

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: September 6, 2018

Re: **Roundhouse at Beacon Falls Amended Special Permit and Site Plan**

I have reviewed an August 28, 2018 response letter from Aryeh Siegel, an August 28, 2018 revised Full EAF Part 1 with additional narrative, Sheet 1 of 19 Site Plan with the last revision date of April 30, 2018, and sheets 1, 7, and 8 of a 19-sheet Amended Site Plan and Special Permit set, all dated of August 28, 2018.

Proposal

The applicant is proposing to amend its previously approved Site Plan and Special Permit by replacing the proposed spa with 10 additional hotel rooms in the Mill Building and replacing a private dining room in the Roundhouse Building with a hotel administration office. The 8.943-acre parcel is in the GB and CMS districts and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The applicant has stated that the parking count for the site is sufficient and there is no need for the land-banked 46-space parking lot across the creek. A landscaping plan for this area, compatible with the land-banking option, should be shown in the updated Site Plan. Including a smaller number of parking spaces in this area may be appropriate for the new green space and the trail access along the Fishkill Creek.
2. The front parking lot along East Main Street and the Roundhouse building should be labeled as part of the Central Main Street (CMS) district, not the LB district. The Board could request that the very low concrete retaining wall along the East Main Street parking lot be supplemented to be more consistent with the CMS screening standards. The Sheet 1 Site Plan should note that the row of shrubs and an additional street tree in front of both the retaining wall and Building 2 will be completed as part of this application.
3. Any as-built changes to the original Site Plan, such as the sidewalks along the west side of the Main Street entrance drive and to the falls overlook, should be included in the updated Site Plan. The parking lot between the hotel and Leonard Street was also not built out to the full 35 spaces.
4. The curbing and drop-off area along the east side of the Main Street entrance drive are being modified. The sidewalk in front of the hotel should also be connected to the Main Street parking lot, as shown on the 2013 Site Plan.
5. Since this parcel is in the Historic District and Landmark Overlay Zone, the application will require a Certificate of Appropriateness. The Board should determine if the entrance lobby addition to the hotel needs to be referred to the Architectural Review Subcommittee.

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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