

ARYEH SIEGEL
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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

May 28, 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 May 9, 2019. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated May 9, 2019.

John Clarke Planning and Design Comment Responses:

Concept Plan and Environmental Review Comments:

1. Comment acknowledged. The City Engineer should confirm the project engineer's calculations for area deductions
2. The Lot Line Realignment sheet plan is a placeholder that will be replaced with the Subdivision Plat when we receive it from the Surveyor. The placeholder sheet has been updated to show the current site plan configuration.
3. Comment acknowledged. Note that there are 2 parking spaces in the Garage/Workshop building. Therefore, there are 93 parking spaces provided, plus 2 additional spaces dedicated to the Greenway Trail. The Applicant will be asking for a variance for 20 parking spaces.

Site Plan Comments:

1. The sidewalk has been removed from behind the 4 spaces near the emergency access drive.
2. Tree planting for the Public Park has been added to the plan.
3. Additional landscape screening has been added between the parking areas north and south of the building and the Greenway Trail.
4. Comment acknowledged. Building Elevations with materials and colors are provided.

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5. 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.
6. The sidewalk between the building and main parking lot has been extended to the rear 3 parking spaces

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged.
2. Setbacks are not required for the garage/workshop building in the FCD Zoning District. The building is not adjacent to a public or private street; and it is not within the setback requirements from the Creek.
3. Comment acknowledged.
4. Comment acknowledged
5. Comment acknowledged. A separate signage plan has been added to the drawing set.
6. Comment acknowledged.
7. A separate signage plan, prepared by Maser Consulting, has been added to the drawing set.
8. Comment acknowledged.
9. Comment acknowledged.

Sheet 1 of 12

1. A note regarding the Greenway Trail built off the project parcel has been added to the site plan.
2. The drawing has been adjusted to show the north arrow.

Sheet 2 of 12

1. The existing conditions plan and the site plan now show the receiving sewer per the updated survey.

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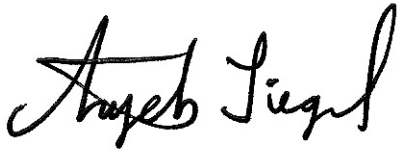
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2. Construction details have been moved to the engineer's detail sheets.

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