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June 12, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Edgewater Site Plan and Subdivision
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
City of Beacon, New York

Dear Chairman Gunn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has prepared a revised steep slopes analysis with regard to the recently adopted Local Law to amend §223-16, §223-17, §223-41.14B and §223-63 of the City of Beacon code. HLD worked with TEC Land Surveying (TEC) after additional topography was compiled. The original topography was compiled using standard survey practices where survey shots are taken at set intervals where slopes are generally uniform, and at strategic locations where there are breaks in grade, structure or other surface features. The bluff area adjacent to the MTA parking lot was not field surveyed originally because it is very steep slopes in excess of 25% or even greater preventing survey personnel from entering this area. As such, available GIS 5' contours were used in that area, and for the purposes of the preliminary steep slopes study, this entire bluff area was assumed to be in excess of 25% slopes.

TEC recently prepared new topography using available USGS LiDAR data that provides a more accurate terrain surface model as data points are much denser than a traditional Total Station survey. The USGS LiDAR data was collected in 2014. The revised Steep Slopes Analysis was conducted using the criteria outlined in the recently adopted Local Law (LL) where "very steep slopes" are now defined as "An area of land with a gradient of 25% or more extending over a contiguous land area of at least 10,000 square feet", where previously, the threshold called for "100' X 100' area". The new definition of "very steep slopes" results in a significant reduction in the pre-development lot area, which significantly reduces the total number of units.

The revised steep slopes analysis results are summarized in the following table:

Total Area of On-site Slopes 25% or Greater	162,281 sqft
Area of On-site Slopes 25% or greater Without 10,000 sqft Contiguous Area to be Deducted From the Total	51,997 sqft
Net Area of On-site Very Steep Slopes With 10,000 sqft Contiguous Area	$162,281 - 51,997 = 110,284$ sqft
Net Developable Area After Reduction due to Contiguous On-site Very Steep Slope Areas	$523,155$ sqft $- 110,284$ sqft = $412,871$ sqft
Total Number of Allowable Units	$412,871$ sqft/ $1,700$ sqft per unit = 242.86 , or 242 units
Anticipated Units Lost as a Result of Contiguous On-site Very Steep Slopes	$307 - 242 = 65$ Units Lost

The results show a loss of 65 units. Therefore, the new maximum unit count as a result of the reduction of 65 units from 307 is 252 units. The Applicant's revised Site Plan will provide twenty-five (25) below-market rate units, so the developer has the right to ten (10) additional market-rate units, as provided in the City's recently amended Affordable-Workforce Housing Law, which would bring the total permitted to $242 + 10$, or 252 units.

We look forward to continuing discussing the design details of the project with you and your Board members at the next meeting. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Weber Projects, LLC
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