

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: June 7, 2017

Re: **West End Lofts Site Plan**

I have reviewed following new materials:

- Response letter from Insite Engineering, dated May 30, 2017;
- NYS OPRHP review letter, dated May 31, 2017;
- Traffic analysis response letter from Maser Consulting, dated May 18, 2017;
- Revised Preliminary Plat, dated May 30, 2017;
- Building Elevations, dated May 25, 2017;
- Color perspective drawing of proposed view from Wolcott Avenue;
- 13-sheet Site Plan set, dated May 30, 2017.

### **Proposal**

The applicant is proposing three 3-4 story buildings containing 98 apartments in the Linkage District.

### **Comments and Recommendations**

1. The applicant continues to make progress since the last meeting. Now that the application package is complete, it should be sent to the County for its final referral.
2. The applicant needs to apply for a waiver from City Council under the recently adopted Affordable Workforce Housing amendments, which will allow this project to move forward without certain provisions inconsistent with its state funding sources.
3. The Board should decide on the requested waiver for three parking spaces. This waiver is justified primarily on the site's walkable proximity to the Train Station and Main Street. Also, bike storage is included in the plans and affordable units generally require fewer spaces.
4. The applicant has provided a LWRP consistency statement that the placement of the entrance drive and landscaping design will open up a northwest view towards the river from the Beacon Street intersection that has been obscured by the growth of vegetation since the LWRP was adopted. The proposed through walkway to Beekman Street along this view corridor will also enhance public river views compared to existing conditions. The Board should issue a LWRP Consistency Determination along with its SEQRA determination and the City should secure a public access agreement for the walkway.
5. The applicant now states that the two large trees at the southern property line near the adjacent church-owned building are to be removed. Prior statements indicated that these trees would be protected by the placement of Building 1, and the tree is still shown on the SP-1 Landscape Plan. I suggest that at least the larger of these trees be pruned and maintained and, if it does not survive after construction, a note on the plan should state that it will be replaced by two new large trees.
6. I agree that a Wolcott Avenue crosswalk should be provided at Beacon Street.

7. Now that the porticos at the driveway have been incorporated into the porches at the building entrances, the remaining portico to the north could be made more distinctive. The proposed design seems too plain, proportionally tall, and lacks a purpose. I suggest lowering the supporting structure by a foot, using a lower pitched roof, adding some distinguishing details, and placing benches on either side of the walkway.

All other portions of the plans seem acceptable from a planning perspective. If you have any questions or need more information, please feel free to contact me.

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Jeffery J. Contelmo, P.E., Project Engineer