

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

Date: August 4, 2017

Re: **39 Front Street, HIP Lofts & Storage Amended Special Use Permit**

I have reviewed the cover letter from Hudson Land Design, a Special Use Permit application, a Full EAF, an EAF Narrative, and a 10-sheet Amended Special Use Permit set, all dated July 25, 2017.

Proposal

The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend existing Building 9 to include two live-work lofts. This will increase the previously approved unit count from 143 to 172 lofts. The 8.7-acre parcel is in the Light Industrial district and Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. Since the proposal involves substantial demolition and additional units, the Full EAF has some answers that seem incorrect or are incomplete, including D.2.c,d,m, and r, E.1.e, and E.3.g and h. C.2.a should be checked yes twice because the 2017 Comprehensive Plan Update calls for rezoning this property to the Fishkill Creek Development district.
2. The set should include the previously approved Special Use Permit plan to be able to better understand and compare the proposed amendments.
3. The new Building 16 would be three stories at 52 feet six inches with a stepbacked fourth floor for a total height of 66 feet. This would require a variance from the LI height limit of 35 feet. The Planning Board will need to make a variance recommendation to the ZBA.
4. This amended plan is an opportunity for the proposed sidewalk around Building 12 and the new Building 16 to be set back from the curb by a 5- or 6-foot planting strip with street trees lining the street wherever possible. This will protect pedestrians from passing vehicles, slow traffic, provide shade for the sidewalks, and allow space for snow storage off the sidewalk. The wide section of the entry street near Building 16 should be striped for on-street parking. The new perpendicular parking sections can now also be narrowed to 18-foot spaces and a 24-foot aisle, allowing room for wider sidewalks or planting areas.
5. The Board should refer the design of the buildings to the Architectural Review Subcommittee. The elevations should show all sides of the Building 9 addition.
6. The Since this application involves alterations to a property in the Historic Overlay Zone, the Board will need to approve a Certificate of Appropriateness under Chapter 134, Historic Preservation.
7. The Lighting Plan should the locations and fixture specifications for all lighting.

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8. The Landscaping Plan should identify the proposed trees and other plantings shown around the Community Garden Building 12.
9. Now that the property is partially occupied, the owners and occupants have experience with users of the Greenway Trail, and the parcel to the south is being considered for future development, the involved parties may want to reconsider the awkwardly diverted Greenway Trail past parking lots and around the perimeter of the property.

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
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John Russo, P.E., City Engineer
Aryeh Siegal, Project Architect