

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

Date: September 8, 2017

Re: **Edgewater Site Plan and Subdivision**

I have reviewed the August 29, 2017 response letters from Michael A. Bodendorf and Aryeh Siegel, August 23, 2019 traffic memo from Philip J. Grealy, August 29, 2017 response letter from Cleary Consulting, and a 15-sheet site plan set, with the latest revision date of August 29, 2017.

Proposal

The applicant is proposing to demolish two existing buildings, construct seven apartment buildings containing 307 units on 12.009 acres in the RD-1.7 zoning district.

Comments and Recommendations

1. The revised parking plan provides the required minimum spaces on the site in far less visible areas from public street views. The 33 land-banked spaces seem like a conservative number, given the walking proximity to the Train Station and the lower parking standards in the adjacent Linkage District. The applicant and Board might consider also land-banking the 18 spaces west of Building 7. The "Native Meadow" text should be relocated from the new 18-space lot on the Site Plan.

Also, as noted in my previous comments, the proposed spaces near Bank Street need a 27.5-foot setback due to the requirements in 223-26 C(1) and the side yard footnote in the RD-1.7 bulk table. This affects the first two spaces in the northeast corner.

2. The new parking standards allow 18-foot spaces, but the plan shows 20-foot spaces adjacent to the sidewalks. If the purpose of the extra length is to discourage cars from overhanging the narrow, 4.5-foot sidewalks, this should be more effectively accomplished with 18-foot spaces and a two-foot planting strip.
3. Several variances are being requested for this project, including:
 - Maximum stories for Buildings 3, 4, and 6;
 - More than 36 units per building (Buildings 1, 2, 3, and 6 have between 48 and 59 units);
 - Less than 30 feet between buildings (building separations range from 12 to 25 feet).

The Board will need to issue recommendations to the ZBA.

4. A sidewalk is now included east from the Tompkins Avenue entry to Bank Street. A crosswalk should be shown across Bank Street.
5. The Planning Board will need to issue an LWRP Consistency Determination for the project in conjunction with the SEQRA process. The applicant's consistency statement addresses all the appropriate LWRP policies and provides a visual simulation from the most significant public viewpoint near the Metro-North platform.

6. The June 26, 2017 *School Impact Study* concludes that the Beacon School District has adequate capacity for the projected 47 school-age children and that the proposed project will have a net positive financial impact on the school district. Average household sizes have continued to decline since the 2006 multipliers were published and several large-scale studies have shown that apartments near train stations generally have lower resident and school children counts. The survey of Beacon multi-family housing development, particularly the most recent three projects on the list, provides local supporting background information on the average number of school-age children. Furthermore, 96 of the 307 proposed units are smaller studio apartments, which should have a lower student ratio than the one-bedroom ratio used in the *School Impact Study*. The proposed student estimate, if anything, seems conservative, although a mistake in Table 1 does understate the total estimate of residents.

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

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- 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