

ARYEH SIEGEL

ARCHITECT

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

Re: 511 Fishkill Avenue 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. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 7, 2019.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. A note has been added to the plan that the Applicant agrees to monitor, with the City, the actual parking needs during the first few months of peak operations to make sure the parking supply is adequate.
2. The Parking Table on Sheet 1 was corrected to show 174 arcade game occupants and 44 for bowling occupancy, resulting in a total of 69 parking spaces.
3. A note is provided on the site plan indicating that the existing chain link fence along the Fishkill Avenue Frontage will be replaced with black coated chain link fencing to match the fencing in the area around the infiltration basin. The fence is required to remain in this area for public safety.
4. The Index of Drawings on Sheet 1 has been corrected.

Lanc & Tully Comment Responses: **General Comments**

1. Maser Consulting provided a response to the City's traffic consultant's comments in the letter submitted, dated March 26, 2019.
2. The parking table in the Shared Parking Report has been updated to show 69 spaces required for the arcade use due to rounding up. The total has also been updated to 311 spaces required by

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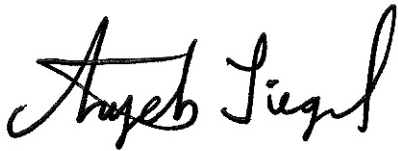
Zoning Code.

3. We understand from information received at the February Planning Board meeting that the City's hydrologist determined that the City has sufficient water to meet the demands of the proposed water usage by the project.
4. Please refer to Hudson Land Design's letter for response to this item regarding the sewer flows to be generated by this project.
5. Please refer to Hudson Land Design's letter for response to this item regarding the drainage in the new parking area.
6. The proposed curb breaks have been replaced by additional catch basins.
7. The tree in conflict with the proposed underground infiltration system has been relocated away from that area.
8. As discussed at the meeting, a note has been added below the Zoning Summary indicating that the Applicant will maintain the existing emergency access drive around the building.

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

Aryeh Siegel
Aryeh Siegel, Architect