

**ARYEH SIEGEL**  
ARCHITECT

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Jay Sheers - Planning Board Chairman  
City of Beacon  
One Municipal Plaza  
Beacon, NY 12508

**Re: Edgewater**  
*Site Plan Application*

March 28, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated March 9, 2017 regarding the Edgewater project. Please note that a separate letter from Hudson Land Design addresses specific engineering comments from Lanc & Tully's March 10, 2017 Memorandum.

**John Clarke Planning & Design Comment Responses:**

1. The project was presented to the Zoning Board of Appeals at their March meeting to request 3 zoning variances regarding, maximum number of stories, number of units per building, and distance between buildings. The Zoning Board hearing was left open because they cannot take action until the Planning Board addresses SEQRA requirements
2. Landbanked parking has been revised to accommodate grades
3. Parking counts have been coordinated between drawings and the EAF
4. Further review of LWRP (amended April 5, 2012) consistency indicates the following policies discussing the development of this property. Note that the property was re-zoned to RD1.7 after the writing of the LWRP:
  - a. Section II – Page 4  
Section II notes that the property is being re-zoned from RD-3 to RD-6, and describes the properties as “rugged in terrain and this terrain effectively limits their future redevelopment potential. The RD-6 density is in keeping with the actual development potential of the properties for the dwelling unit type (townhouses) most likely to be constructed on the sites.”

The property was subsequently re-zoned to the unique RD1.7 zone, in apparent recognition of the potential for additional development density. Careful planning of building placement and sitework consistent with the site's terrain, as well as the development of apartment building as opposed to townhouses, allows the proposed project to fit within the required density of the RD1.7 zone.

b. Section IV – Page 4

The property is mentioned again in Section IV as related to the previous zoning designation that was since changed to RD1.7. The previous and now outdated zoning change from Medium High to Medium density is discussed in this section of the LWRP. The current RD1.7 zoning allows higher density than either of the previous zoning designations, and the proposed project fits within the current allowable density without the need to seek density variances.

c. Section V – Page 6

The property is mentioned again in Section IV as related to the previous zoning designation that was since changed to RD1.7. See the comments above regarding Section II and Section IV regarding the outdated zoning designations.

d. The LWRP does not specifically mention the RD1-7 zoning district that includes this property. There are no listed viewsheds from the property, or obscured by development of the property. The site is not a historic property and is not adjacent to a historic property.

Policy 25 states – “Protect, restore, and enhance natural and manmade resource with are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area”

The explanation of Policy 25 in the LWRP states that “the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk, scale of future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas”

The proposed project is consistent with Policy 25 in its condensing and clustering of the footprint of buildings and impervious surfaces to achieve the clustered effect recommended by the LWRP policy. The building are well set back away from the property lines, which allows for the maintenance and integration of the existing wooded hillsides around the proposed developed areas.

The project will also follow Policy 33, which states that “Best management practices will be used to ensure the control of stormwater runoff and sewer overflows draining into coastal waters.” Policy 41 will be followed: Land use or development in the coastal area will not cause national or state air quality standards to be violated.

5. The sidewalk and crosswalk system has been revised to provide more direct access to the train station
6. The site plan has been revised to provide additional trees to the parking areas, as required by Section 223-26 C(3)
7. Building lighting and path lights for the central green space have been added to the site plan.

**Lanc & Tully Comment Responses:**

**Sheet 1 of 13 – Site Plan**

1. Underwater lands will be clarified by the Surveyor. There are underwater lands noted in the property deed. These lands are not proposed to be part of the project site, and do not contribute to the acreage under consideration.
2. The line of existing woodlands will be disturbed only to the lines shown on the site plan. Additionally, the area of the existing structures to be demolished is noted to be re-planted consistent with the existing woodlands so that disturbed area will blend into the existing areas
3. The bulk zoning regulations table has been updated
4. The parking space count has been coordinated between the drawings and the EAF. There are 389 parking spaces required. Studio apartments require one parking space and do not contribute to the bedroom count

**Sheet 2 of 13 – Existing Conditions and Demolition Plan**

1. Drawing graphics have been updated
2. Refer to engineering responses from Hudson Land Design regarding the sewer manhold at the intersection of Bank and Branch Streets
3. Line types are in the process of being updated by the surveyor

**Sheet 3 of 13 – Landscape Plan**

1. The plant schedule quantities will be updated in a future submission once the landscaping is conceptually approved
2. The plan will be revised per comment 2 above

**Sheet 4 of 13 – Garage Floor Plan**

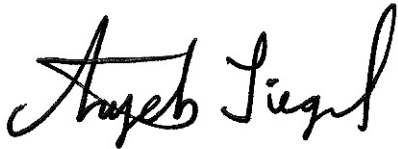
1. Finished floor elevations are provided on the plan

**Sheet 5 of 13 – Typical Floor Plan**

1. The bedroom chart has been fixed
2. The bedroom count is confirmed

Thank you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel  
*Aryeh Siegel, Architect*