

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

Date: January 4, 2019

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

I have reviewed a December 25, 2018 response letter from Aryeh Siegel, December 26, 2018 response letter from Hudson Land Design, December 26, 2018 updated Full EAF Part 1, and a 13-sheet Amendment to Site Plan Application set with the last revision date of December 25, 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 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 considering a change in the zoning to allow both uses as-of-right in the HI district.
2. 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 applicant should be prepared to explain the different uses and parking calculations to the Board, especially the arcade component, which does not seem consistent with the square foot or occupancy numbers on Sheet 6.
3. The Parking and Loading Table on Sheet 1 now lists 237 proposed spaces, but only 205 are shown on the Site Plan. Also, the Notes below the table have been omitted. An additional 10 - 18 parking spaces could be located across from the building entrance in the existing circular driveway area.
4. For 205-237 parking spaces, 7 ADA-compliant spaces, including 2 van-accessible, should be provided.
5. Section 223-26 C(3) requires at least one 3-inch diameter tree for every 10 spaces in a new parking lot and that planting islands be 8 feet wide, wherever possible, to provide adequate plant growth space. Breaks in the curb line would allow natural drainage into the tree islands.
6. I recommend that the sidewalk connection from the new parking lot be extended along the building side to the rear of the lot.

Page 2, January 4, 2018 Memo on 511 Fishkill Avenue

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

John Clarke, Beacon City Planning Consultant

c:      Dave Buckley, Deputy Building Inspector  
         Jennifer L. Gray, Esq., City Attorney  
         Arthur R. Tully, P.E., City Engineer  
         John Russo, P.E., City Engineer  
         Aryeh Siegal, Project Architect  
         Daniel G. Koehler, P.E., Project Engineer