

T.M. DePUY ENGINEERING AND LAND SURVEYING, P.C.

2656 Route 302
Middletown, NY 10941

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February 25, 2019

City of Beacon
Planning Department
One Municipal Plaza
Beacon, NY 12508

**Re: DIA Center for the Arts
Employee Parking Lot Expansion
Revised Site Plane Drawings and
Response to Comments
SBL: 5954-41-605699**

Dear Planning Board Members;

Please find enclosed five (5) sets of **Revised** Site Plan drawings and the Local Waterfront Revitalization Program Consistency Analysis.

The following is in response to John Clarke Planning and Design comment letter of February 8, 2019:

1. Existing trees have been indicated on SP4. We have indicated the diameter and species of the tree and indicated which trees are to be removed and which are to be saved.
2. A listing of the number of trees to be removed has been indicated on SP4. In order to minimize any impact on the Indiana and Long Eared Bats, all tree removal will occur prior to March 31, 2019. There are no signature trees in the parking lot site and the removal of the trees does not impact any other threatened or endangered species.
3. Site Drawing SP2 has been modified to show the striped cross walk across the access drive at the base of the stairway.
4. A sidewalk connecting the new parking lot to the access road has been proposed. **(See SP2)**
5. A lighting plan has been indicated on SP5 and a note has been indicated that the fixtures will be dark sky compliant and the lighting fixtures shall be the down-lighting type which will prevent any glare and minimize any light spreading on the property.
6. LWRP consistency analysis has been included.

The following is in response to Lanc & Tully Engineering and Surveying, P.C. comment letter of February 7, 2019:

1. The short form EAF has been submitted and dated, on January 29, 2019 via email to Etha Grogan, Secretary to Planning Board.
2. We have added some additional drainage to the access point of the parking lot and have piped drainage under the new entrance way and across the access way. It will discharge down the rock face which is tributary to the concrete drainage trench

- below. Since the discharge point is at a rock face there will be no erosion.
3. A construction detail of the foot bridge across the concrete trench has been provided on SP3.
 4. On SP2 and SP5 the Bullard Lighting has been relocated away from the drainage spoiler and adjacent to the new proposed sidewalk.
 5. The proposed site lighting is indicated on SP5. The hours of operation have been provided which will be from 7am to dawn and from dusk to 7pm. The photometric will be provided on the plans at a later date. We are awaiting information from our lighting vendor since we have changed the light fixture in order to be dark sky compliant and have the ability to shield or prevent any light splashing from the parking lot area.
 6. As noted at the Planning Board meeting of February 12, 2019 we will eliminate the two handicap parking spaces that we had proposed on the easterly side of the main building. Under IBC code, we have enough spaces provided on the site. As per our discussion, future plans are to provide employee entry at the loading dock area, at which time we will provide an additional handicap parking spot and handicap accessibility. At this time, the handicap parking spot at the front of the building will be utilized by an employee.

An email containing the PDF files of all of the above will be sent to the Planning Department. We would like to request placement on the March 12, 2019 Planning Board Agenda.

If you should have any further questions or require additional information please contact me at 845-361-5421, Monday through Friday, 8:00am – 5:00pm.

Sincerely,



Thomas M. DePuy, PE/LS

TMD/nk

Cc: Tom E. Shannon, Director of Facilities

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Waterfront Consistency Review

DIA Center for the Arts

3 Beekman Street, Beacon, NY 12508

Dutchess County

February 22, 2019

Pursuant to Chapter 220- Waterfront Consistency Review of the City of Beacon City Code and in particular Subsection 220-6 - Consistency Standards and Conditions, the following is rendered:

DIA Center for the Arts, which is located at 3 Beekman Street, Beacon, NY 12508, was one of the original projects involved in the waterfront revitalization. DIA is proposing the addition of a 28 space parking lot and stairway access located adjacent to the museum on the secondary access road, otherwise known as the bus route, which is intended for employee parking. This proposed parking lot will allow the relocation of the employee spaces which are located on the easterly side of the museum in order that they may be used by visitors or patrons of the museum and alleviate some of the parking concerns that have been occurring on site in the recent years due to the popularity of the museum. In keeping with the LWRP Policy 21A, 21B, 21C, 21D, 21E, 21F, this additional parking at DIA will allow the increase of the recreational uses adjacent to DIA at the Riverfront Park, since it has been discovered that many of the museum visitors also frequent the Long Dock and Denning Point area during their visit to the museum.

The construction of the parking area has been positioned in the upper lands of the DIA Center, but takes advantage of a natural plateau and minimizes any construction in the steeply sloped area (Policy 33A). Additionally, proper erosion control measures will be employed during the construction to control any stormwater runoff. Furthermore, there will be the removal of some existing low quality trees from the area. However, the project proposes the installation of some conifers in order to provide screening and some natural water uptake in the area and will enhance the local view shed (Policy 25A and 38).

