

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

Date: August 4, 2017

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

I have reviewed the applicant's parking analysis, a LWRP Consistency Statement, a July 25, 2017 response letter from Aryeh Siegel, and a 4-sheet Site Plan set, dated July 25, 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 applicant has provided a justification based on the current location and other establishments that the parking needs can be met on the site. The parking layout is much improved, but the planter box should be removed in front of the two diagonal spaces closest to the rear stairs so that the aisle is not too tight on the west side of the building. The proposed parallel spaces to the rear could be striped to allow five spaces, or another row of about 10 diagonal parking spaces could be added behind the building. At least three on-street parking spaces could be added in front, if approved by the City.
2. The LWRP consistency justification for the project focuses on Policy 25A significant views, although it is not clear whether designated View 4 from the "Wolcott Avenue and Route 9D intersection" is at or near this parcel. The applicant's statement should also briefly address the Section IV Proposed Land Use Development Plan, describing how the proposed use is compatible with the identified Medium-Low Density Residential Bayview-Kitteridge area. The Planning Board will need to issue an LWRP Consistency Determination as part of the SEQRA determination for the project.
3. The landscaping plan needs more screening in front of the parking lots. The triangular areas flanking the driveways should be entirely planted and curbed, not just striped, with breaks in the curb to allow natural drainage and street trees on both sides of at least the eastern driveway. The other front planter should be expanded back to the patio.
4. The existing light poles should have full cut-off, dark sky compliant fixtures with specifications provided.
5. The off-parcel sign proposed along Route 9D is unnecessary, given this new type of business. The Beekman Street sign detail should show far off the ground it is. The sign would benefit from identified plantings around its base.
6. The Dutchess County Planning Department has suggested a sidewalk connection to the existing sidewalk just to the east of the parcel.

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7. The applicant's representatives have met with the Architectural Review Subcommittee.
8. There is a yard encroachment along the northern boundary that should be addressed.

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