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August 15, 2018

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

Re: Edgewater Site Plan, Subdivision and Zoning Code 223-16 Review  
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, and in response to John Clarke's comment regarding providing copies of the Zoning Code 223-16 Analysis Plan to the planning board at last night's planning board meeting, please find attached two (2) hard copies of the map for your files. One (1) hard copy is being mailed directly to Mr. Clarke.

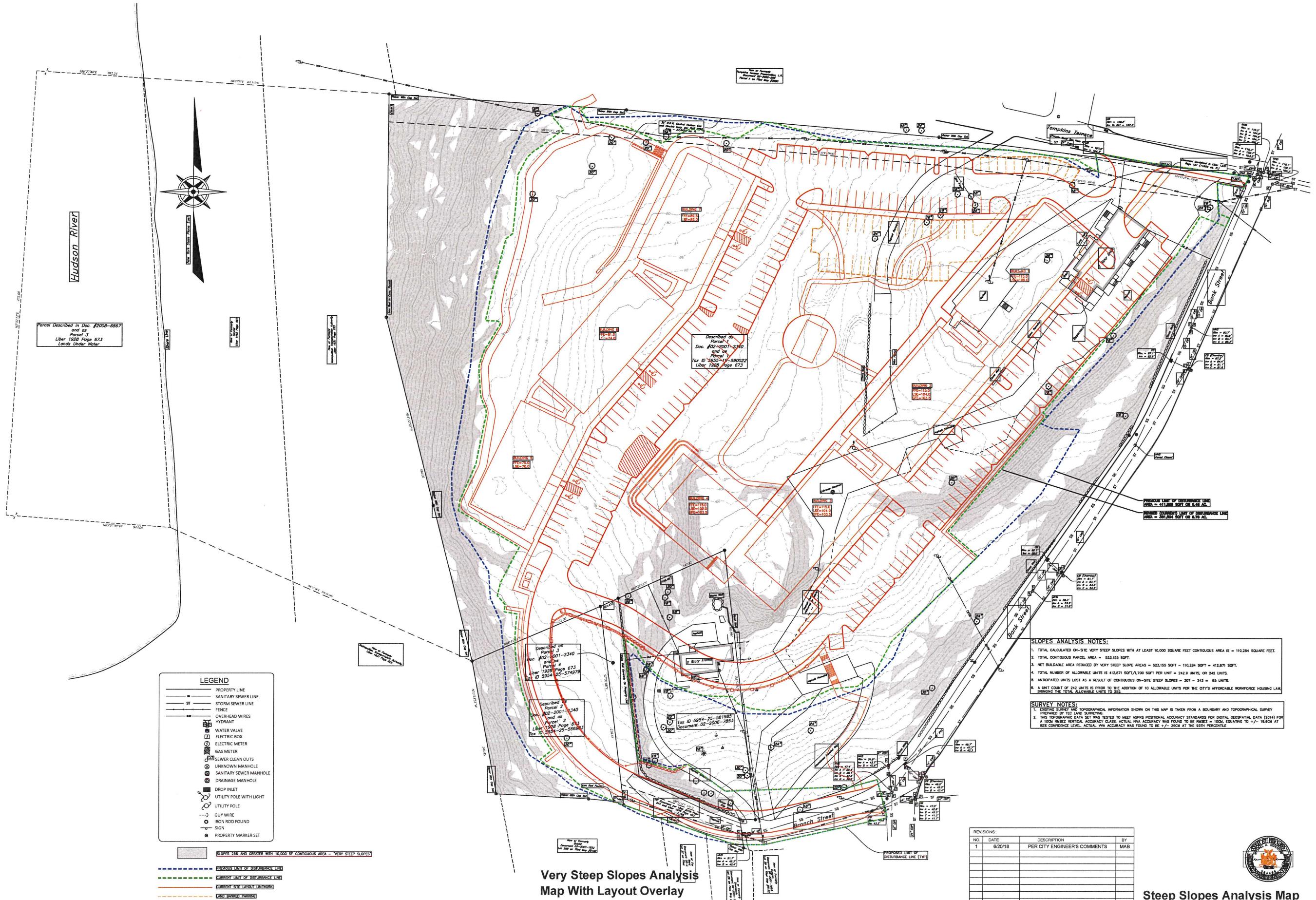
Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.  
Principal

cc: John Clarke Planning and Design (via US Mail)  
Weber Projects, LLC (via email)  
Anthony Morando, Esq. (via email)  
Taylor Palmer, Esq. (via email)  
Aryeh Siegel, AIA (via email)  
Jon D Bodendorf, P.E. (HLD File)





**SLOPES ANALYSIS NOTES:**

1. TOTAL CALCULATED ON-SITE VERY STEEP SLOPES WITH AT LEAST 10,000 SQUARE FEET CONTIGUOUS AREA IS = 110,284 SQUARE FEET.
2. TOTAL CONTIGUOUS PARCEL AREA = 523,155 SQFT.
3. NET BUILDABLE AREA REDUCED BY VERY STEEP SLOPE AREAS = 523,155 SQFT - 110,284 SQFT = 412,871 SQFT.
4. TOTAL NUMBER OF ALLOWABLE UNITS IS 412,871 SQFT/1,700 SQFT PER UNIT = 242.9 UNITS, OR 242 UNITS.
5. ANTICIPATED UNITS LOST AS A RESULT OF CONTIGUOUS ON-SITE STEEP SLOPES = 307 - 242 = 65 UNITS.
6. A UNIT COUNT OF 242 UNITS IS PRIOR TO THE ADDITION OF 10 ALLOWABLE UNITS PER THE CITY'S AFFORDABLE WORKFORCE HOUSING LAW, BRINGING THE TOTAL ALLOWABLE UNITS TO 252.

**SURVEY NOTES:**

1. EXISTING SURVEY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS MAP IS TAKEN FROM A BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY TEC LAND SURVEYING.
2. THIS TOPOGRAPHICAL DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 10CM RMSE VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSE = 10CM, EQUATING TO +/- 19.6CM AT 95% CONFIDENCE LEVEL. ACTUAL NVA ACCURACY WAS FOUND TO BE +/- 20CM AT THE 90TH PERCENTILE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/20/18	PER CITY ENGINEER'S COMMENTS	MAB



**Steep Slopes Analysis Map**  
Sheet 1 of 1

**Edgewater**  
Beacon, New York  
Scale: 1" = 30'  
June 8, 2018

Owner:  
**Scenic Beacon Developments, LLC**  
25 East Main Street  
Beacon, NY 12508

Architect:  
**Aryeh Siegel, Architect**  
514 Main Street  
Beacon, New York 12508

Site / Civil Engineer:  
**Hudson Land Design**  
174 Main Street  
Beacon, New York 12508

Surveyor:  
**TEC Land Surveying, P.C.**  
15C Tioronda Avenue  
Beacon, New York 12508