

ARYEH SIEGEL
ARCHITECT

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

Re: 23-28 Creek Drive, 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. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 8, 2019.

John Clarke Planning and Design Comment Responses:

1. Please refer to Hudson Land Design's response letter for this item.
2. Please refer to Hudson Land Design's response letter for this item.
3. The Zoning Regulations Table has been updated, and coordinated with the EAF Narrative.
4. Existing trees over 6" diameter are shown on the existing conditions plan on Sheet 2.
5. The building height and 2nd floor height on Sheet 3 have been coordinated with the EAF Narrative.
6. The site plan was revised to widen the fire access road to 20 feet.
7. All the species listed in the Plant Schedule on Sheet 4 are shown on the plan. A separate document has been submitted listing seed mixes.
8. The landscaping will be addressed further by the Landscape Designer to correspond with the revisions to the site plan and ongoing discussions regarding the Greenway Trail. Tree planting for the Public Park will be shown in a future submission
9. Additional landscape screening will be provided between the parking areas north and south of the building and the Greenway Trail. This will be shown on a future submission in a single revision along with the other landscape items noted.
10. One additional tree has been added to the upper parking lot.

11. Comment acknowledged. Building Elevations with materials and colors will be provided in a future submission.
12. Comment acknowledged. The Applicant proposes to maintain the existing asphalt surface of the emergency access drive. Note that the Applicant has an easement over Creek Drive for ingress and egress, but is not permitted to make additional improvements.

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged. The Applicant will respond to the comment letter from the City's traffic consultant.
2. The plan will reflect changes recommend by the traffic impact study once the study has been finalized with the City's traffic consultant.
3. Please refer to Hudson Land Design's response regarding the I & I Study.
4. Please refer to Hudson Land Design's response regarding the lot line revision.
5. The site plan was revised to widen the fire access road to 20 feet.
6. Handicapped parking signs have been added to the plan. Once the traffic study recommendations are finalized, additional signage will be added to the plan
7. The limits of the public park area have been added to the site plan
8. Note that the Applicant has followed the recommendations in the Fishkill Creek Greenway and Heritage Trail Master Plan, which describes metal stairs as found on page 44 of the report. We are working with the Greenway Trail Committee on alternative solutions to negotiating the steep slope areas of the Trail.
9. A separate lot line realignment plat will be submitted by the Surveyor in a future submission. For this submission, a lot line realignment drawing prepared by the Aryeh Siegel Architect based on information provided by Hudson Land Design has been added to the set.
10. Please refer to Hudson Land Design's response regarding disturbance to the floodplain and associated mitigation.
11. Please refer to Hudson Land Design's response regarding the Fishkill Creek classification.

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Sheet 1 of 12

1. The 2 parking spots dedicated to the Greenway Trail visitors have been noted on the Site Plan

Sheet 2 of 12

1. The Demolition Plan shows existing utility structures to be removed.
2. Information regarding the water service has been added to the Existing Conditions plan.
3. A note has been added to the plan stating the source of the topographic information.
4. A note has been added to the plan referencing the source of the property boundaries.
5. The metes and bounds are now shown along the property lines on the existing conditions plan.

Sheet 4 of 12

1. A separate document has been submitted listing seed mixes.

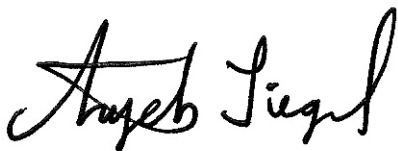
Sheet 5 of 12

1. The commercial area of the 2nd floor and the number of bedrooms for each residential unit are noted on the sheet.

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,



Aryeh Siegel
Aryeh Siegel, Architect