EAF Part 1, February 24, 2020 Public School Children Analysis by JMC, and sheets 4, 5, 8, and 22 of a 24-Sheet Site Plan set with the last revision dates of February 24, 2020.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage and R1-7.5 districts and in the Coastal Management Zone. A moratorium has been adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. For the SEQRA analysis, the Project needs a transportation study, assessing train use, walkability, biking, and cumulative traffic impacts on nearby streets and intersections.
2. On Sheet C-100, the crosswalk in the underpass should line up with the sidewalk from the ADA-compliant parking spaces.
3. Sheet C-010 should show all existing trees over 6-inches in diameter on the site and the trees that will need to be removed.
4. The proposed encroachment onto the neighboring property to the east will need to be addressed.
5. Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.
6. The Sheet C-600 Lighting Plan will need to be consistent with the recently amended standards in Section 223-14 B:
 - a. The lighting levels in the parking and pedestrian areas should average approximately 1 footcandle. The plan should lower the average lighting levels, especially in the underpass and southern parking lot.
 - b. The notes on the plan should indicate a Color Rendering Index in the range of 80 - 100.
7. For the Sheets A-100, A-101, and A-200 Building Plans:
 - a. The scaled elevations need building heights, floor-to-floor heights, materials, and colors noted.

- b. The rooftop accessory structures may be limited under Section 223-41.21 D(5), including the need for a 15-foot setback from the front edge of the roof.
 - c. If the landscaping and parking configuration are shown on the 1st floor Plan, they should match the C-100 Site Plan and L-100 Landscaping Plan.
 - d. The proposal has been referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in 223-41.21 K.
8. The Public School Children Analysis estimate of 6-7 public school children from the proposed project was based on a set of multifamily multipliers from the Rutgers University 2006 Residential Demographic Multipliers for New York, long considered the standard for school estimates. The Planning Board has in past projects used a higher multiplier for the required affordable-workforce units, factoring in the lower rental rates. The Rutgers multipliers for 30 market-rate and 3 workforce 1-bedroom apartments and 26 market-rate and 3 workforce 2-bedroom apartments would round out to a total of 8 public school-age children. This should not change the overall conclusions of the analysis.

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

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