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July 3, 2018

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

RE: Edgewater
City of Beacon
Tax Map Nos. 5954-25-566983, 574979,
581985, & 5955-19-590022

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the Edgewater project:

- Sheet 1 of 15, entitled "Site Plan", last revised June 26, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled "Grading and Utility Plan", last revised June 26, 2018, as prepared by Hudson Land Design.

The applicant has reduced the total number of units to be constructed at the site from 307 to 246, a 65 unit reduction, due to the reduced buildable area after the deduction for steep slopes on site. Based upon our review of the submitted plans and documents, we offer the following comments:

General Comments:

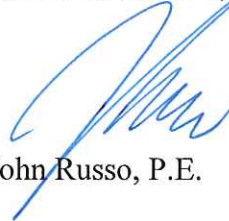
1. As previously noted in our June 22, 2018 correspondence, with the electronic point data provided in the CAD files, our office was able to create an existing surface of the site that could be analyzed to determine the areas on site containing steep slopes of 25% or greater. Once the location of steep slopes was determined, we then looked at each area to determine which of the areas contained 10,000 square feet or more as per the City's recently adopted code. Based upon our analysis of the site, we calculated a total area of 110,533 square feet that would need to be deducted prior to determining the net buildable area for the site. Although slightly higher than the value calculated by the applicant's consultants, the net results still yield a loss of 65 units from the originally planned 307 units, for a unit count of 242. It should be noted that the unit count of 242 is prior to the addition of the 10 allowable units per the City's Affordable Work Force Housing Law, bringing the total allowable units to a new total of 252.

2. As previously noted in our June 22, 2018 correspondence, we would recommend that a plan be prepared and presented to the Planning Board showing the proposed project laid atop of the steep slope analysis plan, so it is clear as to where the steep slopes on site will be disturbed by the proposed project. We would further recommend that this plan show the original limits of disturbance along with the newly proposed limits of disturbance based upon changes made to the plan to avoid steep slopes where possible, and the net area for the previous and newly proposed disturbance limits be noted on the plan.
3. As previously noted in our June 22, 2018 correspondence, as there is a reduction in the amount of disturbance to the site and possibly impervious area based upon revisions to the plan, the previously submitted Stormwater Pollution Prevention Plan (SWPPP) will need to be updated for the project.
4. Top and bottom of wall spot elevations should be provided on the "Grading & Utility" plan for the retaining wall proposed between the parking area on the east side of the parcel and Bank Street.

Further comments may be forth coming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: John Clark, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector