

ARYEH SIEGEL

ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 511 Fishkill Avenue Street, Beacon, New York
Site Plan Application – Responses to Comments

January 29, 2019

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated January 4, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated January 3, 2019.

John Clarke Planning and Design Comment Responses:

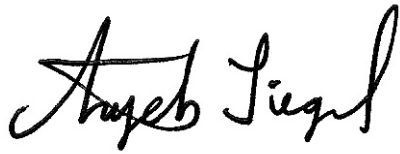
1. Comment acknowledged. The HI Zoning is under consideration for a change that would allow the proposed arcade use.
2. The Planning Board is reviewing the shared parking arrangement. The area and occupancy of the arcade space has been updated.
3. The Parking and Loading table has been corrected to show 205 parking spaces total. The owner does not want to locate parking spaces in the circular driveway area because it changes the character of the building entrance.
4. There are now a total of 7 accessible parking spaces, including 2 van accessible.
5. The new parking lot has been modified to provide 8' planting islands. Breaks in the curb will be incorporated to allow natural drainage into the tree islands.
6. A sidewalk connection from the new parking lot to the building entrance has been extended to the rear of the building

Lanc & Tully Comment Responses:
General Comments

1. The Applicant has retained Maser Consulting to do the traffic study. The consultant will coordinate with NYSDOT requirements.
2. Information regarding shared parking has been submitted.
3. Please refer to Hudson Land Design's response letter for subsequent comments.

Thank you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel
Aryeh Siegel, Architect