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February 10, 2017

Anthony Ruggiero
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: City of Beacon
Draft comprehensive Plan and Zoning

Dear Mr. Ruggiero:

As requested, we have reviewed the City's Draft Comprehensive Plan and Proposed Zoning Amendments dated January 3, 2017 and offer the following comments.

Comprehensive Plan

1. Encouraging and incentivizing Brownfield Redevelopment is discussed in Section 2.3 and in Section 4.F. We note that the NYSDEC provides Brownfield Opportunity Grants which can be applied for by either a property owner or a municipality to assist in the clean-up of these sites which could serve as a means to achieve this goal.
2. Page 56, under Main Street Business District it would be helpful to know generally what is located on the 28 properties which do not contain buildings. This would help back up the statement that there is "considerable development potential". Also, I think the conclusion that, "this area has not been viewed as sufficiently profitable" needs some expansion given that the next paragraph states there has been much investment ... in Main Street properties ranging from several thousand dollars or work to approximately 1 million dollars. Based on that statement the area of Main Street seems to be garnering investors while it would appear that new construction is not occurring.
3. On page 58 there is a reference to "Figure XX" which needs to be filled in with Figure 4-1 and on page 67 there is a reference to "Chapter X" which should likely be "Section 6".
4. On page 156, references to Dea:Beacon and to 100-year flood 'plan' should be corrected.

Zoning

5. The Proposed Zoning Changes are narrowly focused on waterfront zoning map and text changes and text changes to the Linkage District, while the Comprehensive Plan recommends several other text and map changes. We suggest recommended zoning text amendments be summarized in Chapter 12 of the document similarly to the table provided of suggested zoning map amendments. Also, is a time frame or prioritized list of other zoning changes to be provided so the City can continue to work towards complying with the plan's recommendations?

SEQRA

6. Parts 1 and 2 of the Environmental Assessment Form have been prepared which requires, for a generic, City-wide Action, that Sections C, F and G be prepared. We note that Section C has only partially been prepared and no additional information has been provided under Section F. While we believe that information has been provided in the plan which provides rationale supporting recommendations and describes a myriad of positive benefits related to recommendations, perhaps a brief summary of SEQR issues such as comparison of parkland preserved vs. park areas recommendation of additional development, discussion of plan recommendations relative to utility capacity, consistency with other City plans LWRP and County Comprehensive Plan, impacts on cultural resources (given zoning changes are proposed adjacent to historic sites), discussion of impacts to the Hudson River and a discussion of growth inducing impacts which could result from zoning or housing recommendations.

If you have any questions, or require any additional information, please do not hesitate in contacting our office.

Very truly,

LANC & TULLY, P.C.



Kristen O'Donnell
Planner