

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

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 and Lanc & Tully's letter dated April 3, 2019, which references their letter dated September 7, 2018.

John Clarke Planning and Design Comment Responses:

1. The front setback is generally in alignment with the neighboring property setbacks, as indicated on the site plan, and as shown on the new renderings.
2. The Applicant is committed to keeping the porte-cochere entry feature into the courtyard. It has been a part of the building design since the beginning of the project, and is an architectural feature that maintains a consistent façade along Eliza Street while giving a glimpse of the courtyard and the other buildings. The Applicant reviewed a scheme where Unit 8 is placed behind Unit 9, but feels that this crowds the courtyard and does not create a consistent façade on Eliza Street.
3. The landscaped buffer at the northern parking area has been revised to be 5' wide along the entire length.
4. Note 6 on Sheet 1 has been corrected. Note 11 has been corrected on the survey sheet to state that the contour interval is 2 feet.
5. Landscaping information and the Planting Schedule have been added to the Site Plan. Building plans and elevations have been added to the set, and additional specifications for colors and materials will be submitted for the following meeting, and for the ARB meeting. Light fixtures are shown on the site plan.

6. The Applicant has requested Dave Buckley to arrange a meeting with the ARB. Materials and colors will be presented at that meeting.

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged. The I & I Report is acceptable. Notes will be added to the plans with regards to improvements recommended in the report.
2. Comment acknowledged. The Drainage Report is being reviewed. Soil testing will be performed.
3. The Ownership structure is Condominium.
4. Plan notes have been clarified.
5. Please refer to Hudson Land Design's response regarding sight distance.
6. Please refer to Hudson Land Design's submitted diagrams regarding fire truck and garbage truck maneuvering
7. Roof leader connections are now shown on the plans.
8. Please refer to Hudson Land Design's response.
9. Please refer to Hudson Land Design's response.
10. Please refer to Hudson Land Design's response.
11. Please refer to Hudson Land Design's response.
12. The ADA curb ramps and curb have been adjusted to provide room at the left side of the entrance.

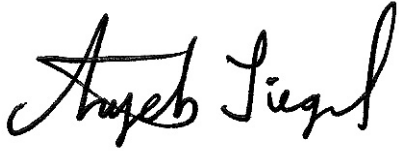
Please refer to Hudson Land Design's letter for responses to additional engineering comments.

Thank you. Please let me know if you have any questions.

ARYEH SIEGEL

ARCHITECT

Sincerely,

A handwritten signature in black ink that reads "Aryeh Siegel". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Aryeh Siegel
Aryeh Siegel, Architect