

ARYEH SIEGEL
ARCHITECT

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

Re: Edgewater – 22 Edgewater Place, Beacon, New York
Site Plan Application – Responses to Comments

August 29, 2017

Dear Chairman Sheers and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum dated August 4, 2017 regarding the Edgewater project. Please note that the Applicant's engineering consultant, Hudson Land Design (HLD), has prepared a separate response to comments letter that addresses specific engineering comments from Lanc & Tully's August 3, 2017 Memorandum. A copy of that letter is enclosed herein.

Comments included in Mr. Clarke's letters dated June 7, 2017, July 6, 2017 and August 4, 2017 have been addressed in this current submission. Please note that we are awaiting information from the Applicant's surveyor and from the lighting consultant to fully address items in the June 8, 2017 comment letter from Lanc & Tully. Comments from Lanc & Tully's July 6, 2017 and August 3, 2017 comment letters are addressed in this current submission, including responses in the enclosed response to comments letter prepared by HLD.

Dutchess County Department of Planning and Development Comment Responses:

We received a copy of the Dutchess County Department of Planning and Development's Comment Letter dated June 12, 2017, and we provide the following responses to comments:

- The EAF has been revised and resubmitted herewith to reflect the 4 construction phases described on Sheet 11 Erosion and Sediment Control Plan. The sidewalk to Branch Street and all associated work along Branch Street is included in Phase 1.
- The Applicant is still reviewing options for the bicycle sharing program. We will clarify the area noted on the Site Plan for Bike Storage once a determination has been made by the Applicant. There are also multiple interior storage facilities in the buildings.

- Land banked parking has been addressed. The land banked parking plan is shown on the current submission.
- A sidewalk has been added to the site plan between Tompkins Avenue and Bank Street.
- Site lighting design was provided by a lighting vendor. The vendor assures the Applicant that the lighting is appropriate for the site and use, and will provide adequate coverage. We will review the lighting levels with the vendor. The central green area is intended for use from dawn to dusk, and no lighting is proposed for this area.
- We acknowledge the County's comments regarding building and roof materials and finishes. The Applicant is currently working with the Architectural Review Board Subcommittee on the building design and materials.

John Clarke Planning and Design Comment Responses:

1. Based on the Planning Board's consensus, we are building 354 parking spaces (308 surface and 46 garage). We are land banking 33 spaces. This is a total of 387 spaces, which is the number required by Zoning. Note that 18 surface spaces have been added west of Building 7.

Parking throughout has been revised with 18-foot spaces and 24-foot aisles, as required in the City's recently amended parking standards provided in Zoning Code Section 223-26(C).

2. Three variances are being requested for the project. In response to Member Jill Reynold's comment at the August 8th, 2017 Planning Board Public Hearing regarding project density, please note that the Applicant is not seeking variances to increase the permitted total number of units to be developed, which is 307. The Bulk Zoning Table on the Site Plan demonstrates that 307 units are permitted as of right, which is calculated using the total site area of the Premises. The variances are intended to minimize the building footprints, and maximize green areas. It is respectfully submitted that this is a more ecological approach to the development of the site.
 - a. As indicated in the Applicant's submission to the Zoning Board of Appeals, which has jurisdiction to consider the relief sought for the requested area variances, the maximum number of stories is proposed to be 5 instead of 4 ½ for 3 out of the 7 buildings. This allows the building footprints to be consolidated and the landscape and open space to be maximized.
 - b. The maximum number of units per building is proposed to be between 48 and 59 units in Buildings 1, 2, 3, and 6. The Applicant is seeking a variance for the maximum number of units, normally 36 per building, to allow the building footprints to be consolidated and the landscape space to be maximized. As indicated above, the Applicant is not requesting to build more units than the 307 units that are permitted as of right considering the total lot area.

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- c. The separation between buildings is proposed to be 25 feet on average, and the separation between Buildings 3 and 4 at the corner is 12 feet.
3. No comment. The LWRP Consistency Report addresses all appropriate LWRP policies.
4. The sidewalk extension at Tompkins Avenue to Bank Street is shown on the plans.
5. The accessible parking spaces in the garage have been reconfigured to be at the shortest accessible route to the elevators. The number of spaces remains the same at 46.
6. A note on the Landscape Plan confirms that trees adjacent to the parking lots will be at least 3" caliper at 4 feet above the ground.
7. No comments. The building elevations will continue to be reviewed by the ARB Sub-committee.
8. Enclosed please find a copy of the letter dated August 28, 2017 prepared by Cleary Consulting, which includes a point-by-point response to the comments in the letter dated August 7, 2017 that was submitted by Judith Mayle, Esq., of Thomas, Drohan, Waxman, Petigrow & Mayle, LLP on behalf of the Beacon City School District.
9. Enclosed please find a copy of Maser Consulting P.A.'s Memorandum dated August 23, 2017, which was prepared in response to Mr. Clarke's comments at the August 8th Planning Board meeting regarding Maser's Traffic Impact Study, which considers the mass transit trip credit and reduced traffic volumes.

Lanc & Tully Comment Responses:

Sheet 1 of 15 – Site Plan


1. The land banked parking plan is shown on the Site Plan drawing.
2. The parking space count has been revised to reflect the number of parking spaces to be built and the number of spaces to be land banked.
3. The note about land banked parking along Bank Street has been removed as noted.
4. The hatching has been corrected.

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

Sincerely,

ARYEH SIEGEL

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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