

ARYEH SIEGEL
ARCHITECT

John Gunn - 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

January 30, 2018

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum dated December 7, 2017, and Lanc & Tully's December 4, 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 Memorandum. A copy of that letter is enclosed herein.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Planning Board voted to approve the SEQRA Negative Declaration dated December 12, 2017, and signed by the Planning Board Chairman dated December 18, 2017
2. Comment acknowledged.
3. The Zoning Board of Appeals granted 3 variances for the project. Variance #2018-1.
 - a. A variance was granted allowing the maximum number of stories is proposed to be 5 instead of 4 ½ for 3 out of the 7 buildings.
 - b. A variance was granted allowing between 48 and 59 units in Buildings 1, 2, 3, and 6.
 - c. A variance was granted allowing 12 feet minimum between buildings.

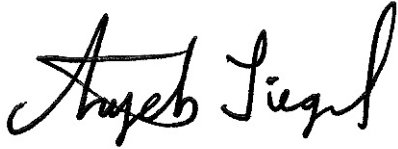
Lanc & Tully Comment Responses:

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