

**ARYEH SIEGEL**  
ARCHITECT

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

**Re: 53 Eliza 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 September 6, 2018 Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated September 7, 2018

**John Clarke Planning and Design Comment Responses:**

1. An area variance and use variance were granted by the Zoning Board of Appeals at their February 2019 meeting.
2. The design of the façade of the building along Eliza Street was revised to make it more consistent with the single family houses on the block.
3. Comment acknowledged. Front porches were added to the design.
4. Comment acknowledged.
5. Front yard landscaping will be added in a future submission.
6. Trash enclosure details will be added to the plans.
7. Comment acknowledged. The notes will be changed.

**Lanc & Tully Comment Responses:**

**General Comments**

1. An I & I study will be provided in a future submission.
2. Refer to Hudson Land Designs's comment response letter.
3. A landscape design plan will be provided in a future submission.
4. Details will be provided in a future submission.
5. The plans will be coordinated with emergency services to confirm that an aerial truck can navigate the site.
6. The drive will be designed to support 75,0000 pound loads
7. Profiles will be provided.

**Sheet 1 of 5**

1. The height of the drive through shall be coordinated and shown on plans.
2. Site distance will be provided in a future submission.
3. Driving templates will demonstrate how a refuse truck can navigate the site.
4. Utilities will be shown on plan.
5. Bulk Zoning table to be revised to show minimum setbacks for each building.
6. Plans will show proposed reconfiguration of garage at unit 2.
7. Traffic signs will be shown on the plan in a future submission.
8. Details of the shadow box fence will be shown on a future submission.

**Sheet 2 of 5**

1. Plan will be revised for clarity
2. Contours to be labeled with elevations.

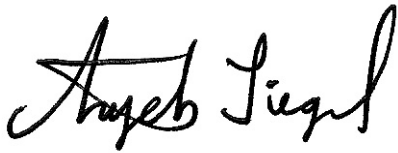
Please refer to Hudson Land Design's letter for responses to additional engineering comments.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The script is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel  
*Aryeh Siegel, Architect*