

ARYEH SIEGEL
ARCHITECT

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

March 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 March 7, 2019 and Lanc & Tully's letter dated March 7, 2019, which references their letter dated September 7, 2018.

John Clarke Planning and Design Comment Responses:

1. Note 2 on Sheet 1 and the Project information table on Sheet 4 have been corrected to reflect the rezoning of the parcels to R1-5.
2. The building design has been modified to comply with the 2 ½ story requirement in the R1-5 zone. The design is still being finalized with the Applicant. Preliminary renderings showing progress on the design direction are included in this submission. Photorealistic renderings will be provided when the design work has been finalized.
3. The front setback dimension has been modified to include the covered porches.
4. Comment acknowledged. The site plan shows the neighboring residential property set back similar to what is being proposed for this project.
5. The overpass complies with fire truck and garbage truck height requirements, at 12'-8" high, and 20' wide. The overpass is a design feature intended to reflect the unique nature of this parcel, and it's industrial history.
6. Once the architectural plans are finalized, the Applicant will request a meeting with the ARB Subcommittee.

7. Comment acknowledged. A landscaping plan will be provide in a future submission once the building design is finalized.

Lanc & Tully Comment Responses:

General Comments

1. An I & I study will be provided.
2. Refer to Hudson Land Designs's comment response letter.
3. A landscape design plan will be provided in a future submission when the building design is finalized.
4. Construction Details have been provided on the engineering plans.
5. The plans have been coordinated with fire truck requirements, and will be provide to 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 are provided in this submission

Sheet 1 of 5

1. The height of the drive through has been coordinated and shown on plans.
2. Site distances are provided on the engineering plans.
3. Driving templates demonstrate how a refuse truck can navigate the site.
4. Utilities are shown on the engineering plan.
5. Bulk Zoning table has been revised to show minimum setbacks for each building.
6. Plans show proposed reconfiguration of garage at unit 2.
7. Traffic can go in both directions around the island.
8. The shadow box fence is located on the site.

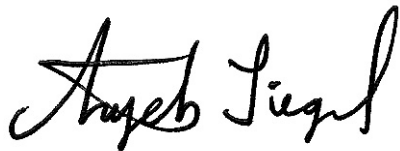
Sheet 2 of 5

1. Plan has been revised for clarity. Spot elevation text size was increased.
2. Contours are labeled with elevations.

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 script is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect