

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

Date: December 7, 2018

Re: **511 Fishkill Avenue, Amended Site Plan**

I have reviewed a Site Plan Application, Project Narrative from Aryeh Siegel, Full EAF part 1, and a 13-sheet Amendment to Site Plan Application set, all dated November 27, 2018.

### **Proposal**

The project would add a new mix of tenants to a vacant 128,317 square foot building. The 9.79-acre parcel is in the Heavy Industrial (HI) district. The primary site work proposed is to build-out a previously approved land-banked parking lot towards the rear of the site.

### **Comments and Recommendations**

1. The building and parking lots are up located up a hill, 100 feet or more from Fishkill Avenue, and behind an appropriate level of front yard landscaping to screen operations from the street. However, this property is at the northern gateway to the City, so the Board and applicant should consider the removal or replacement of the unattractive rusty chain link fence along the frontage.
2. The current Schedule of Regulations does not permit Amusement Centers in the HI district and Commercial Recreation is only allowed by Special Permit from the City Council. The City Council is in the process of considering a change in the zoning to allow both uses as-of-right in the HI and certain other districts.
3. The overall parking requirement depends on the Planning Board approving a shared parking arrangement under Section 223-26 C(6), based on different hours of operations for the various uses. The proposed number of spaces seem reasonable and conservative, and, because of the isolated location away from any on-street or other spillover options, the applicant has a strong incentive to provide sufficient parking on the site. EAF question D.2.j.iv should be answered yes.
4. The parking standards now require 18-foot spaces and 24-foot aisles, so the proposed rear parking lot pavement could be reduced in size. Also, an additional 10 parking spaces could be conveniently placed across from the building entrance in the existing circular driveway area.
5. Off-Street Parking Section 223-26 C(3) requires at least one tree for every 10 spaces in a new, large parking lot.
6. A sidewalk connection from the new parking lot to the building entrance should be provided.
7. A truck turning diagram should be included to demonstrate that the new 15 parking spaces across from the loading docks do not conflict with truck movements.

8. The ADA parking would be best located on the same side of the driveway as the building entrance and a crosswalk should be marked across the driveway to the building entrance.
9. The proposed lighting specifications should be shown in a detail on the plans and feature full cut-off fixtures to avoid glare off the site or into the night sky.
10. Any landscaping or other improvements not completed from the previously approved Site Plan should be clearly indicated on the currently proposed Site Plan.

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  
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