

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

Date: September 8, 2017

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

I have reviewed the response letters from Hudson Land Design and Aryeh Siegel, a Full EAF with supplemental narrative, and a 10-sheet Amended Special Use Permit set, all dated August 29, 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. The EAF question 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 entire proposed building site is in the 100-year floodplain and the new Building 9 appears to be either partially in or directly adjacent to the regulatory floodway, so the new buildings will need to comply with Chapter 123, Flood Damage Prevention. Floor heights and any flood displacement issues will need to be addressed as part of a floodplain development permit.
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. The revised parking lot design between the new buildings 9 and 16 is over 200 feet long and contains more than 40 spaces. The current lot towards Building 10 is much wider than necessary with only 3- and 4-foot sidewalks and no shade trees to break up the asphalt expanse. I recommend that the new lot extension be 60 feet wide with 4- to 5-foot sidewalks and planting strips to prevent cars from overhanging the sidewalks. Since the Off-Street Parking standards in 223-26 C(3) require at least one 3-inch caliper tree for every 10 spaces, the transition between lot widths can be designed at tree islands on both sides of the lot.
5. ADA-designated parking spaces should be provided closer to the new Building 16 entrances, rather than in the lot across the entry street.
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.

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