

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: April 9, 2020
Re: **248 Tioronda Avenue, Site Plan Application**

I have reviewed the March 31, 2020 cover letter from The Chazen Companies and Sheet 3 of a 10-sheet Site Plan set with last revision date of February 25, 2020. No new or updated documents were submitted since the last Planning Board meeting, so the following comments will mostly repeat my previous March 6, 2020 comment memo.

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. For 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 or at least the primarily pedestrian-oriented driveway in front of Building 200. If grading is an issue in this area, the intervening spaces closest to Building 200 could be relocated to across the parking aisle and/or near the refuse enclosure.
 - b. The detail for the upper ADA trail section is 26, not 19.
 - c. The ramp near the refuse enclosure should have a handrail detail.
2. In response to the Greenway Trail Committee comments:
 - a. The Greenway Trail detail on C530 should be consistent with the standards for a 2-foot shoulder and 2-foot buffer.
 - b. The 20-foot Greenway Trail easement should be shown on the plans.
 - c. The Trail Committee requested that typical 8-foot through trail width be maintained at the stairs, but the plan narrows the trail at the three stair sections between buildings 100 and 200.
3. On Sheet C530 the trail surface on Site Detail 22 or 25 should be noted as ADA-compliant.
4. The location of a second bike rack should be shown on the Site Plan near Building 100.
5. The C190 Lighting Schedule was not printed.

6. For the previously submitted building plans:
 - a. The proposal was reviewed by the Architectural Review Subcommittee on February 14, 2020 to assess the building design and consistency with the architectural standards in Section 223-41.13 I. The revised elevations should incorporate the recommendations in the Subcommittee report.
 - 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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