

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: April 7, 2017

Re: **Edgewater Site Plan and Subdivision**

I have reviewed the response letters from Aryeh Siegel and Hudson Land Design, 15-sheet Site Plan package, and the revised Full EAF Part 1, all dated March 28, 2017.

### **Proposal**

The applicant is proposing to demolish two existing buildings, construct seven apartment buildings containing 307 units on 12.009 acres in the RD-1.7 zoning district.

### **Comments and Recommendations**

1. The revised EAF still has incomplete information on D.2 regarding excavation on the site.
2. Several variances are being requested for this project, including:
  - Maximum stories for Buildings 3, 4, and 6;
  - More than 36 units per building (Buildings 1, 2, 3, and 6 have between 48 and 59 units);
  - Less than 30 feet between buildings (building separations range from 12 to 24 feet).All three variances should be described in the notes on Sheet 1. The Board should issue recommendations to the ZBA once it makes a SEQRA determination.
3. The Site Plan shows 67 landbanked parking spaces on the site (deducting at least two spaces for the entrance). The note on Sheets 1 and 3 should be corrected and the Parking Table should list both proposed and banked spaces. The designated location for the extra spaces is on steeply sloping ground, which would require a very high retaining wall more than 500 feet long near the Bank Street frontage.
4. The parking counts do not always add up to the group numbers shown. I counted 276 surface spaces, 45 under-building spaces. and 67 landbanked spaces. The access aisles for the ADA spaces should be shown as striped and the under-building ADA spaces should be near the elevators.
5. The Planning Board will need to issue an LWRP Consistency Determination as part of the overall SEQRA determination for the project. The applicant has addressed consistency with the overall LWRP policies in the latest response letter, but the visual simulations from near the Metro-North platform displayed at a previous meeting should be included in the project documents to help confirm the level of scenic impacts from the riverfront area.
6. A sidewalk has been extended along the connecting drive south of Buildings 3 and 4 to facilitate walking access to the Train Station. Crosswalks should be added at the southern end of this proposed sidewalk and at the northern connection to Tompkins Avenue. The sidewalk along Branch Street appears to encroach onto the neighboring property

7. The Landscape Plan shows additional trees in the parking lots, meeting the requirements in Section 223-26 C(3). A note on the plan should confirm that these trees will be at least 3-inch caliper at four feet above the ground level. The plan should also address how the large trees south of Building 4 will be protected, given the heavy regrading and new sidewalk and parking in that area.
8. The building elevations should be reviewed by the Architectural Review Subcommittee.

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