

**FERRY LANDING AT BEACON, LTD.**  
**DEVELOPERS - DESIGNERS - BUILDERS**  
**Post Office Box 294**  
**Beacon, NY 12508**  
**845-464-0460**

**VIA HAND DELIVERY**

March 22, 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 architectural rendered elevations and perspective drawings (page 1 of 1)
- Five (5) paper copies of Rendered Material Diagram (page 1 of 1)
- One (1) electronic copy of the above items on USB flash drive

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 March 7, 2019:**

1. Comment noted.
2. The comments received from Creighton Manning Engineering, LLP will be addressed presently in this narrative.
3. All the pages included in the Site Plan drawings (pages 1 -9) in this submission have the same latest preparation date.

**Creighton Manning Engineering, LLP. missive dated July 3, 2018:**

1. Comment noted.
2. Comment noted. Additionally, removal of roadside vegetation and associated grading is proposed.
3. Comment noted. Additionally, the following Sight Distance Easement has already been provided:  
"The Project Sponsor, The Homeowners Association, and all Members of the Home Owners Association and their Guest, Licensees, and Invites shall have a common Sight Distance Easement for the purpose of providing unobstructed sight distance for vehicular egress from the proposed driveway, in common with one another over, upon, and across each lot and all common areas in accordance with the covenants of record."
4. Comment noted. Additionally, the sight distance to the left for vehicles exiting Ferry Street is currently limited by the existing topography, vegetation, and the existing concrete barrier blocks (see Figure 1 attached). The sight distance to the right for vehicles exiting Ferry Street is currently limited by the existing light pole, street trees, hydrant, and fence (see Figure 2 attached). Therefore, drivers move forward toward the through street to improve sight distance. As such, the sight distance to the left for vehicles exiting Ferry Street is not obstructed by the proposed building (see Figure 3 attached). In addition, the front of the proposed building is located approximately seven (7) feet east of the front face of the line of existing concrete barrier blocks. As a result, the removal of the existing concrete barrier blocks will somewhat further improve the existing sight distance limitation (see Figure 3 attached).
5. A proposed cross walk across Ferry Street has been included in this submission. A receiving curb ramp has not been provided due to the acute transverse slope through the crosswalk on the north side of Ferry Street. Access from Bayview Avenue will not be provided.

**John Clark Planning and Design missive dated March 7, 2019:**

1. The Area and Dimensional Standards Table on the Site Development Plan (drawing 3 of 9) provided in this submission includes the proposed building height in feet, as compared to the forty eight foot (48') maximum in Section 223-41.21. D(5).
2. A proposed cross walk across Ferry Street has been included in this submission.
3. The paved snow storage area has been removed in this submission.
4. The three (3) proposed Hornbeam trees on the south side of the parcel have been spaced further apart as indicated on the Site Development Plan (drawing 3 of 9) provided in this submission.
5. A Axonometric Rendered Material Diagram (page 1 of 1) provided in this submission indicates materials, colors, building height, and third floor stepback.
6. Comment noted.



**Figure 1: View of existing sight distance conditions to the left for vehicles exiting Ferry Street currently limited by the existing topography, vegetation, and the existing concrete barrier blocks**



**Figure 2: View of existing sight distance conditions to the right for vehicles exiting Ferry Street currently limited by the existing light pole, street trees, hydrant, and fence**



**Figure 3: View of proposed sight distance conditions to the left for vehicles exiting Ferry Street. As vehicles move forward toward the through street sight distance is not obstructed by the proposed building. Additionally, the sight line at the front of the proposed building is improved with the removal of the existing concrete barrier blocks**

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

Thank you.

Sincerely,

Thomas Elias