

## Transmittal

To: City of Beacon Planning Board One Municipal Plaza Beacon, NY 12508 Attn: Etha Grogan Date: May 28, 2019 West End Lofts Re: Our Project #: 16-01

We are sending you the following items via: Hand-delivery:

Copies	Date	No. of pgs.	Description
1	5/24/2019	1 page	Letter addressed to Planning Board chair John Gunn
1		1	Window Photo
1		1 page	Colored Rendering
1	3/16/2018	1 page	Architectural Drawings Building #2:

These are transmitted:

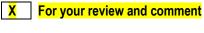


For approval

X For your use

For signature

For distribution



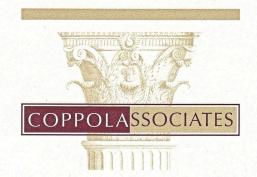
As requested

Remarks:

Copy to: File, The Kearney Realty & Development Group Signed:



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May 24, 2019

John Gunn Planning Board Chairman City of Beacon Planning Board 1 Municipal Plaza Beacon, NY 12508

## **RE:** West End Lofts

Dear John,



Please accept this letter as a follow up to our recent meeting between our development team and the mayor, building inspector and planning board planner. I believe that the building inspector has had some questions about the window details around the Wolcott Ave building facades.

We have attached the rendering that was part of our submission to the planning board during 2017. The rendering is an artist's perception of the proposed building – meant to show colors, materials, overall building volume and scale. It is not a technical drawing with dimensions or details. Those black and white elevation drawings were also submitted to the board.

The questions from the building inspector centered around the projection of the windowsill and brick surround of the windows. We are using a "thin brick" product, which we did make the board aware of. The window has been set back with a thin brick corner that simulates a real 4" brick. We can introduce the sill projection out of either a hardi-board or EFIS product, to make it appear reasonably close to the rendering. The protrusion of the brick surround is technically unfeasible and cannot be completed with the system that we are using. The thin brick is only 3/8" thick. This is also a detail that as architect's we would have never proposed. It was just something that ended up on the rendering and was not part of the original intent of the design.

We would ask that our project be placed on the next agenda for discussion around this issue.

Thank you.

Sincerely,

A.J. Coppola, AIA, LEED AP BD+C Principal, Coppola Associates

cc: Kearney Realty and Development Group

