

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

Date: July 6, 2017

Re: **2 Beekman Street, Riverview Funeral Home Site Plan**

I have reviewed the June 28, 2017 Site Plan application, June 28, 2017 Short EAF, and a 3-sheet Site Plan set, dated June 27, 2017.

### **Proposal**

The applicant is proposing to convert a vacant restaurant into a funeral home with associated parking. The building is in the R1-10 district and has received a use variance for this location.

### **Comments and Recommendations**

1. The application should include a stamped and signed property survey. There appears to be a yard encroachment along the northern boundary.
2. Lot width should be included in the Zoning Regulations Table.
3. The proposal satisfies the parking standards for a funeral parlor, but there are two chapels and there is no overflow street parking in the vicinity for a larger funeral. Can the applicant provide justification from the current location or other establishments that the actual maximum parking needs can be met on the site?
4. Site contours should be provided to assess parking and drainage requirements.
5. The parking layout should be completely reconsidered. Perpendicular spaces need a 24-foot back-out aisle and angled parking spaces work better on a one-way system. I suggest one-way circulation with 55-degree angled parking on both sides of a 15- or 16-foot aisle. One row of parking could be added to the rear of the building and the proposed river rock box on the west side of the building could be narrowed to allow another row of side yard parking. There is room for at least three on-street parking spaces in front, if approved by the City.
6. A landscaping plan should be included with species types and sizes listed. The parking lot should be screened from street views by landscaping and street trees along the entire frontage, except for the two driveways.
7. The existing light poles should have full cut-off, dark sky compliant fixtures with specifications for brightness provided.
8. The Planning Board should consider whether the application needs to be referred to the Architectural Review Subcommittee.

Page 2, July 6, 2017 2 Beekman Street memo

9. The location near Route 9D requires a referral to the Dutchess County Planning Department.
10. The proposal is located in the Coastal Management Zone as defined in the City's Local Waterfront Revitalization Program (LWRP). The applicant will need to provide an LWRP consistency justification for the project. The Planning Board will need to issue an LWRP Consistency Determination as part of the SEQRA determination for the project.

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

John Clarke, Beacon 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  
Aryeh Siegel, Project Architect