

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

Date: July 6, 2017

Re: **West End Lofts Site Plan**

I have reviewed following new materials:

- Response letter from Insite Engineering, dated June 27, 2017;
- Traffic analysis review letter from Creighton Manning, dated June 29, 2017;
- Revised Preliminary Plat, dated June 27, 2017;
- 13-sheet Site Plan set, dated June 27, 2017.

Proposal

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

Comments and Recommendations

1. The project still needs the County Planning Department's final referral.
2. The application requires 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 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 Board should issue a LWRP Consistency Determination along with its SEQRA determination
4. The proposed through walkway to Beekman Street will also enhance river views compared to existing conditions. The walkway needs to be coordinated with the approved site plan for The View, and the City should secure a public access agreement for the walkway.
5. The Architectural Review Subcommittee looked at alternatives for the freestanding portico to the north. The previous design seemed too proportionally tall and lacked a purpose. The Subcommittee supported an option lowering the supporting structure by a foot, using a lower pitched roof, adding cast stone column bases, 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.

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