

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

Date: September 6, 2018

Re: **Edgewater Site Plan and Subdivision**

I reviewed the August 28, 2018 response letters from Aryeh Siegel and Hudson Land Design, a June 20, 2018 Steep Slopes Analysis Map, an August 27, 2018 Lot Consolidation Plat, and a 16-sheet Site Plan set with the latest revision date of August 28, 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. The lot area in square feet is different in the Schedule of Regulations and Zoning Summary on Sheet 1 compared to the Schedule of Regulations and Area list on the Lot Consolidation Plat, even accounting for the small area to be dedicated to the City along Branch Street. The numbers in all four places should be consistent.
2. Sheet 6 still shows the 307-unit floor plans and bedroom count table. They should be revised to reflect the reduced unit and bedroom proposal.
3. The applicant has provided a note on the plans regarding a potential Greenway Trail connection easement to the property to the west. However, the plans should also note that the City Council's Special Permit condition includes an agreement that the proposed path along the western bluff and the sidewalk down to Branch Street will be open dawn to dusk, weather dependent, to Tompkins Terrace residents and the general public.

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  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Aryeh Siegel, Project Architect