

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

February 26, 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 February 8, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated February 7, 2019.

John Clarke Planning and Design Comment Responses:

1. The Shared Parking Study has been revised and updated to describe how the Office, Mezzanine, and Pre-Event Space are non-simultaneous uses, and therefore do not generate the requirement for additional parking spaces. Note that the title "Office/Retail" in the Parking Chart was corrected to read "Office".
2. There are 205 parking spaces total. The label in the new parking area was corrected.
3. A note is provided on the site plan indicating that the existing chain link fence along the Fishkill Avenue Frontage will be removed.
4. A note has been added to the site plan indicating that breaks will be provided in the new parking lot island curbs to allow natural drainage. The detail will be shown along with construction details on the engineering plans.
5. The sidewalk to the new parking lot is now 5 feet wide along its entire length.
6. The sloped section of sidewalk near the front entrance is less than 5% slope. Therefore, no handrail is required along this portion of the sidewalk.

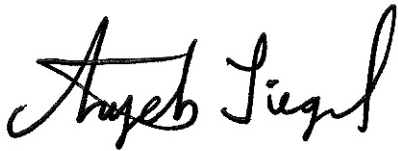
Lanc & Tully Comment Responses:
General Comments

1. The Applicant has retained Maser Consulting to do the traffic study. The consultant will coordinate with NYSDOT requirements.
2. The parking table has been updated to show 69 spaces required for the arcade use due to rounding up. The total has also been updated to 311 spaces required by Zoning Code.
3. The Shared Parking Report has been updated to describe comparisons with similar facilities operated by the Applicant, as requested at the February Planning Board meeting. As noted at that meeting and in the updated Report, these are not direct comparisons since the facilities each contain a unique mix of activities, but the comparison demonstrates that the proposed parking at the Beacon facility is conservative compared to the similar operations.
4. The last parking stall on the north of the proposed parking lot has been removed to create adequate clearance for emergency vehicles at the rear of the building. The parking space that was lost has been replace in another area of the parking lot, so the overall total number of spaces is not affected by this change.

Please refer to Hudson Land Design's letter for responses to additional engineering 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 fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect