

ARYEH SIEGEL
ARCHITECT

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

Re: Edgewater
Site Plan Application

May 30, 2017

Dear Mr. Sheers,

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

John Clarke Planning & Design Comment Responses:

1. The 3 variances requested are shown on the notes on Sheet 1
2. Parking counts have been updated
3. Two alternative locations for land banked parking have been submitted. The Applicant requests a final determination from the Planning Board on what they would like the Applicant to do with the parking from the following options per the sketch prepared by Hudson Land Design and submitted herewith:
 - a. Build the proposed 290 surface and 46 podium parking spaces for a total of 336 constructed spaces, and landbank 67 spaces in one area to the east of the parking lot adjacent to Buildings 1 through 3, as currently shown on Sheet 1 - Site Plan
 - b. Build all of the surface, podium, and 67 landbanked parking to the east of the parking lot adjacent to Buildings 1 through 3 for a total of 400 parking spaces

- c. Build all of the surface, podium, and the landbanked parking in the central park area. Keep the remaining parking at the east of the parking lot adjacent to Buildings 1 through 3 land banked
 - d. Build all of the surface, podium, and a portion of the landbanked parking in the area to the east of the parking lot adjacent to Buildings 1 through 3. Keep the remaining parking at the central park area land banked
- 4. Access aisles for ADA spaces are striped. There are 46 podium parking spaces. The Applicant proposes to keep the ADA spaces in the podium parking centered in the garage area because it allows the access aisles to be shared
 - 5. Cross walks have been added to the site plan
 - 6. An LWRP Consistency Report has been submitted, with visual simulations from the river and train station
 - 7. The four large trees south of Building 4 will be replace by four 20' tall pine trees. These trees are noted to be 6" caliper.
 - 8. The parking lot trees are 3" caliper
 - 9. The Applicant proposes to keep the wood trash enclosures. These have been consistently accepted by the Beacon Planning Board.
 - 10. Building elevations will be reviewed by the Architectural Review Sub-Committee

Lanc & Tully Comment Responses:

Sheet 1 of 13 – Site Plan

- 1. 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
- 2. The parking space count has been coordinated between the drawings and the EAF. There are 389 parking spaces required, and 400 or 401 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

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2. Refer to Hudson Land Design for sewer manhole information

Sheet 3 of 13 – Landscape Plan

1. The landscape plan has been coordinated with the utility plan. Trees have been relocated to not be planted over water, sewer, and storm lines and structures
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

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