

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

June 25, 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 June 6, 2019 and Lanc & Tully's letter dated June 5, 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. The building and porch setbacks are similar to the adjacent house to the north.
2. The Applicant agreed to a number of changes at a meeting with the ARB Sub-committee, which are reflected on the revised elevations included in this submission.
3. The Zoning Regulations Table has been revised to reflect adjusted setbacks.
4. The second proposed tree along the Eliza Street frontage has been added to the Plant Schedule.

Lanc & Tully Comment Responses:

General Comments

1. The note regarding the 6' high fence has been clarified to indicate that the fence will be installed directly on the property line.
2. Please refer to Hudson Land Design response letter.

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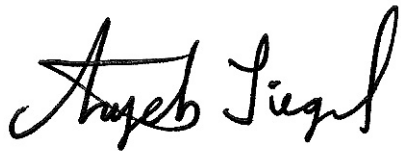
3. Please refer to Hudson Land Design response letter.

4. Please refer to Hudson Land Design response letter.

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