

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

Date: May 5, 2017

Re: **Edgewater Site Plan and Subdivision**

I have reviewed the April 25, 2017 response letter from Michael A. Bodendorf at Hudson Land Design, a cost estimate for the banked parking lot from Joseph's Construction, dated April 26, 2017, and a 15-sheet Site Plan package with a revision date of April 25, 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. 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.
2. The Site Plan shows 67 landbanked parking spaces on the site (deducting at least two spaces for the entrance). The notes on Sheets 1 and 3 should be updated. The designated location for the extra spaces is on steeply sloping ground, which would require a very high, expensive retaining wall more than 500 feet long near the Bank Street frontage.
3. At a meeting with the applicant and consultants on May 3, an alternative location for a bay of banked parking was discussed, using the northern end of the proposed park. If needed, this would provide approximately 35 spaces in a more easily accessible area, allow the banked parking to be phased in two locations, and cut down the length of any necessary retaining wall along Bank Street by more than half. Additional eco-lawn parkland could be provided elsewhere on the site, such as on the top of the hill south of Buildings 3 and 4 and/or around the central pavilion.
4. The access aisles for the ADA spaces should be shown as striped and the under-building ADA spaces should be near the elevators. I counted 45 under-building spaces, not 46.
5. Crosswalks should be added at the northern sidewalk connection to Tompkins Avenue.
6. The Planning Board will need to issue an LWRP Consistency Determination as part of the overall SEQRA determination for the project. The applicant has begun to address consistency with the overall LWRP policies in the last response letter, but the visual simulation from near the Metro-North platform on Sheet 7 should be included in a complete consistency justification statement to help confirm the level of scenic impacts from the riverfront area.

7. The Landscape Plan appears to acknowledge that the four large 18- to 20-inch diameter trees south of Building 4 will not survive the regrading and new sidewalk in that area. The note referring to possible protection should be removed. However, the designated replacement trees should be much taller species. Chokeberry trees are also listed as having weak wood that is susceptible to broken branches in snow and ice.
8. 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.
9. Wood-sided trash enclosures, as shown on Sheet 11, do not generally stand up to garbage trucks over time if containing dumpsters.
10. The building elevations should continue to be reviewed by the Architectural Review Subcommittee.

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

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