Exhibit A

Dutchess County Department of Planning & Development,

Response to City of Beacon Planning Board Referral for 226 Main Street

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

May 31, 2017

To: Planning Board, City of Beacon

Re: **Referral # 17-165, 226 Main Street 4-story retail/MFR Building Special Permit and Site Plan**
Parcel: 5954-27-860918, Main Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-l and 239-m).

ACTION

The applicant is seeking a special use permit and site plan approval for the demolition of an existing 1-story service garage building and the construction of a new 4-story multifamily residential building with retail on the 1st floor.

COMMENTS

The proposed redevelopment of this prominent corner on Main Street to a 4-story mixed use building with retail on the ground floor will result in a vast improvement in the appearance of this site and will add value to the parcel, and the City as a whole. The proposed site plan is in-keeping with the City's regulations for the Central Main Street (CMS) district and we commend the applicant in proposing a building that upholds these standards.

Streetscape Improvements

Currently, the site maintains two curb cuts, one on North Elm Street and a second on Main Street to allow vehicles to access the existing service garage. As part of this project, or in the future, we suggest these curb cuts be replaced with raised curbs to allow additional on-street parking immediately adjacent to the building. As part of that project, an additional street light and street tree could be added on Main Street to continue the existing streetscape improvements further west.

Trash Enclosure

Retail tenants could include a deli or coffee shop or other use that could generate large amounts of waste. We note that the doors to the enclosure open to the building and not the street, and so we question what kind of receptacles will be used as it does not appear that commercial trucks will be accessing the area. The Board should ensure that the trash enclosure is appropriately sized to allow for both garbage and recycling for both the retail and residential tenants.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner
By

Jennifer F. Cocozza
Deputy Commissioner