

**ARYEH SIEGEL**  
ARCHITECT

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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*

November 28, 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 November 9, 2017, and Lanc & Tully's November 9, 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 November 9, 2017 Memorandum. A copy of that letter is enclosed herein.

Additionally, we respectfully submit a copy of the letter dated November 28, 2017 prepared by Cleary Consulting, which responds to the comments from the November 14th Public Hearing regarding the Beacon City School District.

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

**John Clarke Planning and Design Comment Responses:**

1. Comment acknowledged. All documentation has been submitted for the Board's SEQR determination, including a new response letter dated October 25, 2017 from Pat Cleary.
2. Comment acknowledged. Another response from Pat Cleary is included with this submission.
3. Three (3) variances are being requested for the project. In response to Member Jill Reynold's comment at the August 8<sup>th</sup>, 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 building dimensions have been coordinated between the site plan and floor plans.

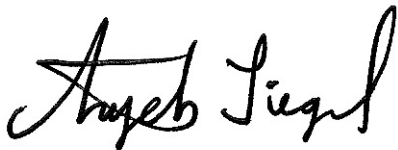
**Lanc & Tully Comment Responses:**

**General**

1. Please refer to Hudson Land Design's response letter for engineering responses. There are no comments currently affecting drawings prepared by Aryeh Siegel Architect.

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*