

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 9, 2018

Re: **Edgewater Site Plan and Subdivision**

I reviewed the July 31, 2018 response letter from Hudson Land Design and sheets 1, 10, and 13 of the 15-sheet Site Plan set, with the latest revision date of July 31, 2018.

### **Proposal**

The applicant is proposing to demolish two existing buildings and construct seven buildings, containing 246 apartments with 25 workforce housing units, on 12.009 acres in the RD-1.7 zoning district.

### **Comments and Recommendations**

1. A map should be provided to the Board, showing where proposed development or disturbed areas overlap existing very steep slopes and demonstrating how the layout avoids very steep slopes to the maximum degree feasible.
2. The new retaining wall along the eastern parking lot conflicts with the proposed tree across from Building 2. A tree island and the relocation of one parking space should be considered. Also, the tree at the top of Branch Street near the trash enclosure is shown on a sidewalk.
3. The crosswalk between Buildings 6 and 7 has very narrow striped areas. On the west side the cross-striped area could be widened by making the nearby ADA spaces 8 feet wide with 8-foot access aisles. Where the east side adjacent parking space would require a vehicle to back directly into the crosswalk, a tree island replacing this space and a wider walkway seems to be the best solution.
4. The plans should show architectural details for the central pavilion.
5. The Hatching and Landscape Legend on Sheet 1 is lacking details and colors.
6. The City Council Special Permit approval included conditions that the applicant has agreed to open the western trail and sidewalk down to Branch Street to the public and that the "Site Plan shall be designed to accommodate a pedestrian connection to the northern parking lot immediately to the west or any development on such property...and thereby also more directly connect to the Train Station and any future northern extension of the Hudson River Greenway Trail..." The applicant should provide a note on the plans showing the approximate location for this potential connection and offer easement agreements consistent with these Special Permit conditions.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector  
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