

FERRY LANDING AT BEACON, LTD.

DEVELOPERS - DESIGNERS - BUILDERS

Post Office Box 294

Beacon, NY 12508

845-464-0460

VIA HAND DELIVERY

February 26, 2019
Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Five (5) folded paper copies of Site Plan drawings (pages 1 - 9)
- Five (5) folded paper copies of the Subdivision Plat drawing (page 1 of 1)
- Five (5) folded paper copies of architectural rendered elevations and perspective drawings (page 1 of 1)
- One (1) paper draft copy of proposed Drainage Easement (5 Pages)
- One (1) electronic copy of the above items on CD

The above listed items are being submitted for the Planning Board's review and consideration at your next available regularly scheduled Planning Board meeting.

In regards to the comments received from the City of Beacon's consultants, please find the following response:

Lanc & Tully Engineering and Surveying, P.C. missive dated June 6, 2018:

Subdivision Plat Comments:

1. The entire previously proposed drainage easement as depicted on Filed Map 8613 is now shown on the Subdivision Plat provided in this submission. In addition, survey note #3 is now shown on the Subdivision Plat provided in this submission.

2. The portion of the proposed drainage easement being offered is now labeled "Revised Drainage Easement Proposed to be Granted to the City of Beacon" and the balance of the area is now labeled "removed and not included" in this submission.

3. All references to "preliminary" have been removed from this submission.

Site Plan Comments:

1. The street transition area between the curb and sidewalk, in accordance with the Linkage District standards in Section 223-41.21. G, has been provided in this submission.

John Clark Planning and Design missive dated May 2, 2018:

1. The street transition area between the curb and sidewalk, in accordance with the Linkage District standards in Section 223-41.21. G, has been provided in this submission.

2. The table on the Site Development Plan (drawing 3 of 9) provided in this submission has been changed to indicate the maximum building height of 48 feet as indicated in Section 223-41.21 D(5).

3. A "Waste Disposal Note" has been added on the Site Development Plan (drawing 3 of 9) provided in this submission.

4. Architectural rendered elevations and perspective drawings (drawing 1 of 1) have been provided in this submission.

5. Comment noted.

We look forward to discussing the proposed project with the you.

Thank you.

Sincerely,

Thomas Elias