

To: Mayor Casale and the Beacon City Council  
From: John Clarke, City Planner  
Date: November 8, 2018  
Re: **Roundhouse at Beacon Falls Amended Special Permit**

## **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**

At its October 10, 2018 the Planning Board reviewed the latest plans, dated September 25, 2018, and the comment letters from the City's consultants. The applicant agreed to extend one sidewalk to make a better connection to a proposed crosswalk and to confirm that the revised access drive meets Fire Code width standards. It was decided that the current trees and lawn at the 46-space land-banked parking lot at the end of Herbert Street provided the appropriate landscaping and parking turnaround for the area. The plans now note that the remnant surface gravel will be removed and the lawn area will be reseeded. The existing parking lot on East Main Street will also be screened with evergreen trees along the frontage.

No one from the public came forward during the public hearing. After reviewing the draft SEQRA documents, the Board approved a motion to issue a Negative Declaration and directed the Planning Board Attorney to draft a resolution of Site plan approval for future consideration. Since this parcel is in the Historic District and Landmark Overlay Zone, the application will also require a Certificate of Appropriateness at the time of final Site Plan approval. Having addressed all the member's concerns, the Board unanimously voted to recommend that the City Council approve a Special Permit for the project.

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

John Clarke, Beacon Planning Consultant

c: Anthony Ruggiero, City Administrator  
Tim Dexter, Building Inspector  
Nicholas Ward-Willis, Esq., City Attorney  
John Russo, P.E., City Engineer  
Aryeh Siegel, Project Architect