

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

April 30, 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 April 4, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated April 4, 2019.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The City Engineer should confirm the project engineer's calculations for area deductions
2. Trees over 6" caliper to be removed are shown on Sheet 2. Note that the trees proposed to be removed are in the flood remediation zone. All other existing major trees are to remain.
3. The 20' Greenway Trail easement has been adjusted to avoid conflict with the patio retaining wall
4. The sidewalk next to the upper parking lot has been extended along the building to better connect the south parking lot to the building entrance
5. 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
6. 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.
7. Comment acknowledged. Building Elevations with materials and colors will be provided in a future submission.

8. 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.
2. Comment acknowledged.
3. The site plan has been updated to include improvements per the traffic study.
4. Please refer to Hudson Land Design's response regarding Sewage Disposal section of the EAF
5. Comment acknowledged.
6. Handicapped parking signs have been added to the plan. Signage for "Emergency Access Only" have been shown on the site plan. Once the traffic study recommendations are finalized, additional signage will be added to the plan
7. The Applicant is working with the Greenway Trail Committee on alternative solutions to negotiating the steep slope areas of the Trail.
8. Comment acknowledged.

Sheet 1 of 12

1. The plan now shows parcel owner information for neighboring parcels.
2. The notes on the Area Plan have been revised for legibility
3. A note regarding the Greenway Trail built off the project parcel has been added to the site plan.

Sheet 2 of 12

1. The surveyor is updating the survey to show the receiving sewer. The plan will be updated when received from the surveyor.
2. Construction details have been moved to the engineer's detail sheets.

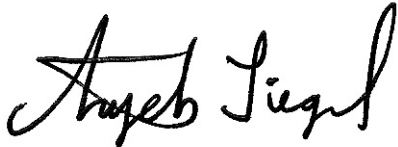
ARYEH SIEGEL

ARCHITECT

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 that reads "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel
Aryeh Siegel, Architect