

December 12, 2021

Marjorie Hsu
Chair, Planning Board
Village of Sleepy Hollow

re: 135 Beekman Ave Public Hearing -- Substantive Comments

Dear Chairperson Hsu:

I am excited someone is working to build 14 new apartments in Sleepy Hollow. Even better, they are proposing some wheelchair accessible units. A few small changes can make big improvements for people living in the building and for people walking by it.

Make the main entrance barrier free by eliminating the steps (shown in rendering "R-002" in the 10/7/21 PDF). People using mobility aids should have direct access to the building, rather than be relegated to a back door.

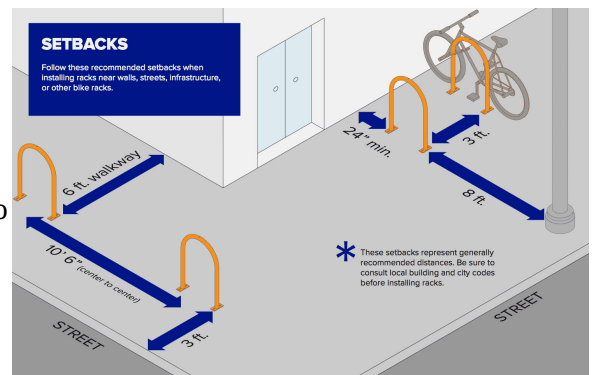
The driveway needs to be 1 lane wide by the sidewalk. This is important for the safety and comfort of people walking.

Center the driveway between the western building edge and western property line. Doing so maximizes sight lines between people driving and walking.

The 10 feet of the driveway closest to the sidewalk should have very short plantings, and no fence along the property line in that zone. This helps ensure visibility between people driving and walking (especially children).

The sidewalk needs to maintain its cross slope at the driveway. This maintains mobility for people using wheelchairs, etc, to travel east/west on Beekman Ave's sidewalk. Thus, the curb cut for the driveway needs to be as short as possible, like the drop curb shown in drawing C-001.00 in the 10/7/21 PDF.

Bike parking: The racks in the back of the building need to be sheltered from the rain, snow and sun. It will be good to have at least one ground level bike parking space for each apartment. The best functioning racks are "inverted u" or "staple" shaped. Rack spacing specifications are provided in the graphic on the right. The racks should be at driveway level, so people can roll to the racks without having to lift their bikes. At least one rack should be added to the sidewalk for guests and deliveries.



Car parking: The following is a comment on the Village's zoning code. The 135 Beekman Ave project is a car parking lot with some places to sleep attached to it. It is absurd that we require 27 car parking spaces for a 14 unit apartment building. This reminds me of the adage "You'll never be homeless in America... if you're a car." Sleepy Hollow desperately needs to eliminate car parking minimums.

Sincerely,

Daniel Convissor
26 Maple St