

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

February 13, 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 Comment #3, dated February 9, 2017.

John Clarke Planning and Design Comment Responses:

3. *During discussions about the variances, questions were raised about the building height measurements. Sheets 1, 8, and 9 of the Site Plan set all represent the building heights as no more than the permitted 55 feet. However, the building sections on Sheet 8 are small and not very definitive and the Sheet 9 elevations mix buildings with different bases by common roof type and do not clearly establish the ground levels. The applicant should provide more detailed evidence and confirm with the Building Inspector that the proposed buildings will not exceed the district height limit under the definition for Height of Building.*

Comment Response:

The updated site section diagrams shown on the attached added Sheet 8A show how the building heights comply with the 55' maximum calculated from average grade, except for the building that have podium garages below.

The podium garage building heights are calculated from the finished 1st floor elevation above the garage, and not the average grade around the building, per Tim Dexter's determination of the Zoning Code requirement.

These diagrams originally appeared at a smaller scale on Sheet 8.

Sheet 8A also notes how the building heights are determined. Additionally, I removed the dimensions from Sheet 9 – Flat Building Elevations. That drawing is intended to show building design information, and was not intended to be used to demonstrate building heights. We were asked to include floor to floor dimensions on that sheet, but it's confusing so we removed them on the attached updated Sheet 9.

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

Sincerely,

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