

# ARYEH SIEGEL

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## ARCHITECT

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

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

April 25, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated April 7, 2017 regarding the Edgewater project. Please note that a separate letter from Hudson Land Design addresses specific engineering comments from Lanc & Tully's April 5, 2017 Memorandum.

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

1. Please refer to Hudson Land Design's response and the updated EAF Form.
2. Distance between building averages 25 feet. One gap is 12 feet at the corner between Buildings 3 & 4. Variances are described in the notes on Sheet 1.
3. Drawings and notes have been updated to reflect landbanked parking. There would be a high retaining wall to accommodate the landbanked parking if it were required to be built. The applicant proposes to plant 20' tall evergreen trees 10 feet apart should the landbanked parking be constructed.
4. Parking counts have been coordinated between drawings and the EAF
5. An rendered image from the riverfront near the Train Station and from the River has been added to the drawings.

6. The sidewalk and crosswalk system has been revised to provide more direct access to the train station
7. The four large trees south of Building 4 will be replaced by four 20' tall pine and maple trees, because they cannot be retained during regrading operations.
8. We have requested that Tim Dexter arrange a meeting with the Architectural Review Subcommittee.

### **Lanc & Tully Comment Responses:**

#### **Sheet 1 of 13 – Site Plan**

1. 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. There are 12 acres of land without counting the underwater lands.
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, and 403 spaces provided between surface, garage, and landbanked parking. 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 manhole at the intersection of Bank and Branch Streets

#### **Sheet 3 of 13 – Landscape Plan**

1. The landscape plan has been coordinated with the utility plan
2. The plan will be revised per comment 2 above for Sheet 2

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

1. The bedroom chart has been fixed


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ARCHITECT

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

Sincerely,

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

Aryeh Siegel  
*Aryeh Siegel, Architect*