

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

Date: September 8, 2017

Re: **West End Lofts Site Plan**

I have reviewed following new materials: an August 29, 2017 response letter from Insite Engineering and a 14-sheet Site Plan set with a revision date of August 29, 2017.

Proposal

The applicant is proposing three 3-4 story buildings containing 98 apartments in the Linkage District.

Comments and Recommendations

1. The application requires a waiver from City Council under the recently adopted Affordable Workforce Housing amendments, which will allow this project to move forward without certain provisions inconsistent with its state funding sources.
2. The Board should issue a LWRP Consistency Determination along with its SEQRA determination.
3. The walkway needs to be coordinated with the approved site plan for The View, and the City should secure a public access agreement for the walkway.
4. The proposed location for the dedicated evergreen tree, as shown on SP-1, would block the prominent view of the Municipal Building from the west end of Main Street. Instead of this specific drawing, a note on the plans should state that it will be relocated onto City property in consultation with the family who donated the tree.

All other portions of the plans seem acceptable from a planning perspective. 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
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