John Clarke Planning and Design   jclarkeplandesign@gmail.com

25 Beech Street, Rhinebeck NY 12572   845.797.4152

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

Date: August 4, 2017

Re: **475 Main Street Site Plan**

I have reviewed a July 25, 2017 cover letter from Cuddy + Feder and a July 20, 2017 Shadow Impact Study from Cleary Consulting.

Proposal

The applicant is proposing to renovate an existing building and add two floors to the rear section, creating seven apartments and a retail storefront. The building is in the Central Business zoning district, the Parking Overlay District, and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

These comments will focus on the new Shadow Impact Study, but the previous comments in my May 5, 2017 memo still apply.

1. The SketchUp shadow graphics are very useful, but in the print version they are too small to be clearly compared.

2. The existing March 21 at noon and the existing December 21 at 9 am do not outline the shadows near the rear of the building.

3. The December 21 graphics at 5:00 pm are too dark to easily see and compare.

4. More importantly, the rear addition in the graphic model does not appear to be a full two stories high. According to the elevations, the existing rear building averages 15-16 feet from ground level and the addition is around 19 feet high, but the graphics make the existing building relatively taller. This seems to underestimate the overall shadow impacts.

5. The Board may want to request an alternative for analysis, such as a two-story addition behind 475 Main Street, but the existing height for the L-portion behind the Howland Center. This would reduce the square footage for two apartments, but not necessarily change the overall unit count.

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