

**ARYEH SIEGEL**  
ARCHITECT

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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*

June 26, 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 June 15, 2018

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

1. A copy of the contour mapping with areas on the parcel that meet the new definition of Very Steep Slopes has been submitted to the City Engineer.
2. A map will be provided to the Board showing where proposed development or disturbed areas overlap existing very steep slopes
3. Comment noted.
4. Comment noted.
5. Comment noted. The Assessor has been asked to review the reduced unit count within the same building configuration.
6. The ZBA granted a variance to allow four proposed buildings to exceed the maximum number of dwelling units per building. The variance remains valid and in effect until such time that the "Applicant builds less than 252 units."
7. The project is designed as a transit oriented development and contains ample amenities and connections intended to accommodate pedestrians and reduce reliance on automobiles. The additional land banked parking is appropriate in this instance and is requested in order to maximize

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green space. The amount of land banked parking requested is less than the maximum allowable percentage, and is also less than one of the original configurations presented to the Board in an earlier iteration. The requested amount of land banked parking complies with the intent of the Code and City policies for this site, and complies with the maximum permitted percentage of land banked parking spaces set forth in the City's off-street parking regulations.

8. The proposed sidewalk along the lower driveway has been placed back on the plans.
9. Site Plan Sheet Comments have been addressed on the enclosed plans. Please also refer to our response to comment 6 (above).
  - a.

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*