

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

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 and Lanc & Tully's letter dated May 2, 2019.

John Clarke Planning and Design Comment Responses:

1. The average front setback from the sidewalk of the properties within 250 feet on the same side of the street as the subject property is approximately 12.3 feet. The proposed setback from the sidewalk is 12.2 feet.
2. The Applicant has requested Dave Buckley to arrange a meeting with the ARB. Materials and colors will be presented at that meeting.
3. The landscaped buffer at the northern parking area has been revised to be 5' wide along the entire length.
4. The ADA space and sign are labeled on the plan.
5. Lighting has been corrected to exclude the omitted type L1B fixture. Recessed lighting has been added.
6. The front porches are not used as entrances, so the sidewalk does not connect to the porches.
7. The floor plans have been revised to provide adequate width on the sidewalks.

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8. There are 2 trees located in front near the sidewalk. Additional plantings have been added in front of Units 1 through 6.

Lanc & Tully Comment Responses:

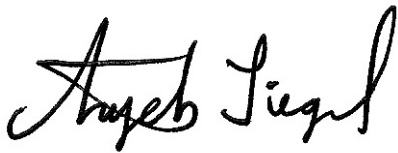
General Comments

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 found to be acceptable.
3. Notes have been enlarged for clarity.
4. Please refer to Hudson Land Design response letter.
5. Please refer to Hudson Land Design response letter.
6. Please refer to Hudson Land Design response letter.
7. Metes and bounds are shown on the survey.
8. Sheet titles have been corrected.

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

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