

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

September 26, 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 September 8, 2017, and Lanc & Tully's September 8, 2017 Memorandum 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 September 8, 2017 Memorandum. A copy of that letter is enclosed herein.

In furtherance of this Application, please find enclosed a copy of the Phase 1A Archeological Investigation Report, prepared by Hartgen Archeological Associates, Inc., dated September 2017, which recommends no further archeological investigation.

In further support of this application, we also enclose a copy of the Threatened and Endangered Species Habitat Suitability Report, prepared by Michael Nowicki of Ecological Solutions, LLC, dated September 15, 2017, which confirms the Applicant's mitigation measures, including implementing tree clearing for site construction on the site between October 1st and March 31st, as identified on the Site Plan.

Additionally, we respectfully submit a copy of the letter dated September 26, 2017 prepared by Cleary Consulting, which responds to the comments from the September 12th Public Hearing regarding the Beacon City School District.¹

As indicated above, our responses to comments are as follows:

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

¹ Note: The Applicant has been in communication with the Planning Board Secretary, who confirmed that as of September 25, 2017, the Beacon City School District has not provided a written response to comments as identified at the September 12th Public Hearing. The Applicants reserve the right to respond to such comments upon receipt of the same.

required by Zoning. Note that 18 surface spaces have been added west of Building 7. The Applicant has decided that he will build the 18 spaces to the west of Building 7 during the first phase of construction, as opposed to land banking these spaces, due to construction constraints that would interfere with parking lot installation after the buildings are constructed. The parking lot also allows a direct path for trash to be moved from the buildings to the trash enclosures.

The proposed spaces in the northeast corner near Bank Street can be relocated if necessary due to the requirements in 223-26 C(1).

2. The parking spaces have been revised to the recently revised parking standard 18-foot lengths, with wider sidewalks where appropriate.
3. Three (3) 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 an area 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.
 - 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.
4. The sidewalk extension at Tompkins Avenue to Bank Street is shown on the plans, and a crosswalk has been added across Bank Street.
5. Comment acknowledged. The LWRP consistency statement is complete.
6. Comment acknowledged. Please refer to the letter dated September 26, 2017 prepared by Cleary Consulting, which responds to the comments from the September 12th Public Hearing

regarding the Beacon City School District.

Lanc & Tully Comment Responses:

Sheet 1 of 15 – Site Plan

1. The Existing Woodlands to Remain hatching has been corrected. Note that the hatch pattern has been changed due to an issue with the new version of Autocad.
2. Parking spaces have been adjusted in the vicinity of the landbanked parking area so that no parking spaces are lost. The space that is effected by the landbanked parking area has been moved to the opposite side of the parking aisle.
3. The site plan now shows the Bobbit driveway correctly.
4. The existing stone wall is clearly shown on the site plan.
5. Existing curbing is shown on the West side of Bank Street.
6. The manhole symbols have been adjusted for clarity.

Sheet 2 of 15 – Existing Conditions & Demolition

1. The existing water main location is shown on Bank Street.
2. The existing 20 foot easement is to benefit lands N/F of Bobbit to the Southwest for ingress and egress. The plans went into reproduction prior to gathering knowledge in reference to the purpose of the easement. Therefore, notes referencing the purpose of the easement will be added to the plans for the next submission.
3. The topography elevations are now shown on the site plan.
4. The site plan now shows the Bobbit driveway correctly.
5. The existing stone wall is clearly shown on the site plan.

Sheet 3 of 15 – Landscape Plan

1. The curb and existing water main location is shown on Bank Street.
2. The site plan now shows the Bobbit driveway correctly.

Sheet 4 of 15 – Lighting Plan

1. The site plans include construction details and anchoring for the light poles.

2. The lighting layout has been revised to eliminate conflicts.
3. The lighting plan has been revised to show lighting for the new parking area behind Building 7.

Please note that the following impacts were discussed at the September Planning Board Hearing, per a transcript of that section of the hearing. This represents a portion of all of the impacts to be discussed due to time constraints:

1. Impact on Land – consensus is that impacts on land do not rise to the level of substantial negative impact.
2. Geologic Features - consensus is that impacts on geologic features do not rise to the level of substantial negative impact.
3. Surface Water and Ground Water - consensus is that impacts on Surface Water and Ground Water do not rise to the level of substantial negative impact.
4. Flooding - consensus is that impacts on Flooding do not rise to the level of substantial negative impact.
5. Air - consensus is that impacts on Air do not rise to the level of substantial negative impact.
6. Plant and Animals - consensus is that impacts on Plant and Animals do not rise to the level of substantial negative impact.
7. Agricultural Resources - consensus is that impacts on Agricultural Resources do not rise to the level of substantial negative impact.
8. Aesthetic Resources - consensus is that impacts on Aesthetic Resources do not rise to the level of substantial negative impact.
9. Historic and Archeological Resources – A Report on Archeological Resources has been provided with this submission for further discussion
10. Open Space - consensus is that impacts on Open Space do not rise to the level of substantial negative impact.
11. Transportation - consensus is that impacts on Transportation do not rise to the level of substantial negative impact.
12. Community Character – discussion regarding Community Character will continue.

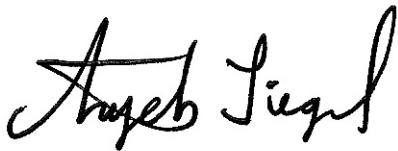
ARYEH SIEGEL

ARCHITECT

For the reasons set forth above, as well as in prior submissions and appearances, it is respectfully submitted that the Applicant's comprehensive application package complies with all the applicable requirements to the New York State Environmental Quality Review Act ("SEQRA"). Based on the particular facts and circumstances of the case, it is respectfully submitted that the record shows that a hard look has been taken and that the Proposed Action will not have a "significant" adverse impact on the environment.² The Applicant submits that a Negative Declaration is justified in this case, based upon these principles. At this point, we respectfully submit that the Board make its Determination of Significance, and that the Board continue with the Site Plan and Subdivision review of the application.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel
Aryeh Siegel, Architect

² As this Board is aware, the Applicant appeared before the Planning Board on February 15, 2017; March 22, 2017; and April 11, 2017. The first SEQRA Public Hearing was set scheduled for May 9, 2017, with additional Public Hearings held on July 11th, August 8th, and September 12th, which will be continued at the October 11th, 2017 Planning Board meeting.